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**METROPOLITAN PLANNING COMMISSION**

*Planning the Future - Respecting the Past*

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*P.E., AICP*

*Executive Director*

[www.thempc.org](http://www.thempc.org)

June 21, 2013

Jon A. West, AICP

Georgia Department of Community Affairs

Office of Planning & Environmental Management

60 Executive Park South NE

Atlanta, GA 30329-2296

Dear Mr. West,

Re: Recent Adoption of Amendments to the Chatham County – Savannah Tricentennial Plan

Since the adoption of the Chatham County – Savannah Tricentennial Plan's Comprehensive Plan in 2002, the community identified several challenges that were not recognized when the previous Community Agenda's Strategic Plan (Chapter 5.0) and associated Short Term Work Program (Chapter 6.0) elements were adopted. The most notable challenges have been the impacts of planning decisions on community health and safety; the impact of sea level rise on development patterns; the impact of the aging population on community resources; and the impact of rising energy and food costs on community well-being.

To ensure that the Community Agenda's Strategic Plan and the Short-Term Work Program reflected the current community goals and challenges that were not recognized when the current Strategic Plan was adopted, the Metropolitan Planning Commission (MPC) initiated an evaluation process in February 2011. This evaluation process would ensure that the beliefs and concerns of the general public would be addressed as well as ensuring that the Comprehensive Plan becomes a useful document to administrators, boards, and elected officials in interpreting growth and development policy.

On February 22, 2011, the Metropolitan Planning Commission (MPC) held a kick-off event to announce an evaluation of the current Strategic Plan. The Chairman of the County Commission, the Mayor of Savannah, the Chairman of the Metropolitan Planning Commission, as well as representatives from the Coastal Health District, and the Savannah-Chatham County Board of Education participated in a panel discussion focusing on the impact of comprehensive planning on community health. Interested citizens volunteered to participate in the evaluation.

The MPC created sub-committees for the seven focus areas of the plan (Land Use, Economic Development, Housing, Natural Resources, Historic and Cultural Resources, and Community Facilities) and conducted approximately twenty-five

community meetings in 2011 where the participants suggested revisions to the Community Agenda's Strategic Plan. Again, the most notable challenges currently facing our community that were addressed throughout the documents are:

- the impacts of planning decisions on community health;
- the impact of sea level rise on development patterns;
- the impact of the aging population on community resources; and
- the impact of rising energy and food costs on community well-being.

These recommended revisions were reviewed and incorporated, where applicable, into the Community Agenda's Strategic Plan (Chapter 5.0) and Short-Term Work Program (Chapter 6.0) for the next five years. The MPC also ensured that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered during the process and implemented into strategies within the documents.

In addition, staff presented the Chapter 5.0 Strategic Plan and Chapter 6.0 Short Term Work Program documents to the MPC Board at public meetings on January 17, 2012, February 7, 2012, February 21, 2012 and August 7, 2012. Public presentations were also made to the City of Savannah on December 27, 2012 and to the Chatham County Commission on December 21, 2012.

A copy of the Community Agenda's updated Strategic Plan (Chapter 5.0) and the Short-Term Work Program (Chapter 6.0) adopted by Unincorporated Chatham County and the City of Savannah (see attached resolutions) have been included for your use and information. In addition, a CD containing the City of Savannah and Unincorporated Chatham County's base and reference maps has been included for your use and information.

Please call me at 912-651-1446 or email me at [thomsont@thempc.org](mailto:thomsont@thempc.org) or contact Ms. Jackie Jackson Teel at [jacksonj@thempc.org](mailto:jacksonj@thempc.org) or at (912)651-1454 with any questions or comments regarding the amendments.

Sincerely,



Thomas L. Thomson, P.E., AICP  
Executive Director

cc: Jackie Jackson Teel



CHATHAM COUNTY - SAVANNAH

1733 - 2033

# Tricentennial Plan

## Comprehensive Plan

### Community Agenda Report

November, 2006

Revised March 2009 and  
December 2012

Adopted by the

Chatham County Board of Commissioners  
and the  
Mayor & Aldermen of the City of Savannah



CHATHAM COUNTY - SAVANNAH

**METROPOLITAN PLANNING COMMISSION**

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*"Planning the Future - Respecting the Past"*

November, 2006



Chatham County-  
Savannah Metropolitan  
Planning Commission<sup>1</sup>

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of the City of  
Savannah

Chatham County  
Board of  
Commissioners

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Jeff Felser, At Large 2  
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Priscilla D. Thomas, District 8

County Manager  
R.E. Abolt

Executive Director

Thomas L. Thomson, P.E., AICP

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<sup>1</sup> New Members in 2007: Freddie Gilyard, David Hoover, J. Adam Ragsdale

<sup>2</sup> Term Ends 12/31/06



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## Foreword

The Chatham County-Savannah Comprehensive Plan is a unified plan, meaning that it is a single plan that was adopted by the governing bodies of two different political jurisdictions: the Chatham County Board of Commissioners and the Mayor and Aldermen of the City of Savannah. In 2002, the Chatham County Commission and the Savannah City Council authorized the planning effort that later came to be known as the Tricentennial Plan. The authorization directed the Metropolitan Planning Commission to embark upon an ambitious planning effort to be undertaken in two phases: the first phase consisting of a new, unified Comprehensive Plan for the City of Savannah and Unincorporated Chatham County, and the second phase consisting of a new, unified zoning ordinance for both communities. The Metropolitan Planning Commission is pleased to announce that the first phase of that directive has been completed and adopted in the form of the Chatham County-Savannah Comprehensive Plan.

The completed Chatham County-Savannah Comprehensive Plan consists of three individual documents. The document you are reading right now is the Community Agenda Report. It is a policy document that has been designed to provide local officials with guidance for making planning-related decisions in the future. The other two documents that comprise the Comprehensive Plan are the Community Assessment Report, which is a reference document containing background information, statistics, and trends, and the Community Participation Program, which outlines the strategy that was used to involve the public throughout the Comprehensive Planning process. The Tables of Contents from the Community Participation Program and the Community Assessment Report have been included in Appendix D of this document for your reference. Hardcopies of all three Comprehensive Plan documents are available for purchase at the Metropolitan Planning Commission; 110 E. State St; Savannah, GA 31401. The documents can also be downloaded free of charge at <http://www.thempc.org>.

The Community Agenda is a policy document that has been designed to provide guidance for future development within the City of Savannah and unincorporated Chatham County. The Community Agenda accomplishes this by first presenting a detailed vision for the future, and then presenting a comprehensive set of strategies and policies for achieving that vision. Each of the chapters in the Community Agenda is designed to either help define the vision, or to help implement it, as described below.

### **Chapter 1.0: Introduction**

Chapter 1 introduces the Community Agenda, summarizes the effects of recent regulatory changes by the Georgia Department of Community Affairs, and describes the benefits of maintaining an accurate and up-to-date Comprehensive Plan.

### **Chapter 2.0: Community Vision**

Chapter 2 begins with a vision statement for Savannah and unincorporated Chatham County in 2033, the tricentennial anniversary of the founding of Savannah and the Georgia colony. The chapter then continues by presenting contextual information on the community's various historical eras of development. Figure 2-1 illustrates the different

land development patterns that are associated with each era, and Table 2-1 presents quantifiable development characteristics for each historic pattern.

The chapter continues with the presentation of the Future Development Map for Savannah and unincorporated Chatham County. Unlike the future land use maps that can be found in most comprehensive plans, the Future Development Map presented here takes a character-based approach to land use. This means that mixed use areas, such as Downtown Savannah and some of the historic neighborhoods that are adjacent to it, are identified on the map with categories that reflect not only their land uses, but their unique development patterns as well.

The chapter concludes with two tables, 2-5 and 2-6, that address sustainable development and community-building strategies (often collectively referred to as “Smart Growth” strategies). Table 2-5 addresses the State of Georgia’s Quality Community Objectives, and Table 2-6 details ways in which the Tricentennial Plan addresses smart growth principles in general.

### **Chapter 3.0: Land Use and Zoning Framework**

One of the primary implementation tools for the Comprehensive Plan, and the Future Development Map in particular, will be a new, unified, zoning ordinance for Savannah and unincorporated Chatham County. Currently under development, and scheduled for local adoption in early 2009, this new ordinance will unify the City and County zoning ordinances into a single code, and will also address persistent problems.

Chapter 3 presents a history of zoning in Chatham County and Savannah and outlines the need for an updated zoning ordinance. The chapter concludes with three tables that provide a framework for the new zoning ordinance. Table 3-1 relates the community’s various development eras to historical zoning strategies and proposes additional zoning strategies for the future. Table 3-2 presents the land use categories from the previous chapter’s Future Development Map and pairs them with proposed zoning districts from the new zoning ordinance. Finally, Table 3-3 provides guidance for uses and standards that would be appropriate in the new zoning ordinance.

### **Chapter 4.0: Issues and Opportunities**

Over the course of the comprehensive planning process, members of the community identified dozens of issues and opportunities for the Comprehensive Plan to address. Many of the ideas that were expressed by the community were inter-related, and many others matched well with larger ideas, issues and concepts. Toward the end of the public participation process, MPC staff members consolidated the public input into a smaller set of issues and asked members of the Comprehensive Plan Steering Committee and the general public to vote on their top priorities. The results of that exercise are presented in this chapter in the form of a Top Ten List. Each of the top ten issues is followed by several policies for the local governing body that will help to address the issue. The chapter concludes with Table 4-1, which contains land development policies for each of the land use categories from the Future Development Map.



### **Chapter 5.0: Strategic Plan**

The Strategic Plan can be thought of as the community's official strategy for achieving the Community Vision. It is a set of goals, objectives, and strategies that have been crafted for key areas such as land use, economic development, and transportation.

Goals are at the top of the Strategic Plan's organizational hierarchy. Goals represent an ideal that the community wants to achieve, such as preserving and protecting the marsh ecosystem. Each goal is accompanied by several objectives. Objectives should be achievable or measurable, as completing objectives will help to accomplish the associated goal. For example, in the Strategic Plan, the goal of preserving the marsh ecosystem is accompanied by an objective to adopt new zoning regulations that enhance marsh protection. Each objective is, in turn, accompanied by strategies. Strategies identify specific tasks that need to be completed in order to achieve an objective. In our marsh protection example, the objective of adopting new zoning for marsh areas is accompanied by strategies relating to the specific new zoning districts that are needed, as well as strategies for improving coordination between different agencies during the permitting process.

### **Chapter 6.0: Short Term Work Program**

The Short Term Work Program identifies goals and objectives from the Strategic Plan that can be accomplished in the next five years, or that the local government pledges to start working on within the next five years. The Short Term Work Program identifies the timeline for each project, the agencies that are responsible, the approximate costs associated with the project, and potential funding sources.

### **Glossary**

Many of the Urban Planning terms that are used in the Comprehensive Plan are defined in the Glossary.

### **Appendix**

The Appendix contains material that was deemed important to include in the Community Agenda Report, but that didn't naturally fit in any other chapters. The Community Agenda Report has four appendices:

- Appendix A provides guiding principles for future commercial and town center development in Southeast Chatham County.
- Appendix B provides guiding principles for future development west of Hunter Army Airfield.
- Appendix C presents an overview of tools that are available to local governments for affordable housing production.
- Appendix D contains the tables of contents from the other two documents that comprise the Comprehensive Plan: the Community Participation Program and the Community Assessment.

### **Acknowledgements**

The adoption of the Comprehensive Plan in the Fall of 2006 was the culmination of several years of hard work and dedication on the part of elected officials, appointed officials, staff, and many others. The Metropolitan Planning Commission would like to recognize the significant contributions that were made by the following individuals, groups, and organizations:

- Chatham County Board of Commissioners
- Mayor and Aldermen of the City of Savannah
- Metropolitan Planning Commission Board Members and Staff
- Comprehensive Plan Steering Committee and Subcommittees
- Comprehensive Plan Technical Advisory Committee
- Comprehensive Plan Intergovernmental Agency Committee
- Public Participants from Community Workshops and Neighborhood Meetings





## 1.1 Community Agenda Overview

The Community Agenda provides vision and policy for future development and protection of vital resources. It is therefore a policy document to be used by County Commission and City Council, the Metropolitan Planning Commission and other advisory bodies, investors in the community, and the general public. The Community Agenda constitutes the actual plan that must be adopted by a local government. It contains an identification of the priority issues facing the jurisdiction, approaches to resolving those issues, and a plan for future development that is based on achieving “community character” goals rather than on prescribing conventional, generic land use categories.

The new focus on the Community Agenda in State comprehensive planning regulations adopted in May, 2005 has several advantages. First, the new format limits the amount of material that a local elected body must review and adopt (primarily that which is policy-related). Second, the new structure ensures that adopted policy is based on fair and effective public participation. Third, the Community Agenda establishes a clear nexus in public policy for the inter-relationships between land use, economic development, housing, transportation, natural resources, and public facilities and services. Another notable advantage is that it encourages efficient use of staff and consultant resources by concentrating their activities in logical and systematic phases of plan development.

The Comprehensive Plan is often the only plan produced by local government that documents various sectors of a community and examines their complex inter-relationships. Most studies, reports, and plans are “stovepiped” – that is, they are linked from local to state and often federal agencies. Stormwater management plans, for example, are subject to regulatory review from agencies within the Georgia Department of Natural Resources, which in turn is subject to the regulations of the U.S. Environmental Protection Agency. In this manner, public employees and consultants acquire the specialized language of a particular subject area. While this is the nature of a highly efficient system, it makes it all the more important to have a comprehensive plan to explain complex issues in layman’s terms.

The Comprehensive Plan – the Community Assessment and the Community Agenda together – can be used by the City and the County as a highly effective marketing tool. When investors look at a community, often the first document they obtain is its comprehensive plan. Investors know that the plan will have, a) existing population data that can be used as a basis for market research; b) growth trend analysis documenting likely development scenarios; c) employment and income data; and other valuable quantitative information on the community. The plan also provides investors with information about public policy that can be vitally important in planning the form and location of investments.

The greatest benefit of the comprehensive plan may be its function as a strategic plan. Strategic plans are used by government, business, and non-profits to establish vision or mission statements and set goals. This framework is then used to set priorities for investment and to monitor outcomes. Ideally, the local comprehensive plan should be tied to a capital improvements plan, thus establishing a clear link between public policy and public expenditures.

# Chapter 2.0 *Community Vision*

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*In 1732, the Trustees for Establishing a Colony of Georgia in America expressed their vision for the proposed colony: “The colony of Georgia lying about the same latitude with part of China, Persia, Palestine, and the Madeiras, it is highly probable that when hereafter it shall be well-peopled and rightly cultivated, England may be supplied from thence with raw Silk, Wine, Oil, Dyes, Drugs, and many other materials for manufactures...”*

*But the colonists had a vision of their own. In 1776, Button Gwinnett, Lyman Hall, and George Walton signed the Declaration of Independence on behalf of the colonists: “We hold these Truths to be self-evident, that all Men*

*are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the Pursuit of Happiness --.”*

*In modern times, the vision expressed in the 1993 Comprehensive Plan was a community that is a healthy place to live, work, and raise a family; that protects, preserves, and enhances its historic character; where*

*balanced and environmentally sound economic growth will support and provide jobs for all who wish to work; and where everyone, regardless of income or physical limitations, can find safe, decent, and affordable housing.*

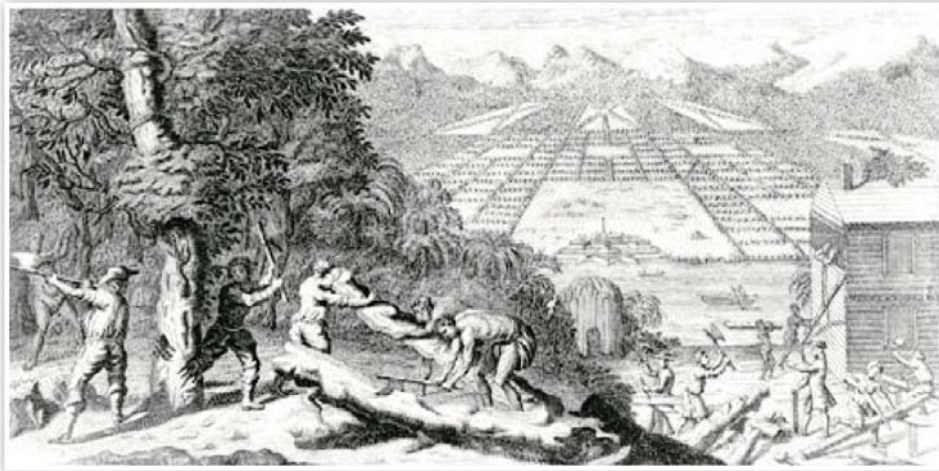




## 2.1 Introduction

# *Vision for the Tricentennial*

*The vision for this plan extends to the year 2033, the 300<sup>th</sup> anniversary, or “Tricentennial” of the founding of Savannah by James Edward Oglethorpe and his group of English backers known as the Trustees for the Establishment of the Colony of Georgia in America. It is a vision that seeks inspiration and guidance from our community’s achievements from the past, while at the same time charting a bold new course for the future:*



*The past brought forth noble ideals of people seeking to establish a colony free of slavery, indebtedness, unemployment, and idleness. It sought to build a New World founded on humane principles. The future will bring a renewed vision of advancement and opportunity for all with more emphasis on inclusiveness in a city, county, nation, and world with ever-greater interdependence and diversity.*

*The past brought forth the ideal of a vibrant and diversified economy in a place chosen for its temperate climate and strategic location. The future will bring greater diversity to the economy, and will seek to balance our major economic sectors of tourism, health care, trade, and industry.*

*The past brought forth an exceptionally well-designed town with interlocking public spaces and equally-proportioned wards, symbolizing spatial equality and offering equal access to all parts of town for all citizens. The future will carry forward these values in the form of quality urban and regional planning, preservation and enhancement of public spaces, and preservation of public access.*

*The past brought forth a new colony situated in a pristine environment designed for a system of Agrarian Equality that would benefit from abundant natural resources. The future will bring increased protection of natural resources, recognizing the added value of environmental protection to both our economy and our quality of life.*





## 2.2 Community Vision

This chapter presents a vision for the future of the community. An overview of the chapter is presented in the chart below.

Community Vision Chapter Overview
<b>HISTORIC DEVELOPMENT PATTERNS</b>
Figure 2-1 and Table 2-1 describe the community’s historic development patterns, which are closely related to the transportation innovations of different eras. These five basic patterns are the basis for the community character and land use assessments in this plan.
<b>DEVELOPMENT ERAS</b>
Tables 2-2 and 2-3 relate historic development patterns to the finer-grained character-based areas used in the Future Development Maps.
<b>FUTURE DEVELOPMENT MAPS</b>
Table 2-4 and Figures 2-2 through 2-8 present the Future Development Maps and associated categories that reflect the vision for future development throughout unincorporated Chatham County and the City of Savannah.
<b>DEFINING NARRATIVE</b>
The Defining Narrative consists of Tables 2-5 and 2-6. Table 2-5 presents the categories used in the Future Development Maps, and describes the land uses and development patterns that are associated with each category. Table 2-6 describes the various planning principles associated with the Smart Growth planning movement, and explains the local strategy for achieving smart growth.

**Figure 2-1. Illustrations of Historic Development Patterns**

PERIOD OF DEVELOPMENT	LAND USE PATTERNS	TYPICAL STRUCTURES
<p><b>PLANNED TOWN.</b> The original town and commons established by Oglethorpe encompassed one square mile. The town grew largely within this area over a century and a half, rather than growing outward because people were limited to a pedestrian mode of transportation.</p>		
<p><b>STREETCAR OR FIRST RING SUBURBS.</b> Electric streetcars of the 1880s led to rapid expansion of the town. New suburbs formed in former farm lands surrounding the town. Extensive streetcar lines brought residents of the new suburbs into town for retail, services, and employment.</p>		
<p><b>EARLY AUTOMOBILE OR SECOND RING SUBURBS.</b> The availability of automobiles led to a second period of growth immediately beyond the streetcar suburbs. These suburbs remained compact and, by modern standards, relatively close to the downtown area since walking and use of streetcars remained important modes of transportation.</p>		
<p><b>MODERN AUTOMOBILE SUBURBS.</b> Following World War II, automobile production increased dramatically as did road construction, thus stimulating rapid suburban expansion. Mortgage insurance for veterans helped to sustain this trend. Land use patterns changed dramatically and extensive, single use districts became the norm.</p>		
<p><b>AMENITY COMMUNITIES.</b> New trends are emerging at present with greater emphasis on environmental and community amenities as well as improved access to goods and services. This trend has potential to produce more efficient land use patterns with less adverse environmental impact and reduced automobile dependence. In the community in the next column, a system of trails links all parts of the development.</p>		

**Table 2-1. Historic and Present Day Development Patterns**

OGLETHORPE REGIONAL PLAN	EARLY LAND USE PATTERN	SUBSEQUENT ERA OF DEVELOPMENT	PRESENT REGIONAL STRUCTURE	PRESENT LAND USE CHARACTERISTICS	GENERALIZED DEVELOPMENT CHARACTERISTICS <sup>1</sup>			
					DENSITY	LOT AREA	LOT COVERAGE	FRONT SETBACK
Planned Town	10 acre wards and town common	Planned Town Expansion 1733 – 1869	Downtown and Urban Neighborhoods	Highly compact, pedestrian-oriented, mixed use development pattern with original ward structure and peripheral street grid; high percentage of civic and open space	24	2,000	80	0
Community Gardens	5 acres	Streetcar Era 1869 – 1920	First Ring Suburbs	Compact, pedestrian-oriented, mixed use development pattern with significantly modified ward structure and street grid	16	4,000	50	5
Farm Lots	45 acres	Early Automobile Era 1920 – 1946	Second Ring Suburbs	Compact, pedestrian-transit-auto-oriented development pattern, more separation of uses, modified ward structure and street grid	8	6,000	40	20
Villages	640 acres (one square mile)	Modern Automobile Era 1946 – Present	Third Ring Suburbs	Dispersed, single use residential and commercial districts, automobile dependent, private subdivision structure	6	10,000	30	30
Land Grants and Indian Nations <sup>2</sup>	Rural	Amenity Community Era Present – Future	Fourth Ring Suburbs	Planned communities, often with commercial and amenity centers. While primarily auto-oriented, some offer increasing options for mobility both within the development and to external locations.	8	8,000	40	20

<sup>1</sup> The figures in these columns are *typical* residential development characteristics associated with each land use pattern and are provided here for general comparative purposes. Actual development characteristics fall within a wide range. **Density** is expressed as housing units per gross acre. **Lot Area** is expressed in square feet. **Lot Coverage** is expressed as a percentage of building footprint in relation to lot area. **Front Setback** is expressed as the number of feet from the property line to the building.

<sup>2</sup> Oglethorpe and the Georgia colonists negotiated with Native Americans to determine areas they would settle. Areas under Native American control were referred to generally as the Indian Nation, or as a specific tribal nation (e.g., Creek Nation).

<b>Table 2-2. Historic Development Eras and Future Development Map Categories</b>		
<b>DEVELOPMENT ERA</b>	<b>YEAR</b>	<b>ASSOCIATED CATEGORIES FOR FUTURE DEVELOPMENT</b>
Planned Town Era (Downtown Savannah)	1733 – 1890	Downtown Downtown Expansion Traditional Neighborhood Traditional Commercial
Streetcar Era (First Ring Suburbs)	1890 – 1920	Traditional Neighborhood Traditional Commercial
Early Automobile Era (Second Ring Suburbs)	1920 – 1945	Residential - Single Family Residential - General Commercial - Neighborhood
Modern Automobile Era (Third Ring Suburbs)	1945 – Present	Residential - Suburban Single Family Residential - Single Family Residential - General Commercial - Suburban Commercial - Regional
Amenity Community Era (Fourth Ring Suburbs)	Present – Future	Commercial - Regional Planned Development Planned Campus
Rural and Agricultural	Multi-Era	Agriculture/Forestry
Environmental	Multi-Era	Parks/Recreation Conservation Tidal Marsh Open Water
Other Development Forms	Multi-Era	Industry - Light Industry - Heavy Landfill Surface Mine Civic/Institutional Commercial - Marine Transportation/Communication/Utilities

<b>Table 2-3. Future Development Categories By Development Era Typology<sup>3</sup></b>							
<b>Development Category</b>	<b>Planned Town</b>	<b>Streetcar</b>	<b>Early Automobile</b>	<b>Modern Automobile</b>	<b>Amenity Community</b>	<b>Rural</b>	<b>Non-Residential</b>
Downtown	X						
Downtown Expansion	X						
Traditional Commercial	X	X	X				
Traditional Neighborhood	X	X	X				
Commercial – Neighborhood			X	X			
Commercial – Suburban			X	X			
Commercial – Regional				X			
Residential – Suburban Single Family			X	X	X		
Residential – Single Family			X	X	X		
Residential – General			X	X	X		
Planned Development					X		
Planned Campus					X		
Civic/Institutional	X	X	X	X	X	X	X
Agriculture/Forestry					X	X	X
Industry – Light				X	X	X	X
Industry – Heavy						X	X
Landfill						X	X
Surface Mine						X	X
Transportation/Communication/Utilities	X	X	X	X	X	X	X
Parks/Recreation	X	X	X	X	X	X	X
Conservation						X	X
Conservation- Residential						X	
Marsh						X	X
Open Water						X	X

<sup>3</sup> Development Era typology is based on a composite of development characteristics associated with different eras of growth (see Community Assessment, Chapter 5), non-residential development, and rural landscapes.



**Table 2-4. Definitions of Future Development Categories**

FUTURE DEVELOPMENT CATEGORY	DEFINITION
Downtown	The traditional Central Business District, including retail, office, entertainment, institutional, civic, and residential uses that are integrated into the urban fabric.
Downtown- Expansion	Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic, and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development.
Traditional Commercial	Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.
Traditional Neighborhood	Residential areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes non-residential uses that are compatible with the residential character of neighborhoods.
Commercial – Neighborhood	Nodal and strip business districts that are within predominately residential areas and are developed at a scale and intensity compatible with adjacent residential uses.
Commercial – Suburban	Intermediate scale business districts supporting shopping centers and corridor commercial uses.
Commercial – Regional	Large scale business districts supporting malls and other development at a scale and intensity capable of serving regional markets.
Commercial – Marine	Land dedicated to marina operations including those ancillary uses that are both marine-related and an integral part of the marina complex.
Residential - Suburban Single Family	Areas identified for single-family detached residential dwellings at gross area densities of five units per acre and less.
Residential - Single Family	Areas identified for single-family detached and single-family attached dwellings at gross area densities ranging from five to ten units per acre.
Residential - General	Areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings, and mixed use development with residential and commercial components at gross area densities greater than 10 units per acre.
Planned Development	Areas accommodating cluster development, neotraditional development, or mixed use development under a unified development plan. A mix of residential, commercial, light industrial, civic, and recreational uses may be appropriate. Such developments are characterized by internal or external linkages among components. This category includes Amenity Communities, Village Centers, Town Centers, and existing residential Planned Unit Developments.
Planned Campus	Areas designated for research & development, educational, and business campuses, where landscaping, greenspace, open space, and open water area exceeds impervious area of structures and parking lots (other research and educational campuses may be classified as Civic/Institutional).

FUTURE DEVELOPMENT CATEGORY	DEFINITION
Civic/Institutional	Areas of five acres or more identified for public uses that serve a large area or produce intensive activities or have multiple uses that are not readily assimilated into residential or commercial areas.
Agriculture/Forestry	Areas principally used for farming, silviculture, and dairy or livestock production.
Industry – Light	Areas supporting uses such as warehouses, wholesale facilities, lumberyards, and dead storage yards, that may require intensive truck traffic and outdoor storage but that do not produce noise, odor, dust, or waterborne contaminants above ambient levels.
Industry – Heavy	Areas supporting uses that are involved in the large-scale production of finished or semi-finished products from raw materials and that may produce nose, odor, dust, and waterborne contaminants measurably above ambient levels.
Landfill	Areas dedicated to the disposal of solid waste by burying it underground or between layers of dirt. These areas are often suitable for recreational purposes after waste management operations have ceased.
Surface Mining	Areas allowing for the extraction of resources from the earth, including mining operations and borrow pits. These areas are often suitable for recreational or residential purposes after mining operations have ceased.
Transportation/ Communication/ Utilities	Areas dedicated principally to railroad facilities, airports, telecommunication towers, sewage and water pump stations and treatment plants, and similar uses that produce intensive or obtrusive activities that are not readily assimilated into other districts.
Parks/Recreation	Land dedicated to open space that is accessible to the public or land that is dedicated to sports, exercise, or other types of leisure activities.
Conservation	Land that is publicly or privately held and designated for preservation in a natural state or for use for passive recreation (e.g., fishing, hiking, camping). This category also includes all back barrier islands consisting of less than two acres of contiguous uplands.
Conservation-Residential	This category is for back barrier islands that are in private ownership and have uplands exceeding two acres on a contiguous land mass. Such areas shall observe conservation principles, but may be developed for residential use at low densities.
Tidal Marsh	Areas of estuarine influence that are inundated by tidal waters on a daily basis and are characterized by spartina (cord grass) habitat.
Open Water	This category includes ocean waters, sounds, open estuaries, rivers, and lakes; including large ponds and lagoons associated with those areas.
OVERLAY CATEGORIES	
Arterial Corridor Transition Overlay	Areas having established residential character that due to their arterial location are confronted with potential unplanned commercial intrusion. Within this overlay rezoning petitions may proceed without land use policy review provided they are associated with a site plan for coordinated development.
Air Installation Compatibility Overlay	Areas adjacent to airport facilities that are within Clear Zones, Accident Potential Zones, Noise Zones where day-night averages are greater than 65 decibels, or similar zones of influence. This designation shall be applied to areas with the flexibility to plan future development in a manner that will place compatible uses in appropriate locations (see Appendix B of Community Agenda Report).

Figure 2-2 Chatham County Future Development Map

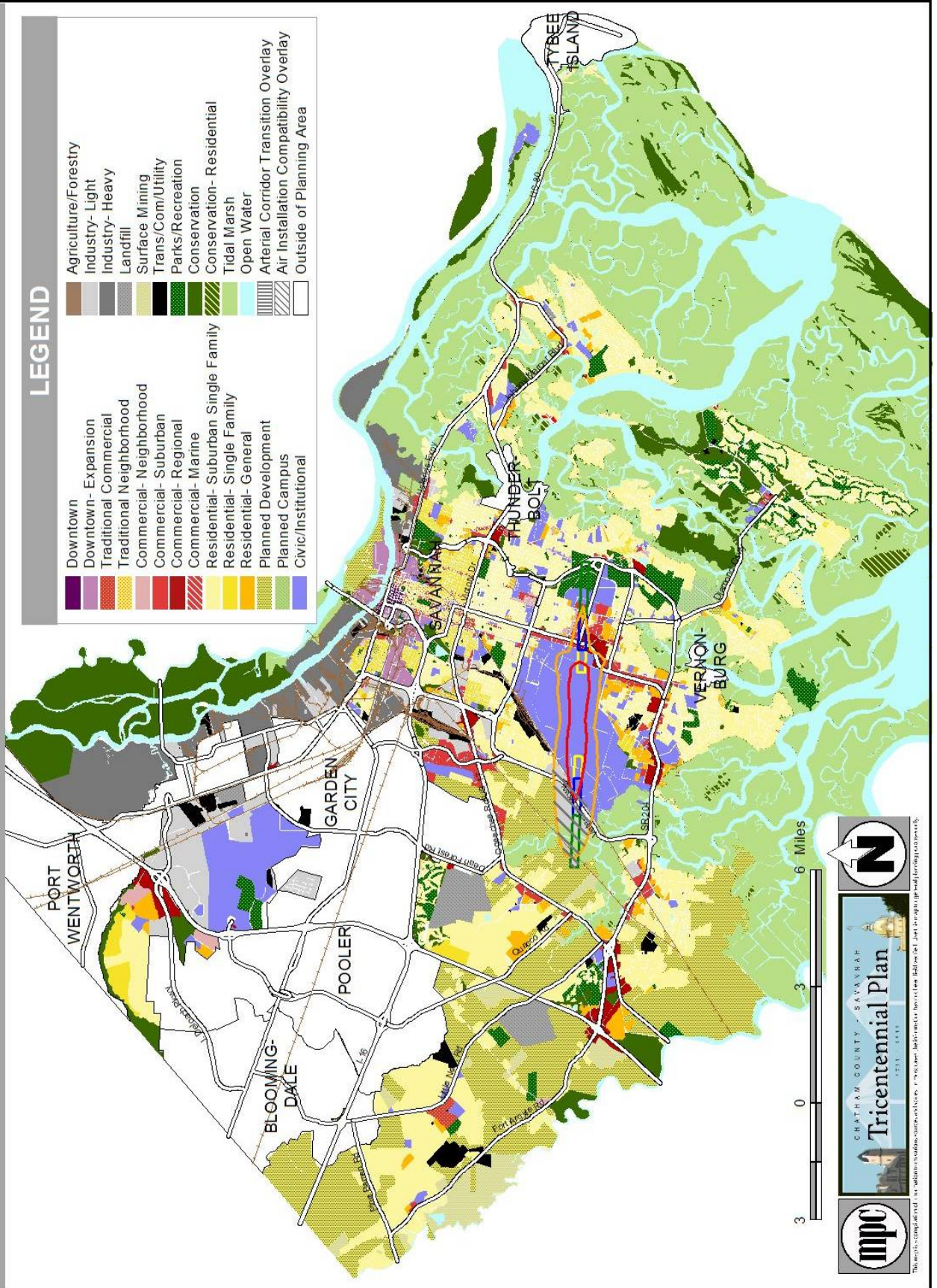




Figure 2-3 Downtown Savannah Future Development

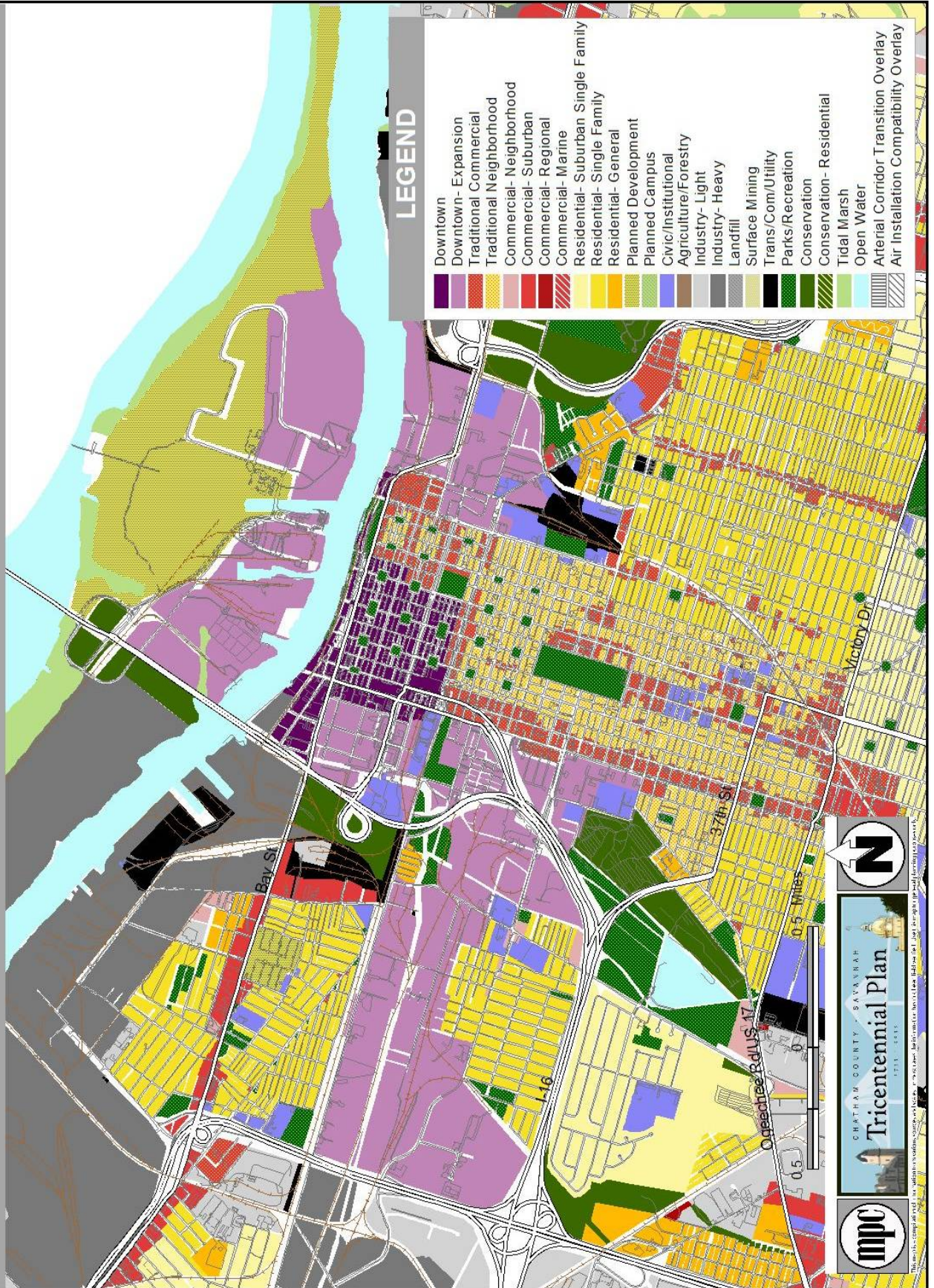
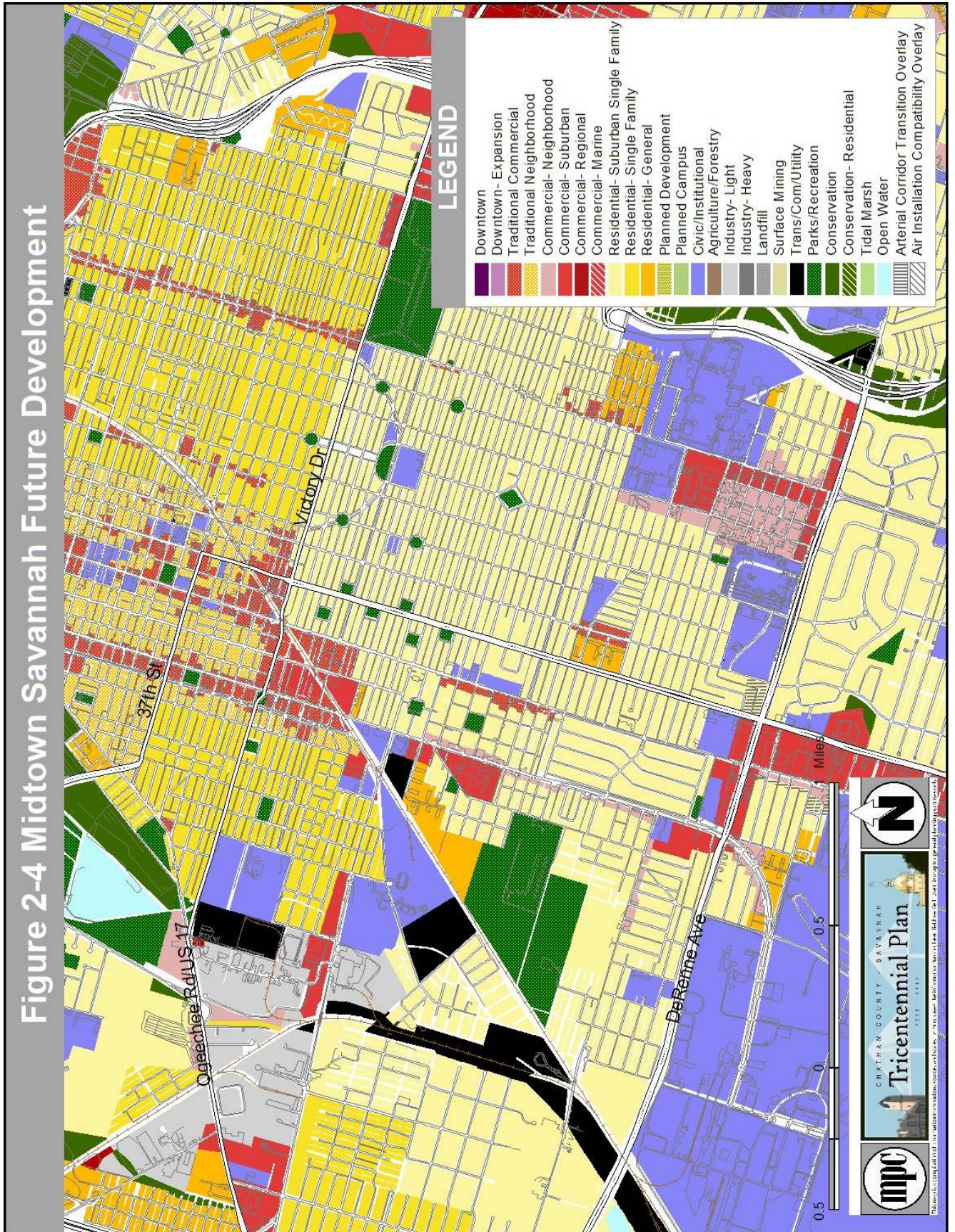




Figure 2-4 Midtown Savannah Future Development





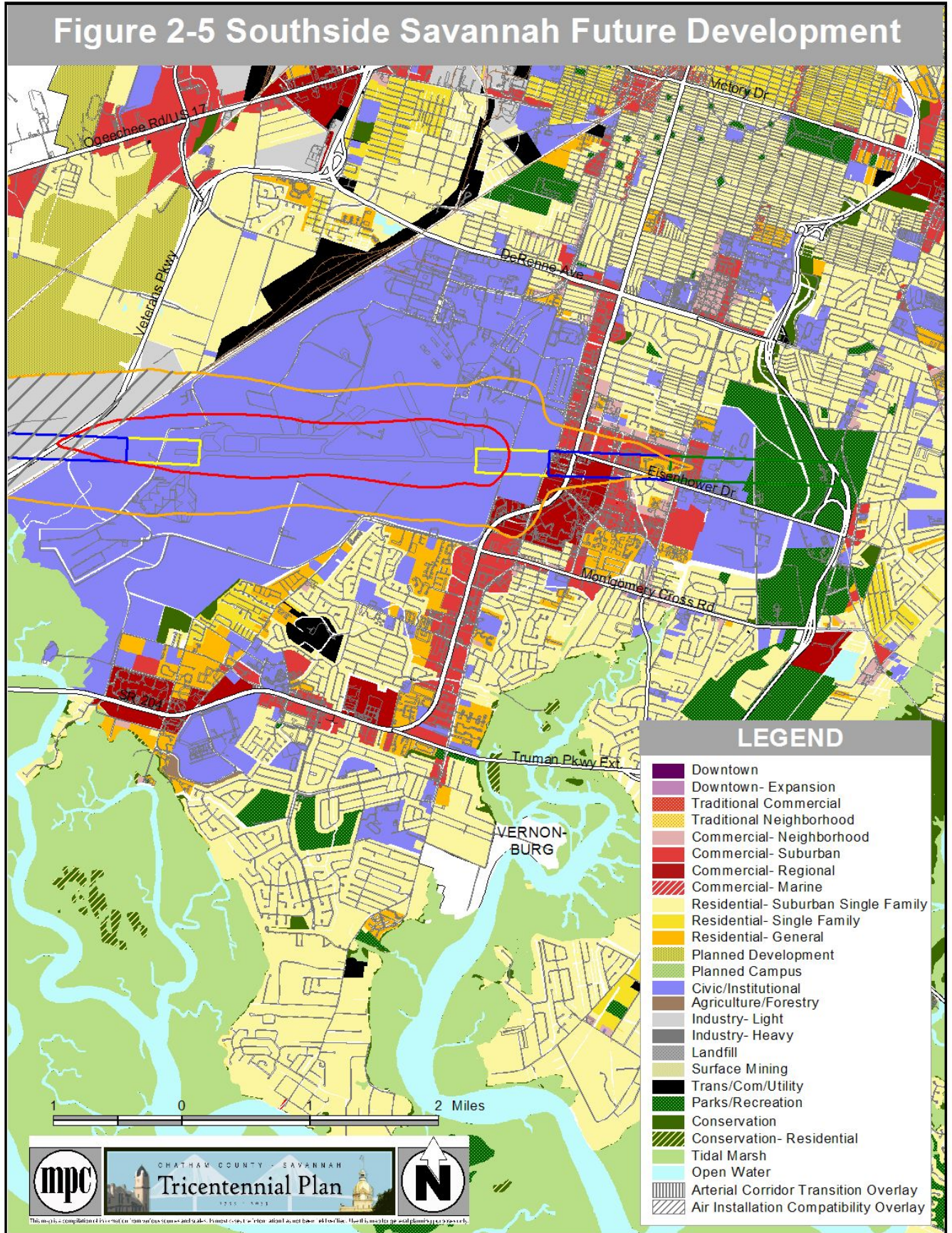




Figure 2-6 Islands Area Future Development

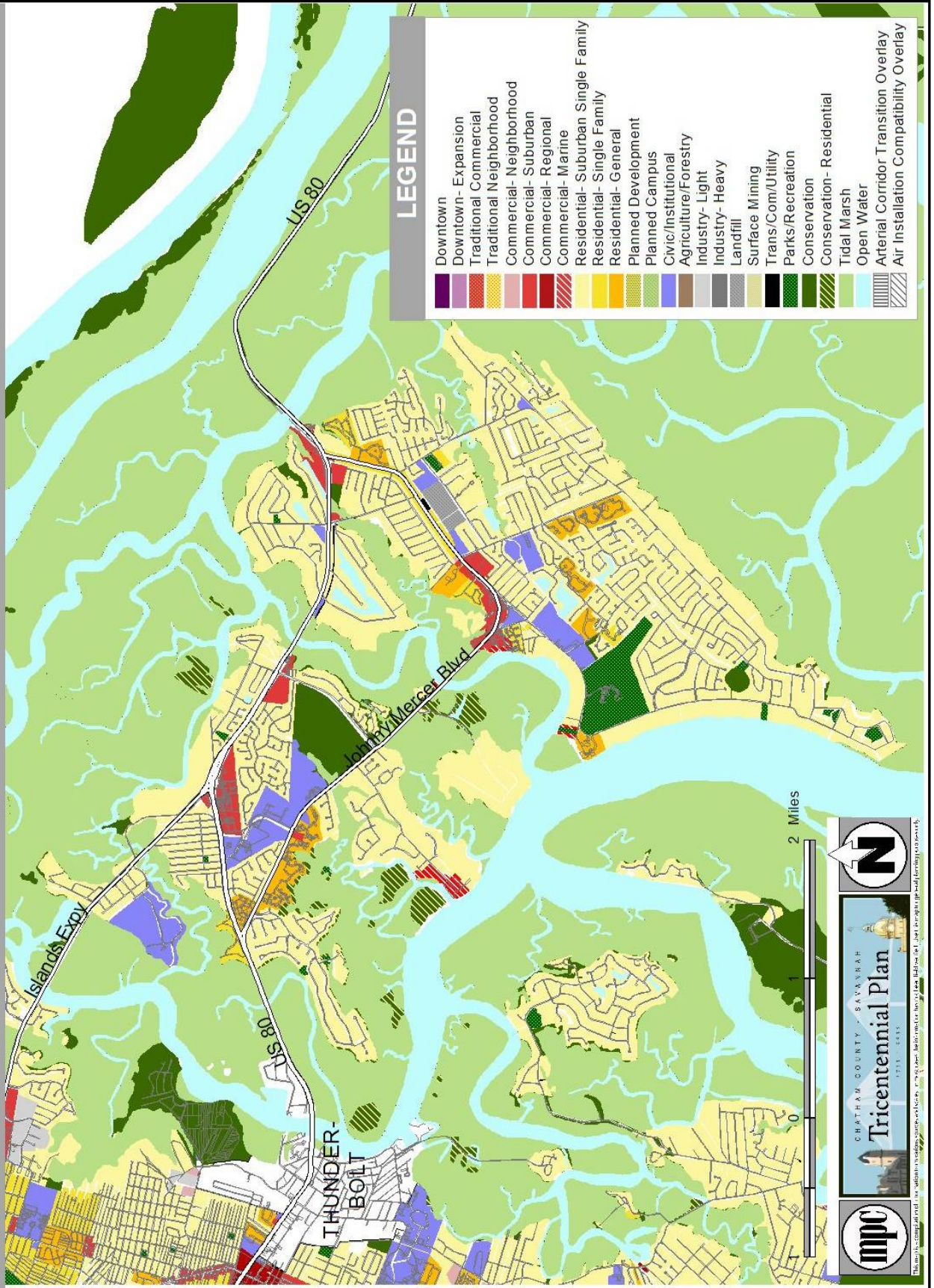




Fig 2-7 Uninc. Southeast Chatham Future Development

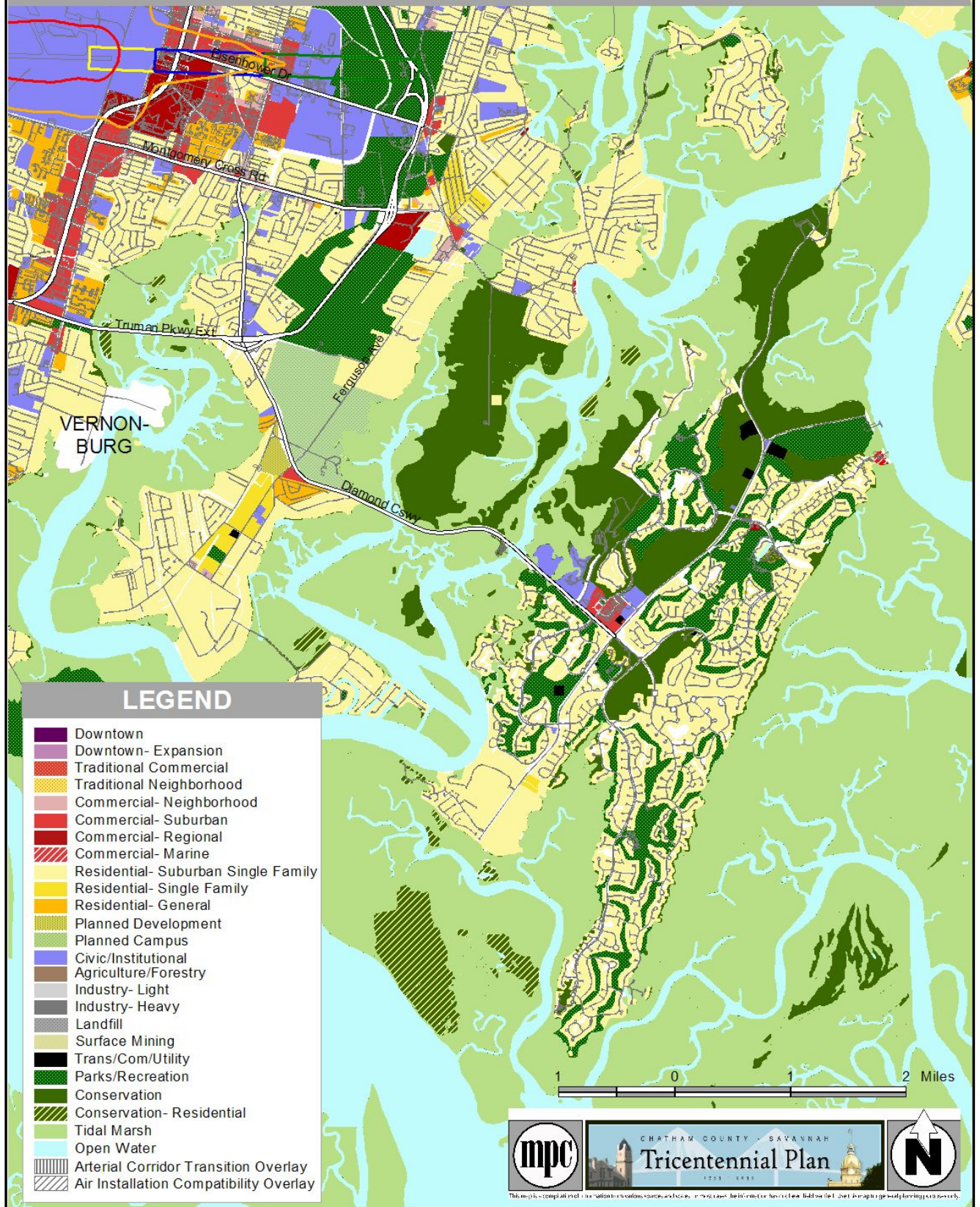
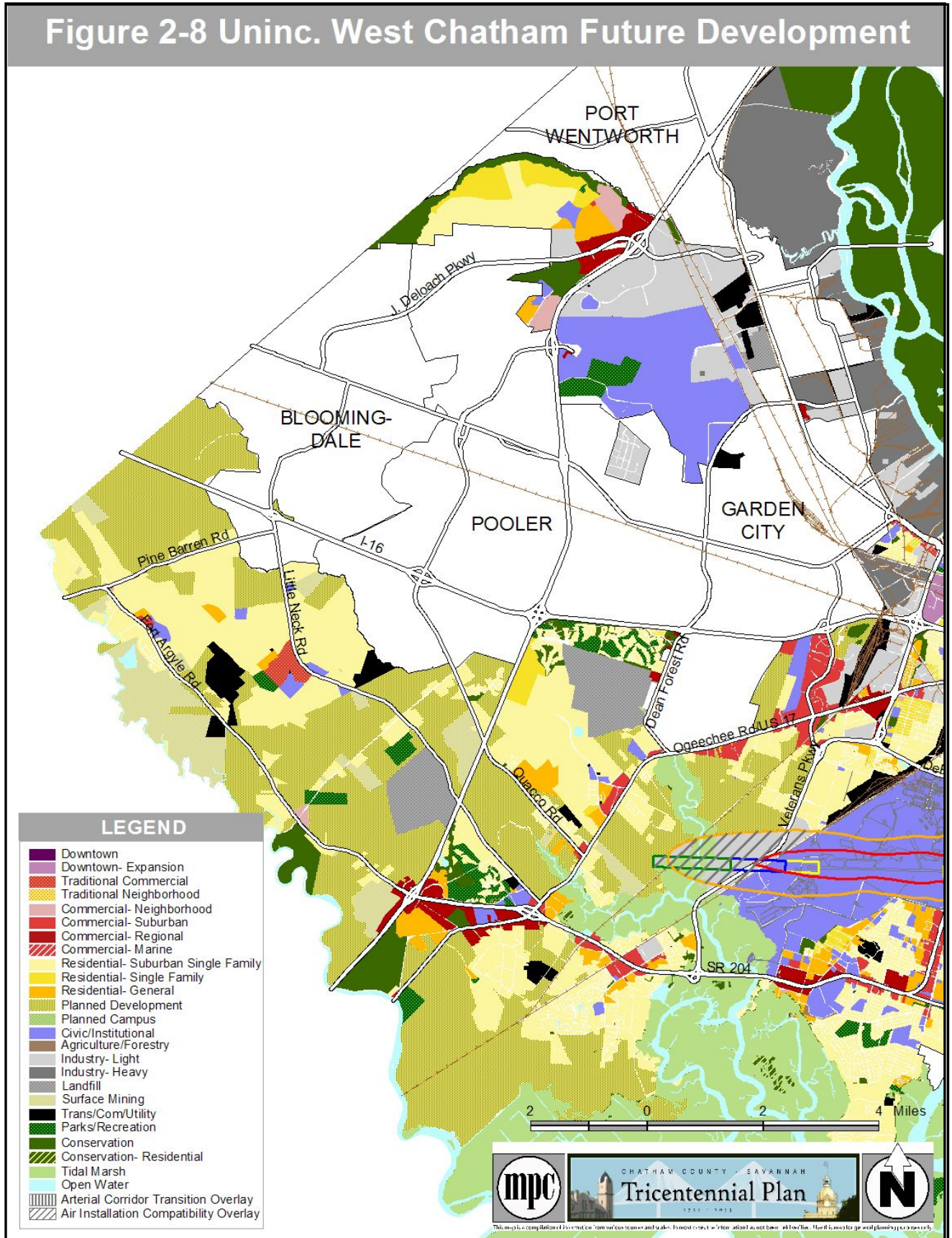




Figure 2-8 Uninc. West Chatham Future Development



<b>Table 2-5. Vision and Quality Community Objectives for Future Development Categories</b>			
<b>DEVELOPMENT CATEGORY</b>	<b>APPROPRIATE LAND USES</b>	<b>APPROPRIATE DEVELOPMENT PATTERN</b>	<b>GEORGIA QUALITY COMMUNITY OBJECTIVES PURSUED</b>
<b>Downtown</b>	Retail, office, services, entertainment, institutional, civic, and residential uses. Commercial uses dominate. Entertainment uses (including bars, clubs, theaters and restaurants) and office uses are concentrated in this area. Residential is predominantly multifamily. Mixed use buildings encouraged.	Development is pedestrian-oriented. 100% lot coverage appropriate for many commercial and large-scale multifamily uses. Building types readily lend themselves to adaptive reuse. Lane access encouraged. High development density.	Regional Identity, Appropriate Businesses, Educational Opportunities, Employment Options, Heritage Preservation, Transportation Alternatives, Housing Opportunities, Infill Development, and Sense of Place.
<b>Downtown Expansion</b>	Retail, office, services, entertainment, institutional, civic, and residential uses. Commercial uses, including retail, office, and services encouraged. Residential is predominantly multifamily and single-family attached. Mixed use buildings encouraged.	Development characteristics, including setbacks, lot coverage, building height, and density should be compatible with the downtown. Development should feature a high degree of connectivity to the central business district.	Employment Options, Transportation Alternatives, Housing Opportunities, Infill Development, and Sense of Place.
<b>Traditional Commercial</b>	Retail, office, services, institutional, civic, and residential uses. Commercial uses are more prominent than residential uses. Mixed use buildings encouraged.	"Main St." commercial development pattern encouraged. Desirable characteristics include shallow setbacks, lane access, and pedestrian-orientation. Businesses have lower parking requirements and greater lot coverage than those found in modern commercial areas.	Regional Identity, Employment Options, Heritage Preservation, Transportation Alternatives, Housing Opportunities, Infill Development, Traditional Neighborhood, and Sense of Place.
<b>Traditional Neighborhood</b>	Multifamily, single-family attached, single-family detached, accessory dwelling units, neighborhood-scale commercial, and neighborhood-scale institutional. Residential uses are more predominant than commercial uses. A mix of single family and multifamily housing types encouraged. Commercial uses should be neighborhood-scale. Commercial uses should be limited to those uses that are readily compatible with adjacent residential uses. Mid-block commercial uses discouraged in some areas.	Stable, residential, small lot development patterns. Lots in these areas will typically average less than 6000 square feet in area. Shallow setbacks, significant lot coverage, and lane access encouraged in most areas.	Regional Identity, Heritage Preservation, Transportation Alternatives, Housing Opportunities, Infill Development, Traditional Neighborhood, and Sense of Place.



**Table 2-5. Vision and Quality Community Objectives for Future Development Categories**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	APPROPRIATE DEVELOPMENT PATTERN	GEORGIA QUALITY COMMUNITY OBJECTIVES PURSUED
Commercial - Neighborhood	Retail, service, office, and institutional uses. Commercial uses should be limited to those uses that are readily compatible with nearby residential areas.	Nodal and strip business districts that are within or adjacent to predominately residential areas. Neighborhood commercial areas, where possible, should blend auto-oriented development characteristics with characteristics of pedestrian-friendly developments.	Appropriate Businesses, Employment Options, Transportation Alternatives should be addressed wherever possible.
Commercial-Suburban	Most retail uses permitted. Service, office, and institutional uses permitted as specified by zoning districts. These areas should accommodate both large-scale commercial uses (strip malls, "big box" retail stores, etc.) and small-scale commercial uses (restaurants, "mom and pop" retailers, etc.).	These areas are typically associated with arterial nodes and corridors, and are therefore principally automobile-oriented. Areas should increasingly be planned to accommodate multi-destination park-and-shop trips and shorter trips from adjacent neighborhoods via collector roads.	Appropriate Businesses, Employment Options.
Commercial-Regional	Most retail uses permitted. Service, office, and institutional uses permitted as specified by zoning districts. Large-scale commercial uses, including shopping malls, shopping centers, and lifestyle centers encouraged.	These areas are typically associated with major arterial nodes and interchanges, and are therefore principally automobile-oriented.	Appropriate Businesses, Employment Options.
Commercial-Marine	Marina operations including ancillary uses such as marine retail, boat sales, restaurants, and drydocks.	This category accommodates and preserves unique mixed use land use patterns associated with marinas and similar complexes.	Appropriate Businesses, Employment Options.
Residential - Suburban Single Family	Single-family detached residential permitted. Limited civic uses, including schools and churches, may also be permitted.	These are uniform single family detached residential areas at suburban densities. Single use land use patterns established following WWII are identified and preserved with emphasis on greenspace, buffering, and environmental protection.	Housing Opportunities, Sense of Place.
Residential-Single Family	Single-family detached and single-family attached residential uses permitted. Limited civic uses, including schools and churches, may also be permitted.	Single use land use patterns established following WWII are identified and preserved while permitting flexibility of use and site design to accommodate attached dwellings. Moderately higher densities permitted where justified by quality of design.	Housing Opportunities, Sense of Place.

**Table 2-5. Vision and Quality Community Objectives for Future Development Categories**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	APPROPRIATE DEVELOPMENT PATTERN	GEORGIA QUALITY COMMUNITY OBJECTIVES PURSUED
Residential-General	Single-family detached, single-family attached, and multifamily residential uses permitted. Limited commercial uses permitted in association with residential as specified in zoning code. Limited civic uses, including schools and churches, may also be permitted.	Greater flexibility in both use and site planning is associated with this category, which accommodates changing market demand associated with high housing costs, reduced commute times, and multi-generational residential options. Higher density development, neo-traditional (New Urbanist) development, small lot subdivisions, and other efficient use patterns are encouraged.	Housing Opportunities, Sense of Place.
Planned Development	Large scale development with a mix of uses and efficient internal or external linkages to commercial, institutional, light industrial or recreational uses.	This category provides for emerging development patterns that reflect greater demand for community and environmental amenities. While often associated with PUDs, other forms of planned development will be identified through zoning. Neo-traditional (New Urbanist) development, conservation subdivisions, small lot subdivisions, and other efficient use patterns are encouraged.	Regional Identity, Transportation Alternatives, Housing Opportunities, and Sense of Place.
Planned Campus	Business parks, research & development campuses, and educational campuses permitted. Agricultural reserve (future campus expansion) areas permitted.	Developments in this category have high percentages of greenspace, greater buffers, and lower development intensities than conventional institutional and business parks.	Regional Identity, Appropriate Businesses, Educational Opportunities, Employment Options, and Sense of Place.
Civic/Institutional	Schools, hospitals, medical facilities, rehabilitation centers, churches, nursing homes, and similar public uses that serve a large area or produce intensive activities uses.	Uses in this category are highly dispersed throughout the community. Use-specific development standards in the zoning code must ensure compatibility.	Employment Options, Heritage Preservation, Infill Development, and Sense of Place.
Agriculture /Forestry	Farming, silviculture, dairy or livestock production, and similar uses permitted.	Generally a large tract development pattern in exurban areas with residential and commercial uses exist in a dispersed pattern; pockets may remain in urbanized area.	Appropriate Businesses, Employment Options.
Industry – Light	Minor product assembly and smaller warehouses, wholesale facilities, lumberyards, dead storage yards, and similar uses permitted.	Moderate to highly concentrated development pattern generally separated from residential areas by other uses, infrastructure, and natural features. Truck traffic and outdoor storage at lesser levels than associated with Heavy Industry category	Appropriate Businesses, Employment Options.

**Table 2-5. Vision and Quality Community Objectives for Future Development Categories**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	APPROPRIATE DEVELOPMENT PATTERN	GEORGIA QUALITY COMMUNITY OBJECTIVES PURSUED
Industry – Heavy	Major product assembly, port facilities, manufacturing plants, power plants, refineries, and any similar use involving the large-scale production of finished or semi-finished products from raw materials.	Highly consolidated areas with transitional areas of Light Industry, institutional uses and commercial uses, infrastructure, and natural features buffering residential areas. Where encroaching on residential areas has occurred, special buffer standards will apply.	Appropriate Businesses, Employment Options.
Landfill	Solid waste landfills, other waste disposal facilities.	Scattered sites, preferably isolated from other developments. Must feature an adequate amount of screening and buffering from adjacent uses.	Open Space, Environmental Protection, Growth Preparedness.
Surface Mining	Mining operations, borrow pits.	Scattered sites, preferably isolated from other developments. Must feature an adequate amount of screening and buffering from adjacent uses.	Open Space, Environmental Protection
Transportation/Communication/Utility	Railroad facilities, airports, telecommunication towers, sewage and water pump stations and treatment plants, and similar uses that are not readily assimilated into other districts.	This category provides for a variety of infrastructure-related uses that are highly inter-twined throughout all communities.	Employment Options, Transportation Alternatives,.
Parks/Recreation	Land dedicated to open space that is accessible to the public as well as land that is dedicated to sports, exercise, and other types of leisure activities.	Hierarchical areas serving neighborhood, community, and regional needs; areas therefore vary significantly in size and function. Public access is a high priority.	Open Space, Environmental Protection, Heritage Preservation, Transportation Alternatives, Infill Development, and Sense of Place.
Conservation	Land that is publicly or privately held and designated for preservation in a natural state or for passive recreation (e.g., fishing, hiking, camping).	Areas serve specific environmental purposes. Public access may not always be possible, depending on whether ownership is public or private.	Open Space, Environmental Protection, Heritage Preservation, Sense of Place.
Conservation-Residential	Land consisting of back barrier islands that are in private ownership and have uplands exceeding two acres on a contiguous land mass. These areas shall observe conservation principles, but may be developed for residential uses at low densities.	Low density residential and conservation uses only. Minimum 100 foot riparian buffer around the perimeter of each island. Large minimum lot sizes.	Open Space, Environmental Protection, Sense of Place, Regional Identity.
Tidal Marsh	Areas of estuarine influence that are inundated by tidal waters on a daily basis and are characterized by spartina (cord grass) habitat.	Natural areas of spartina grasses, generally owned by the State of Georgia.	Open Space, Environmental Protection, Sense of Place.
Open Water	Areas of ocean waters, sounds, open estuaries, rivers, and lakes; including large ponds and lagoons associated with those areas.	Ocean, estuary, and larger (generally navigable) freshwater rivers, lakes, and lagoons.	Open Space, Environmental Protection, Sense of Place.

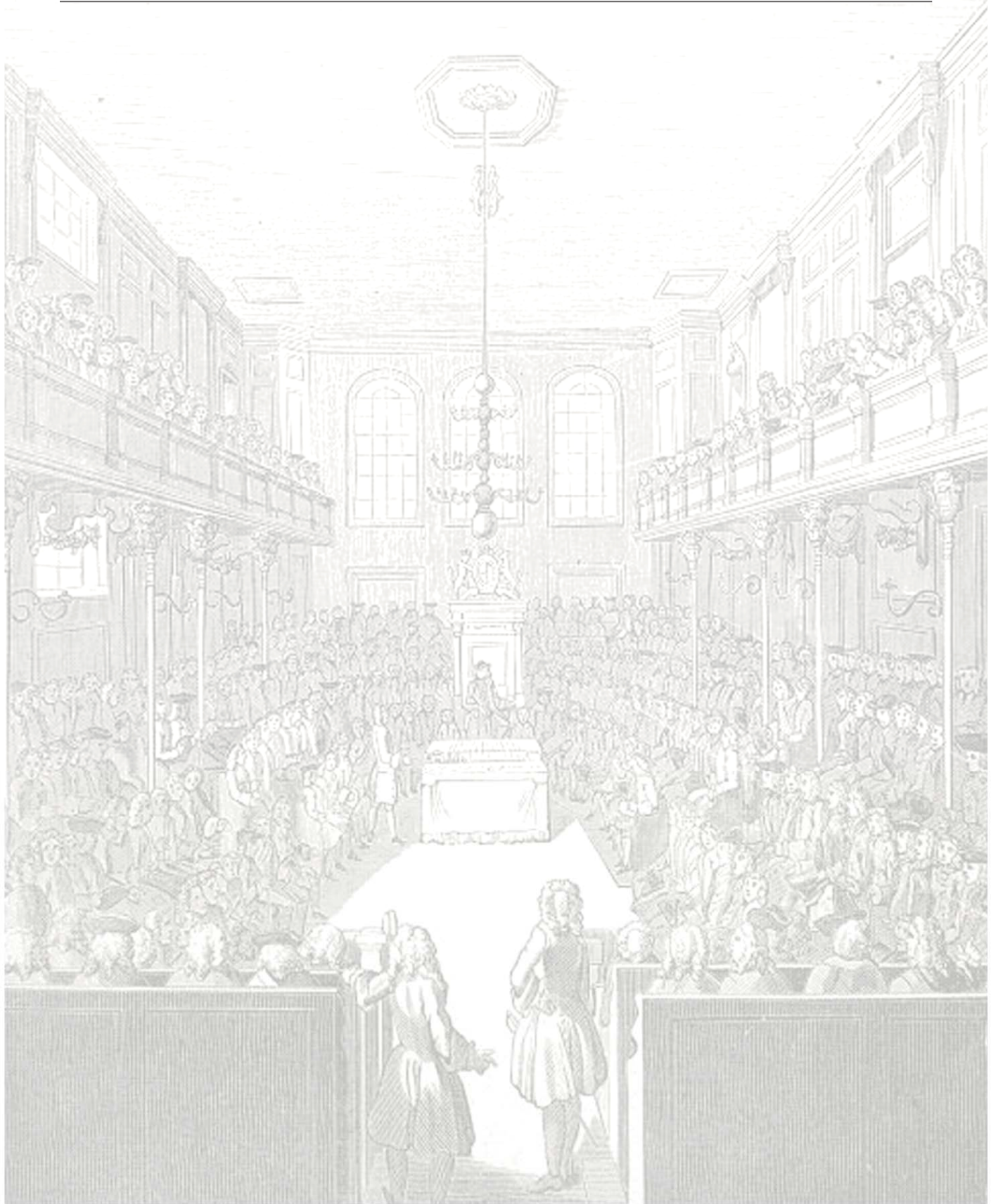
<b>Table 2-5. Vision and Quality Community Objectives for Future Development Categories</b>			
<b>DEVELOPMENT CATEGORY</b>	<b>APPROPRIATE LAND USES</b>	<b>APPROPRIATE DEVELOPMENT PATTERN</b>	<b>GEORGIA QUALITY COMMUNITY OBJECTIVES PURSUED</b>
<b>Arterial Corridor Transition Overlay</b>	This overlay category recognizes areas in transition from residential to commercial uses, and it provides for planned introduction of commercial uses.	Arterial corridors where residential uses are experiencing, or are likely to experience, commercial encroachment or intrusion.	Appropriate Businesses, Employment Options.
<b>Air Installation Compatibility Overlay</b>	This overlay category identifies areas where lower residential densities and reduced intensities of other uses will reduce the risks associated with air installations.	This overlay is associated with air installation clear zones, accident potential zones, and noise zones.	Growth Preparedness.

<b>Table 2-6. Smart Growth Principles and their Application</b>	
<b>PRINCIPLE</b>	<b>APPLICATION</b>
<b>Increase opportunities for mixed use development</b>	<ol style="list-style-type: none"> <li>1. Reinforce traditional mixed use development patterns in pre-suburban areas by replacing suburban districts and standards with new zoning</li> <li>2. Create new opportunities for mixed use development in suburban areas, including mixed use PUDs, town centers, and neotraditional communities</li> </ol>
<b>Create more compact development patterns and direct development toward established areas</b>	<ol style="list-style-type: none"> <li>1. Restore traditional development densities in pre-suburban areas where consistent with neighborhood plans</li> <li>2. Provide for higher density development in suburban areas with town centers and New Urban communities</li> <li>3. Remove obstacles to infill development in current zoning, primarily suburban standards that apply in pre-suburban neighborhoods</li> </ol>
<b>Provide for a wide range of housing types</b>	<ol style="list-style-type: none"> <li>1. Restore traditional housing types to zoning in pre-suburban areas where consistent with neighborhood plans</li> <li>2. Provide for housing alternatives in suburban areas with town centers, clustering, and New Urban communities</li> <li>3. Increase options for accessory dwelling units</li> <li>4. Provide incentives for affordable housing</li> </ol>
<b>Create walkable communities</b>	<ol style="list-style-type: none"> <li>1. Establish a "pedestrian-transit priority area" in urban neighborhoods.</li> <li>2. Provide for walkable communities in suburban areas with town centers and New Urban communities</li> <li>3. Require pedestrian facilities such as sidewalks and safe cross-walks</li> </ol>
<b>Foster distinctive communities, sense of place</b>	<ol style="list-style-type: none"> <li>1. Through neighborhood and community plans, identify physical assets that contribute to a sense of place, and reinforce those assets through basic compatibility standards</li> </ol>
<b>Preserve open space and natural beauty</b>	<ol style="list-style-type: none"> <li>1. Provide effective greenspace and/or landscaping standards for residential and commercial development</li> <li>2. Expand tree canopy and buffer standards for Scenic and Historic Roads in Environmental Overlay District to include all such roads</li> <li>3. Provide zoning incentives for greenspace, including conservation subdivisions</li> <li>4. Establish a zoning district for marsh hammocks with very low development density</li> </ol>
<b>Provide for a variety of transportation choices</b>	<ol style="list-style-type: none"> <li>1. Establish a "pedestrian-transit priority area" in urban neighborhoods.</li> <li>2. Coordinate transportation and land use planning in major corridors to ensure transit-supportive densities</li> <li>3. Identify "urban expansion areas" adjacent to downtown and coordinate transportation and land use planning to create transit-supportive development densities</li> </ol>
<b>Make development decisions predictable, fair, timely</b>	<ol style="list-style-type: none"> <li>1. Review current development review procedures as part of the zoning modernization process, and streamline procedures where possible</li> </ol>
<b>Encourage community and stakeholder participation</b>	<ol style="list-style-type: none"> <li>1. Review current community and stakeholder notification procedures as part of the zoning modernization process, and improve procedures where possible</li> </ol>



# Chapter 3.0 *Land Use & Zoning Framework*

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## 3.1 Introduction

Zoning was first adopted by the City of Savannah in 1928. The City adopted new zoning tied to Urban Renewal programs in 1960. The County adopted zoning for the first time in 1962. The 1960 and 1962 zoning ordinances were based on land use plans prepared by the MPC in 1958. The County ordinance was modeled after the City ordinance, and both governments have attempted to maintain consistency.

New zoning is being designed with emphasis on:

- Consistency with the Future Development Plan
- Reinforcing established development patterns (i.e., character areas)
- Preserving and enhancing existing neighborhoods
- Encouraging mixed-use development with “good neighbor standards”
- Improving the quality development with respect to visual, environmental, traffic, and other community impacts
- Providing incentives for affordable housing and small businesses
- Providing more housing options (e.g., smaller, efficient lot patterns; neotraditional development; and conservation subdivisions)

New zoning will be organized for greater ease of use and electronic access.

## 3.2 Review of Zoning and Development Policy

The 1960 and 1962 ordinances were greatly influenced by the rapid expansion of suburbs after World War II. Older urban neighborhoods were perceived as over-crowded, a condition that was believed to have led to blight and crime. This belief had its genesis in an earlier era before indoor plumbing, electric lighting, and effective ventilation systems became standard features of urban living. Even after public health issues were largely resolved through improved building codes, city planners continued to seek ways of moderating urban densities with pastoral elements. State enabling legislation frequently referred to prevention of “overcrowding” as a basis for local planning and zoning. Social reformers supported this palliative in a belief that a pastoral lifestyle should supplant that of “the dangerous and unhealthy city.”<sup>1</sup>

The City Beautiful and Garden City movements sought to restructure cities and their pastoral elements. The redesign and reconstruction of Paris (1853-1870) with its resulting tree-lined boulevards, parks, and monuments inspired City Beautiful advocates to press for similar urban improvements in the United States. The momentum was particularly strong for a quarter century following the 1893 World’s Columbian Exposition in Chicago, where its features attracted widespread attention.

The related Garden City movement sought to create satellite cities of not more than 30,000 inhabitants as satellites of metropolises, separated by a natural greenbelt. Garden cities would have lower densities and healthful natural elements, and they would be economically self-sufficient. Other city planners, such as those associated with the later Modernist

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<sup>1</sup> Aoko, Keith, Race, Space, and Place: The Relation Between Architectural Modernism, Post-Modernism, Urban Planning, and Gentrification. 20 Fordham Urb. L.J. 699 (1993).

Movement, sought to reduce the density of cities by surrounding tall buildings with extensive landscaping (“tower in a park”). Modern office parks had their origin during this period.

The Housing Act of 1949 authorized federal funding for demolition of blighted neighborhoods, among other initiatives, which enabled local governments to implement City Beautiful, Garden City and “tower in a park” modernist principles. Between 1949 and 1961, Urban Renewal programs in 200 cities displaced 85,000 families.<sup>2</sup> Zoning was often adopted to support Urban Renewal programs with Garden City ambitions. Downtowns and first ring (streetcar) suburbs with high densities, zero setbacks, and small lots were given new standards to increase minimum lot sizes, reduce the built area and increase landscaped area.

While Savannah largely escaped the Urban Renewal bulldozer, it did not escape rezoning designed to facilitate the process. In the late 1950s, city planners devised recommendations that would force consolidation of historically small lots into much larger lots and then set structures back into the interior of lots, surrounded by large amounts of open space. Over time, this strategy would force downtown Savannah and first ring suburbs to become more like modern suburbs. The strategy was to rezone, reassemble, demolish, and rebuild. The outcome was to be larger lots, larger buildings, and wider streets, features that were viewed at the time as essential to a modern city.

It is important to understand the context of suburban development at that time. Suburbs were a new, much admired, and growing phenomenon. Following World War II, suburban growth was heavily subsidized by the federal government through the Federal Housing Administration (FHA) and the Federal Highway Administration (FHWA). FHA guaranteed mortgage loans for new suburban construction, but not for inner city redevelopment. FHWA poured funds into expanding urban road systems to serve the new suburbs.

A Savannah Morning News editorial on February 6, 1956 called for “bold new concepts” and “daring and sweeping action.” The editorial called for an extensive system of freeways to replace grade intersections and left turns to permit a commuter to travel “the entire seven or eight miles from ... White Bluff to Bull and Broughton” without “being penalized too much.” The editorial also envisioned a cloverleaf interchange at Skidaway Road and Victory Drive. Savannahians, like most Americans, were enamored of a new era of residential subdivisions, glistening shopping centers (and ultimately malls), and greater mobility than ever before experienced. Planners sought to erase blight and poverty by bringing this new prosperity into the city.

Not everyone, however, lacked faith in the future of Savannah’s colonial downtown, its dense urban neighborhoods, and the streetcar suburbs. Leading citizens and City officials debated the merits of suburbanization of the city’s core. Ultimately, a new, compromise zoning ordinance was adopted in 1960 that moderated the planners’ proposed changes, but did not alter the underlying direction.

Rather than stimulating a rebirth of downtown Savannah, the new ordinance hindered it. Existing buildings were out of compliance, and extensive redevelopment was both expensive and ill suited to its context. During the 1960s, downtown Savannah was recognized more

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<sup>2</sup> Ibid, p. 30.

as a remarkable resource than as an aging downtown in need of modernization. With designation of the National Landmark District in 1966 it became critically important to have zoning that was consistent with historic land use patterns. That understanding led to Residential-Institutional-Professional (RIP) districts in 1971. The stage was thereby set for the later, remarkable revitalization of downtown Savannah.

### **3.3 Recommendations to Modernize Zoning**

The purpose of land use planning and zoning is to reinforce the positive dynamics of an area and discourage forms of development that would harm those dynamics. Thus, a residential area should have basic protections from intensive uses such as high traffic generators; a neighborhood retail district would have protection from larger scale retail development that should draw customers away from small businesses; and an industrial district would have protection from residential encroachment that should eventually lead to complaints about their operations.

Land use planning and zoning should be reviewed periodically to ensure that they are consistent with one another and with the broader body of public policy. This section outlines the relationship between land use and zoning and provides a general framework for modernizing the Chatham County and City of Savannah zoning ordinances.

Table 3-1 compares the policy foundation of current zoning with that proposed for new zoning. Table 3-2 shows preliminary zoning districts that are associated with each of the development categories from the Future Development Map. This table is based on draft zoning materials prepared by the MPC in 2004 and 2005. Table 3-3 describes the uses and standards associated with the proposed zoning districts. It is anticipated that this framework will be significantly refined as a result of further work and public comment following adoption of the Comprehensive Plan.

The guiding principles provided in Appendix A will help ensure that nearby residential uses in Southeast Chatham are not adversely impacted by development on the 43 acres site at the corner of Ferguson and Diamond Causeway. These guiding principles are put in place to protect the quality of life in the community, enhance the quality of commercial development, and prevent urban sprawl and unnecessary traffic congestion.

The guiding principles provided in Appendix B will help ensure that the property west of Hunter Army Airfield within the Air Installation Compatibility Overlay will be developed in a manner that is consistent with the goals and recommendations contained in the Fort Stewart-Hunter Army Airfield Joint Land Use Study (JLUS). These guiding principles are put in place to protect the safety of the residents of Chatham County, to enhance the overall quality of life in the community, and to help ensure the continued operation of Hunter Army Airfield.

**Table 3-1. Development Eras and Associated Zoning Strategies**

Development Era	1960 ZONING STRATEGY	1960 ZONING DISTRICTS	TRICENTENNIAL ZONING STRATEGY	TRICENTENNIAL ZONING DISTRICTS
Planned Town Era (Downtown Savannah)	Eliminate small parcels and old buildings to make way for large envelope buildings	Zoning was immediately found unworkable and RIP and other districts were added	Minor changes to refine existing zoning and provide for compatible "downtown expansion areas"	Current zoning restructured into D, DX, TN, and TC districts to streamline and consolidate districts
Streetcar Era (First Ring Suburbs)	Eliminate small parcels and old buildings to make way for large envelope buildings	RIP, R-4, R-6 and various other districts were implemented to make older neighborhoods more like the suburbs	Reverse 1960 Urban Renewal zoning strategy and apply new zoning to reinforce and support traditional land use patterns; optional design standards would also help reinforce community identity	A range of new TN and TC districts would replace most existing districts
Early Automobile Era (Second Ring Suburbs)	Apply same zoning to older suburbs as in newer, small lot suburbs	Primarily R-6 with neighborhood serving business districts on corridors and at nodes	Minor changes to refine existing zoning and provide for compatible neighborhood commercial uses	R-6 and other R districts would largely remain in place with allowable uses re-examined to determine compatibility; optional design standards would also help to reinforce community identity and distinguish these areas from newer suburbs
Modern Automobile Era (Third Ring Suburbs)	Provide larger lots, greater setbacks, and distinct separation of uses	Primarily B-C to accommodate large scale shopping centers, malls, and strip commercial	Minor changes to refine existing zoning and expand the range of development opportunities (mixed use, small lot subdivisions, neotraditional design)	Principal change would be in the form of PUD flexibility and overlay districts for greater diversity of development



Table 3-2. Development Categories and Associated Zoning Districts<sup>3</sup>

DEVELOPMENT CATEGORY	PROPOSED ZONING DISTRICT	CODE
Downtown	Downtown Central Business District	D
Downtown Expansion	Downtown Expansion	DX
Traditional Commercial	Traditional Commercial 1 Traditional Commercial 2 Traditional Commercial 3	TC-1 TC-2 TC-3
Traditional Neighborhood	Traditional Neighborhood 1 Traditional Neighborhood 2 Traditional Neighborhood 3 Traditional Neighborhood 4	TN-1 TN-2 TN-3 TN-4
Commercial – Neighborhood	Commercial – Neighborhood	C-N
Commercial – Suburban	Commercial – Suburban	C-S
Commercial – Regional	Commercial – Regional	C-R
Commercial – Marine	Commercial – Marine	C-MA
Residential – General	Residential – Mixed Use Residential – Multi-Family	R-X R-M
Residential – Single Family	Residential - 1	R-1
Residential – Suburban Single Family	Residential - 2 Residential - 3 Residential - 4	R-2 R-3 R-4
Planned Development	Planned Unit Development Residential – Conservation Town Center Village Center	PUD R-C TC VC
Planned Campus	Business Park Research & Education Campus	BP RE
Civic/Institutional	Civic/Institutional	CIV
Agriculture/Forestry	Agriculture/Forestry	AF
Industry – Light	Industry – Light	I-L
Industry– Heavy	Industry – Heavy	I-H
Landfill	Landfill	LF
Surface Mine	Surface Mine	SM
Transport/Communication/Utilities	Transport/Communication/Utilities	TCU
Parks/Recreation	Parks/Recreation	PR
Conservation	Conservation – Greenspace	C-G
Conservation- Residential	Conservation- Marsh	C-M
Tidal Marsh	Conservation- Marsh	C-M
Open Water	Not Zoned	--

<sup>3</sup> The zoning districts shown in this table are provided as a general guide for developing new districts for the Chatham County – Savannah Unified Zoning Code. It is anticipated that modifications will occur during the development and adoption process.

Table 3-3. Proposed Zoning District Character Parameters

PROPOSED ZONING DISTRICT	CODE	USES	STANDARDS
Downtown Central Business District	D	Mixed Use: Commercial, Civic, Institutional, Multi-Family	Intensive lot utilization; urban building height; design review
Downtown Expansion	DX	Mixed Use: Commercial, Civic, Institutional, Multi-Family	Intensive lot utilization; urban building height; design review
Traditional Commercial 1	TC-1	Mixed Use: urban commercial, upper story residential, multi-family	Intensive lot utilization; urban building height; design review
Traditional Commercial 2	TC-2	Mixed Use: neighborhood commercial, upper story residential, multi-family	Intensive lot utilization; design review
Traditional Commercial 3	TC-3	Mixed Use: corridor commercial, upper story residential, multi-family	Intensive lot utilization; design review
Traditional Neighborhood 1	TN-1	Mixed Use: single family, multi-family, ground floor and corner commercial	Intensive lot utilization; neighborhood option design review
Traditional Neighborhood 2	TN-2	Mixed Use: single family, multi-family, ground floor and corner commercial	Intensive lot utilization; neighborhood option design review
Traditional Neighborhood 3	TN-3	Mixed Use: single family, multi-family, corner commercial with special use	Intensive lot utilization; neighborhood option design review
Traditional Neighborhood 4	TN-4	Mixed Use: single family detached and attached with accessory residential	Moderate lot utilization; shallow setbacks; two story plus attic height
Commercial – Neighborhood	C-N	Limited Mixed Use: residential uses may be approved by MPC	Size and traffic impact limits; similar to current development standards
Commercial – Suburban	C-S	Limited Mixed Use: residential uses may be approved by MPC	Similar to current development standards
Commercial – Regional	C-R	Limited Mixed Use: residential uses may be approved by MPC	Similar to current development standards
Commercial – Marine	C-MA	Mixed use: marine, commercial, light industrial	Special buffer and other "good neighbor" standards; setback relief from water edge
Residential Mixed Use	R-X	Limited Mixed Use: multi-family; small lot single family; planned commercial	Detailed standards combined with intensive review for "by right" development
Residential Multi-Family	R-M	Limited Mixed Use: multi-family; planned commercial	Similar to current development standards; special review for commercial component
Residential 1	R-1	Limited Mixed Use: single family attached and detached	Six units per gross acre maximum; special compatibility standards
Residential 2	R-2	Single Use: single family	Four to six units per gross acre; suburban development standards
Residential 3	R-3	Single Use: single family	Two to four units per gross acre; suburban development standards
Residential 4	R-4	Single Use: single family	Less than two units per acre gross density; suburban development standards
Planned Unit Development	PUD	Mixed Use: planned mixed use	Flexible standards
Residential Conservation	R-C	Limited Mixed Use: small lot single family; planned commercial	Detailed standards combined with intensive review for "by right" development; 40% minimum greenspace
Town Center	TC	Mixed Use: commercial; upper story residential; <20% freestanding multi-family	Flexible site development standards; special connectivity standards; design review
Village Center	VC	Limited Mixed Use: neighborhood commercial; upper story residential	Flexible site development standards; special connectivity standards; design review

Table 3-3. Proposed Zoning District Character Parameters

PROPOSED ZONING DISTRICT	CODE	USES	STANDARDS
Business Park	BP	Limited Mixed Use: Office uses, non-polluting light industrial uses, and ancillary retail	20 acre minimum site area; 50 acre maximum site area; 50 foot perimeter buffer; 50% open space; special landscaping standards
Research & Education Campus	RE	Limited Mixed Use: R&D; education; ancillary uses; agriculture reserve uses	50 acre minimum site area; 50 foot perimeter buffer; 70% open space
Civic/Institutional	CIV	Governmental and institutional uses on large sites or mixed use	Similar to current development standards
Agriculture/Forestry	AF	Limited Mixed Use: agriculture; ancillary uses; low density residential	Similar to current development standards
Industry – Light	I-L	Single Use: warehousing; light manufacturing and processing	Similar to current development standards
Industry – Heavy	I-H	Single Use: heavy manufacturing and processing	Similar to current development standards
Landfill	LF	Solid Waste Disposal, Recreation (only after operations have ceased)	Similar to current development standards
Surface Mine	SM	Borrow Pits, Residential (only after operations have ceased)	Similar to current development standards
Transportation/Communication/Utilities	TCU	Major infrastructure where zoning is required to regulate development	Similar to current development standards
Parks/Recreation	PR	Active recreation; intensive use level	Similar to current development standards
Conservation - Greenspace	C-G	Permanently protected open space	Similar to current development standards
Conservation - Marsh	C-M	Limited Use: single family residential	Development on upland over 2 acres at one unit per seven acres

# Chapter 4.0 *Issues & Opportunities*

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## 4.1 Issues, Opportunities, and Policy Priorities

This chapter identifies the highest priority issues and opportunities for the City and County. Issues and opportunities were identified during development of the Community Assessment Report, with input from advisory committees, stakeholders, and the general public.

Policies are identified for “issue/opportunity” clusters that span the full range of subject matter covered in the Comprehensive Plan. Once adopted, a policy becomes a basis for decision-making. The policies in this chapter apply to: a) general decision by the elected bodies and advisory commission; and, b) preparation of a new Chatham County-Savannah Zoning Ordinance.

### 4.1.1 Issue/Opportunity #1: Downtown Vitality and Sustainability.

In order to grow and flourish as the regional center for business, government, and the arts, downtown Savannah must attract and accommodate new forms of development that enhance and build upon existing assets. With downtown Savannah nearly built-out, adjacent areas are increasingly viable for downtown expansion. If these areas are developed in a manner that reinforces the intrinsic qualities of the historic downtown while adding needed land uses (such as class A office space), the effect will be to create a larger and better downtown Savannah. On the other hand, if downtown Savannah is ringed with suburban forms of development and gated enclaves, the overall quality of downtown Savannah could be diminished. The following policies seek to grow downtown Savannah in a manner that is consistent with the original vision of a town of interconnected public spaces.

Policy 1.1 – *Reciprocity*. New development in the Downtown Expansion Areas benefits from its proximity to downtown. Therefore, it should give back in like kind to the city, thereby making the whole greater than the sum of the parts. Specifically, new development in these areas shall add to the: a) street grid; b) public realm; and, c) quality of design established in the National Landmark District. Gated enclaves are discouraged in Downtown Expansion Areas.

Policy 1.2 – *Connectivity*. Downtown Savannah offers an exceptional balance of pedestrian, bicycle, transit, and automobile connectivity. The street grid that supports this vibrant urban environment shall be continued into downtown expansion areas. Where physical constraints exist, new development should identify alternatives that achieve similar levels of pedestrian, bicycle, transit, and automobile connectivity. Public transit should link downtown, the east and west expansion areas, and Hutchinson Island (with water taxi). Transit, bicycle, and pedestrian mobility should be encouraged and automobile dependency should be discouraged.

Policy 1.3 – *Public Space*. New development shall sustain the openness and interconnectedness of downtown Savannah, and it shall not turn inward or turn its back to the public realm. Public squares shall be placed at similar intervals and dimensions to those found in downtown Savannah. Where they are modified to accommodate topography and physical constraints, they shall be designed to achieve the effect of an interlocking network of public spaces.

Policy 1.4 – *Affordable Housing*. Savannah shall remain a city for all people. As such, the City encourages development that produces a wide range of housing types affordable to a wide range of households and income levels. Incentive-based affordable housing strategies shall be given the highest priority. However, if incentive-based strategies fail to produce adequate housing, housing linkage and inclusionary zoning programs shall be implemented. (See Appendix C)

Policy 1.5 – *Forms of Development*. It is recognized that downtown expansion areas present an opportunity to produce larger building envelopes that are capable of accommodating uses that are both desirable and unlikely to be developed in the National Landmark District. Such uses have potential to offer new types of employment opportunities and a new array of services and retail goods, thus strengthening the downtown. Where large scale development occurs, it shall be broken into elements that present a massing and a scale that is complementary to downtown Savannah.

#### **4.1.2 Issue/Opportunity #2: Historic Neighborhood Vitality and Sustainability.**

New development in historic neighborhoods must strike a balance between modern needs, such as off-street parking, and historic development patterns, such as high density and shallow building setbacks. As a community with significant historical resources, we need to preserve the integrity of pre-automobile land use patterns while providing modern infrastructure.

Policy 2.1 – *Strengthen Established Character*. It shall be the policy of the City to strengthen the integrity of pre-automobile land use patterns through appropriate: a) building setbacks; b) lot coverages; and, c) parking configurations that are representative of the surrounding area. The street grid present in older neighborhoods shall be preserved, and permanent street closures shall not be permitted.

Policy 2.2 – *Protect Established Character*. The character-defining features of historic resources and communities shall be protected through legislation and compatible new construction encouraged through specific standards, including the extension of historic zoning, conservation zoning and design standards to eligible neighborhoods in the city and unincorporated county.

### 4.1.3 Issue/Opportunity #3: Mixed Use Development.

Mixed use development (where single family residential, multi-family residential, commercial, institutional or other uses may be mixed in one project) is desirable from a public policy perspective because it has the potential to reduce automobile dependence, reduce air and non-point source pollution, and expand the geography of job opportunity. Although Savannah is held up as a model city for successful mixed use development, mixed use proposals are frequently met with resistance from established neighborhoods within Savannah, who fear increased traffic, noise, and pedestrian activity. In order to promote mixed use development, the planning process must be more predictable and development and performance standards, including “good neighbor standards” must be more effective.

Policy 3.1 – *Promote Mixed Use Development.* The following strategies should be adopted in order to expand opportunities for mixed use development: a) identify boundaries of town centers throughout the county that have the potential to sustain a mix of uses, and provide incentives to mix uses; b) permit multi-family residential uses within major commercial zoning districts; c) require commercial components or commercial access in large PUDs.

Policy 3.2 – *Good Neighbor Standards.* Performance standards that ensure compatibility of different types of development (such as residential and commercial land uses) are sometimes referred to as “compatibility standards” or “good neighbor standards.” It shall be the policy of the City and County to formulate and consistently apply a set of “good neighbor standards” when reviewing rezoning petitions that introduce new uses into established areas.

Policy 3.3 – *Affordable Housing.* Seek public/private ventures for mixed use development with affordable housing components in areas where there is a high demand for work force housing that is not being met by the private market. (See Appendix C)

### 4.1.4 Issue/Opportunity #4: Commercial Expansion.

A maxim among those involved in development is that “commercial follows residential.” Often this takes the form of strip shopping centers that line arterial and collector roads, sometimes producing unwanted congestion, visual blight, displacement of existing residential uses, and erosion of the quality of life in adjacent neighborhoods. However, locating commercial uses near residential areas has the benefit of reducing automobile trips and therefore reducing traffic congestion, pollution, and fuel consumption. Town centers and transitional corridor planning provide a means of making goods and services available with a minimum of disruption.

Policy 4.1 – *Town Centers.* Boundaries for commercial expansion shall be established to promote Town Centers and minimize strip development. Town Centers shall be designed to serve communities by: a) clustering businesses; b)



improving access management; and, c) creating places with identity to reinforce established community character.

Policy 4.2 –*Transitional Corridor Planning*. Residential uses along major collector and arterial roads are subject to transitional pressures from commercial interests. Corridors that are in transition from primarily residential uses to commercial uses shall be designated on the Future Development Map for the purpose of promoting orderly transition and minimizing disruptive speculative land acquisition.

#### **4.1.5 Issue/Opportunity #5: Westward Expansion Areas.**

Large tracts of unincorporated land in West Chatham County are being planned for development and annexed into municipalities. The area will be the most rapidly growing part of the county over the planning period to the Tricentennial covered by this plan. Policies are needed to provide efficient services; distribute land uses in an efficient manner; avoid land use conflicts; and reduce automobile dependence.

Policy 5.1 – *Alternative Development Patterns and Diversity of Housing Types*. Intergenerational, or “life-cycle,” housing refers to the availability of housing to accommodate a population in all phases of life. People require various forms of housing throughout their lives, from the time they leave school and family, to the time they marry and raise a family, when become “empty-nesters,” and often when they become widowed and live alone or with family in the last part of their lifetime. A range of housing types suitable for people in all stages of the life-cycle shall be produced in West Chatham County. This shall be accomplished primarily through mixed use planned developments, utilizing incentives to encourage a mix of housing types. Town Centers (see below) shall also be identified for a mix of housing types, with incentives taking the form of density and intensity bonuses.

Policy 5.2 – *Town Centers*. Town Centers shall be identified to provide most goods and services to residents of West Chatham County, thus avoiding strip development and providing rational containment of commercial activities. (See earlier discussion of Town Centers).

Policy 5.3 – *Affordable Housing*. Affordable “work force” housing shall be provided in West Chatham County. The principal means of encouraging the development of affordable housing shall be through incentives in the form of density and intensity bonuses applied to PUDs and Town Centers. (See Appendix C)

Policy 5.4 – *Area Resource Management*. It shall be the policy of Chatham County and Savannah to identify environmentally sensitive areas on development plans for West Chatham County. All such development plans shall specify how resources will be protected or how loss of resources will be mitigated.

### 4.1.6 Issue/Opportunity #6: Environmental Protection.

Coastal Georgia derives much of its vitality from the area's natural resources including healthy marshes and estuaries, native forests, and a diversity of fish and wildlife that generate millions of dollars in business annually. Driven by the rising affluence of the residential market and the growing use of cars, the land area needed to support a given number of households has substantially increased in recent decades. To ensure further diversification and development of the region's economy, the area must depend on responsible use and conservation of its natural resources. Taking appropriate pre-emptive measures to protect and conserve the coastal environment is therefore in the interest of human health, quality of life, and nature-based business.

Policy 6.1. – *Back Barrier Islands*. Back barrier islands differ from uplands in that they are part of a fragile estuarine ecosystem. Non-point source pollution, septic system contamination, and habitat destruction on back barrier islands shall be kept to a minimum. Visual impacts affecting the character of the region shall also be minimized. Toward that end, the following development parameters shall be enforced through land use planning and zoning: a) perimeter buffers shall be at least 100 feet in width from the shoreline of each island and shall remain naturally vegetated; b) lot sizes shall not be less than one acre; c) building heights shall not exceed 30 feet above base flood elevation. The foregoing development parameters shall be modified for implementation through zoning to allow for accommodation of irregular shoreline, optimal lotting patterns, view corridors, and similar practical considerations. On back barrier islands with public water and sewer, higher densities may be achieved through an appropriate rezoning; however, buffers and building height limits shall remain in place.

Policy 6.2. – *Low Impact Development Standards*. Implementation of science-based Low Impact Development (LID) Standards shall be encouraged throughout the City and County and shall be incorporated into the Environmental Overlay. Such standards shall be used to modify fixed development standards, including those that apply to back barrier islands, where it can be demonstrated that such standards will be more effective in reducing non-point source pollution.

Policy 6.3. – *Water and Wastewater Permitting*. It shall be the policy of Chatham County and Savannah to follow the guidelines put forth in the Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion.

Policy 6.4 – *Mitigation and Restoration*. Existing trees in marsh or riparian buffers shall be preserved, except as may be specified in zoning and development standards for access and viewsheds. Restoration of natural vegetation where previously destroyed shall also be required.

Policy 6.5 – *Energy Efficiency in Design and Development*. Chatham County and the City of Savannah shall implement guidelines regarding energy efficiency in residential and commercial design and development. In relation to this, model conservation best management practices (BMPs) shall be developed and

implemented to ensure a sustainable environment and community for future generations.

#### **4.1.7 Issue/Opportunity #7: Quality Of Life.**

Many of the issues identified in this chapter are interrelated with land use planning, environmental protection, transportation, and other topics, but rise to the level of “quality of life” considerations. The following policies fall into this category.

Policy 7.1 – *Scenic Views and Sites*. Overall, some of the area’s scenic views are being lost with the rise in commercial and residential development. Without adequate land use and buffer controls, the likelihood of these scenic areas to be impacted will increase and long term loss will occur. It shall be City and County policy to vigorously enforce signage standards and prevent proliferation of billboards and other unnecessarily large signs.

Policy 7.2 – *Scenic and Historic Places*. It shall be the policy of Chatham County and Savannah to protect and enhance scenic views, sites, tree canopy, and other natural elements that have established Chatham County and Savannah as an attractive place to live, utilizing zoning regulations and buffer requirements to limit or prohibit future uses surrounding or within these areas.

Policy 7.3 – *Scenic and Historic Roads*. The County and City shall create and maintain a countywide system of Historic and Scenic Roads in conjunction with the Transportation Amenities Program.

Policy 7.4 – *Greenspace*. Consistent with State Greenspace grant conditions, the County shall work toward a goal of having 20 percent of its total upland area set aside as permanently protected greenspace by 2050.

Policy 7.5 – *Public Realm*. A viable public realm shall be maintained throughout Chatham County and Savannah through development incentives and public investment in order to provide non-commercial places for general public use, community interaction, and fostering community pride and a sense of place.

#### **4.1.8 Issue/Opportunity #8: Multi-Modal Efficiency.**

Over-reliance on private automobiles to meet transportation needs can result in excessive road congestion and environmental degradation. By diversifying our transportation infrastructure to include more alternative modes of transportation, the community can reduce automobile dependency, reduce congestion and pollution, and increase transportation options for all citizens.

Policy 8.1 – *Pedestrian/Transit Priority Area (PTPA)*: Pedestrian and transit facilities shall be the priority modes of transportation in the PTPA, which shall extend from the Savannah River to Victory Drive and from Martin Luther King, Jr. Boulevard to East Broad Street, where walking is a critical and viable mode of



transportation. Zoning for PTPA shall include development standards that support and reinforce the area's pedestrian orientation.

Policy 8.2 – *Downtown Mobility*: As the downtown grows outward into designated expansion areas, transit will be necessary to move people through the greater downtown area. It shall be the policy of the City to establish an east-west streetcar line linking expansion areas with the central business district.

Policy 8.3 – *Corridor Protection and Reservation*: Advance identification of needed transportation corridors and linkages between development areas can be critical for residents' quality of life as the City and County grow. It should be one policy of the City and County to identify and protect major corridors and inter-community/neighborhood connectivity (linkages).

#### **4.1.9 Issue/Opportunity #9: Economic Advancement for All Citizens.**

Land use planning and development review are frequently disconnected from public policy.

Policy 9.1 – *Priority to Higher Wage Jobs*. Large tracts of land designated for commercial use are currently undeveloped. Once served with infrastructure, these holdings could accommodate heavy or light manufacturing facilities. Planning for these sites shall aggressively seek higher wage employers, both domestic and foreign.

Policy 9.2 – *Environmental Justice*: Minority and low income populations should not be forced to disproportionately bear the adverse impacts of new infrastructure projects. Rather, local governments should apply environmental justice principles to new or expanded infrastructure projects to avoid splitting or otherwise damaging neighborhoods. Therefore, planning of new infrastructure projects shall treat all neighborhoods equally. In cases where negative impacts are unavoidable, new facilities shall be constructed in the areas where they are most needed, regardless of the demographic characteristics of the local population.

#### **4.1.10 Issue/Opportunity #10: Effective Planning.**

There is all too often a disconnect between planning on the one hand and implementation on the other hand. The primary implementation mechanisms for land use plans are zoning and code enforcement. The following policies address this issue.

Policy 10.1 – *Comprehensive Plan-Zoning Administration Consistency*: A comprehensive plan has little value unless it is effectively linked to zoning and other implementation mechanisms. Table 4-1 provides a policy framework for future development, thereby providing a rational basis for review of rezoning petitions and other land use decisions.

Policy 10.2 – *Enforcement*: It shall be the policy of the City and County to train and prepare inspections staff in planning and zoning for effective, coordinated plan implementation, and to implement sufficient quality control management review and oversight processes to ensure compliance.

**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
Downtown	Provide for a vibrant and intense mix of retail, office, entertainment, institutional, civic, and residential uses.	Encourage development that promotes a twenty-four hour pedestrian downtown atmosphere and contributes to social and economic diversity.	Discourage development that does not fit into a vibrant, pedestrian-oriented central business-civic-entertainment district.	Enhance the area by requiring new development and redevelopment to meet dimensional, architectural, and site development standards and guidelines.
Downtown Expansion	Provide for a vibrant mix of retail, office, entertainment, institutional, civic, and residential uses with a high degree of connectivity to the central business district.	Encourage development that is compatible with traditional forms of development in the Central Business District.	Discourage development with negative impacts on the downtown area and traditional residential development in adjacent and nearby neighborhoods.	Enhance the greater downtown area by accommodating new forms of urban development with larger building envelopes and greater automobile traffic generation, while ensuring compatibility within the context of traditional development.
Traditional Commercial	Provide for businesses with traditional development patterns that place less emphasis on the accommodation of automobiles. Such businesses have lower parking requirements and greater lot coverage than those found in modern commercial areas.	Encourage a mix of uses including single family and multi-family residential uses. Traditional commercial areas may also encourage a vertical mixing of uses within individual buildings, including residential uses above commercial uses.	Discourage development that reduces or diminishes pedestrian and business synergies, such as drive-thrus and other uses that are primarily or exclusively auto-oriented. Discourage off-street parking in front of structures.	Enhance the area with design standards or guidelines that reinforce a traditional sense of place. Enhance compatibility in mixed use areas by including "good neighbor" performance standards in the zoning ordinance.
Traditional Neighborhood	Provide for stable, residential, small lot development patterns. Lots in these areas will typically average less than 6000 square feet in area. Provide for limited amounts of commercial uses within traditional neighborhoods.	Encourage neighborhood-serving businesses to locate on corner lots or along commercial corridors that are within walking distance of residential areas. Such businesses should have lower parking requirements and greater lot coverage than suburban-oriented businesses.	Discourage commercial intrusion into residential block interiors. Discourage large-scale commercial uses that are incompatible with adjacent residential uses.	Enhance opportunities for small business and affordable housing with vertical mixed use zoning, including residential uses above commercial uses in corner or corridor locations. Enhance compatibility in mixed use areas by including "good neighbor" performance standards in the zoning ordinance.



**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
Commercial – Neighborhood	Provide for nodal and strip business districts that are within or adjacent to predominately residential areas. Commercial neighborhood areas should blend auto-oriented development characteristics with characteristics of pedestrian-friendly developments.	Require development to be at a scale and intensity that is compatible with adjacent residential neighborhoods.	Discourage commercial development from adversely impacting nearby neighborhoods by generating excessive traffic, noise, or lighting.	Enhance compatibility with adjacent residential areas by including buffers and “good neighbor” performance standards in the zoning ordinance.
Commercial-Suburban	Provide for business areas that meet commercial needs in a suburban setting.	Encourage a variety of commercial uses, including retail, services, restaurants, and offices to locate in this area.	Discourage the provision of excessive amounts of parking, so as to conserve land and reduce environmental impacts.	Enhance stormwater management and visual appeal by requiring sufficient landscaping, especially in parking lots. Ensure interconnectivity of areas.
Commercial – Regional	Provide for regional business hubs supporting development at a scale and intensity capable of serving regional markets.	Encourage large-scale commercial enterprises, such a malls and major shopping centers to locate in these areas. Encourage innovative forms of regional commercial uses, such as lifestyle centers and new urbanist-inspired designs that integrate commercial, residential, and institutional uses in a mixed-use complex that minimizes traffic impacts and encourages pedestrian activity.	Discourage the provision of excessive amounts of parking, so as to conserve land and reduce environmental impacts. Discourage land use conflicts by limiting regional commercial uses to only those areas that are served by major transportation corridors.	Enhance stormwater management and visual appeal by requiring sufficient landscaping, especially in parking lots.
Commercial – Marine	Provide for land that is dedicated to mixed-use marina operations including ancillary uses that are both marine-related and an integral part of the marina complex.	Encourage increased public access to the waterfront by allowing mixed-use, marine-related development in appropriate areas.	Discourage conversion of these areas to other forms of commercial development.	Enhance quality of life for adjacent residential areas by requiring adequate buffers between residences and commercial marine uses.

**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
General Residential	Provide for areas with a variety of residential uses including multi-family and higher density single-family dwellings.	Encourage a mix of housing types. Encourage mixed use development consistent with Smart Growth principles. Encourage commercial development meeting the needs of residents and protecting established neighborhood character.	Discourage intensive forms of commercial development that are not compatible with adjacent residential uses.	Enhance the mixed use residential character of these areas by permitting a gross area density (i.e., density including right-of-way) greater than 10 units per acre.
General Single Family Residential	Provide for areas that are reserved for uniform single-family detached and single-family attached dwellings.	Encourage integration of development into surroundings through a grid road system or other multiple access design to promote connectivity and reduce traffic congestion.	Discourage non-residential uses in these areas, with the exception of certain compatible institutional uses, such as schools and churches.	Enhance the residential character of these areas by limiting gross area density (i.e., density including right-of-way) to a range of five to ten units per acre.
Suburban Single Family Residential	Provide for areas that are reserved for uniform single-family detached residential dwellings.	Encourage integration of development into surroundings through a grid road system or other multiple access design to promote connectivity and reduce traffic congestion.	Discourage non-residential uses in these areas, with the exception of certain compatible institutional uses, such as schools and churches.	Enhance the residential character of these areas by limiting gross area density (i.e., density including right-of-way) to five units per acre and less.
Planned Development	Provide for large scale development with a mix of uses and efficient internal or external linkages to commercial, institutional, or recreational uses.	Encourage the preservation of marsh and wetlands by clustering development on uplands that are not environmentally sensitive.	Discourage design characteristics that isolate these developments from surrounding areas, such as gating, controlled access points, and cul-de-sac street patterns.	Enhance the quality of planning and design on larger tracts of land by adding a master planning requirement for large parcels, and allowing cluster development without a master plan for smaller parcels. Create large master planned communities chiefly through the use of Planned Unit Developments (PUDs).
Planned Campus	Provide for areas designated for planned business parks, research & development campuses, and educational campuses.	Encourage site plans that create a campus setting, preserve environmentally sensitive areas, or conserve land.	Discourage excessive amounts of parking visible from public roads.	Enhance the park/campus character of large commercial parks by requiring a high percentage of green space and/or landscaped area.

**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
Agriculture /Forestry	Provide for areas principally used for farming, silviculture, and dairy or livestock production.	Encourage the preservation of agricultural land by permitting low impact conservation subdivisions that preserve at least 50% of land area.	Discourage “leapfrog” development of agricultural lands by requiring infrastructure and services to be in place before amending the land use plan to accommodate growth.	Enhance the rural character of agricultural areas by requiring a rezoning to develop more intensive land uses, such as retail uses and residential subdivisions.
Industry – Light	Provide for areas supporting uses such as product assembly, warehouses, wholesale facilities, lumberyards, and dead storage yards. Provide that such areas may require intensive truck traffic and outdoor storage.	Encourage compatibility with nearby non-industrial uses by requiring effective buffers between industrial and non-industrial uses.	Discourage residential, institutional, and other incompatible uses from locating adjacent to areas that have been identified for use by light industry, except where effective buffers are provided. To preserve the job base generated by light industrial uses, and to prevent the displacement of light industrial uses, discourage other commercial uses in light industrial areas.	Enhance the quality of life in adjacent areas by limiting the production of noise, odor, dust, and waterborne contaminants to ambient levels.
Industry – Heavy	Provide for areas supporting uses that are involved in the large-scale production of finished or semi-finished products from raw materials.	Encourage compatibility with nearby non-industrial uses by requiring effective buffers between industrial and non-industrial uses.	Discourage residential, institutional, and other incompatible uses from locating in close proximity to areas that have been identified for use by heavy industry except where effective buffers are provided.	Enhance the usefulness of industrial lands by permitting such areas to produce noise, odor, dust, and waterborne contaminants measurably above ambient levels.
Civic/Institutional	Provide for areas identified for public uses that serve a large area or produce intensive activities.	Encourage the CIV zoning district to only be used for large-scale institutional uses, such as hospitals and college campuses. Most small-scale institutional uses, such as churches and elementary schools, can be readily absorbed into existing neighborhoods and commercial areas.	Discourage intensive institutional uses from locating in less-intensive residential and commercial areas, unless warranted by a review of the land use plan for the area.	Enhance the functionality of intensive institutional uses by providing them with their own zoning district, thereby acknowledging the fact that many large-scale institutional uses are not readily assimilated into the character of residential and commercial districts.



**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
Landfill	Provide for areas for disposal of solid waste	Encourage location of landfills in areas that have adequate buffers and adequate road access	Discourage location of landfills in areas in close proximity to residential uses and other uses that would be adversely affected by truck traffic	Enhance the quality of life in adjacent areas by requiring a development plan for recreational or other community use after landfill is abandoned
Surface Mining	Provide for the mining of fill material in areas with suitable soil types	Encourage the location of surface mining operation in areas that have adequate buffers and adequate road access	Discourage the location of surface mining operation in areas that are environmentally sensitive or in areas that would be adversely affected by truck traffic	Enhance the quality of life in adjacent areas by requiring a development plan that is compatible with surrounding land uses after the surface mining operation is closed
Transportation/ Communication/ Utilities	Provide for areas dedicated principally to railroad facilities, airports, telecommunication towers, sewage and water pump stations and treatment plants, and similar uses that are not readily assimilated into other districts.	Encourage the timed, coordinated provision of transportation and utility infrastructure to guide new development into areas where it is most desirable. In developed areas, and wherever else possible, encourage "stealth towers" in place of conventional communication towers.	Discourage the form of sprawl known as "leapfrog development" that can occur when infrastructure is extended without the guidance of a long-range land use plan. Discourage transportation, communication, and utility uses that produce intensive or obstructive activities from locating in developed areas where they would produce land use conflicts.	Enhance quality of life in adjacent areas by requiring appropriate buffers between these uses and other uses with which they are not readily compatible.
Parks/Recreation	Provide for land dedicated to open space that is accessible to the public as well as land that is dedicated to sports, exercise, and other types of leisure activities. Also provide for adequate public access to these areas.	Encourage the provision of multi-use parks that can accommodate both passive and active forms of recreational use.	Discourage the provision of "leftover parks", where a community's only greenspace is made up of odd-shaped parcels of land that were unsuitable for other forms of development.	Enhance the quality of life in new developments by requiring a specific amount of land to be devoted to the provision of parks or other open space amenities.

**Table 4-1. Policies for Future Development**

DEVELOPMENT CATEGORY	APPROPRIATE LAND USES	CHARACTERISTICS TO ENCOURAGE	CHARACTERISTICS TO DISCOURAGE	METHODS TO ENHANCE COMMUNITY CHARACTER
Conservation	Provide for land that is publicly or privately held and designated for preservation in a natural state or for passive recreation (e.g., fishing, hiking, camping).	Encourage land conservation through a balanced and multi-tiered approach, including: public acquisition, purchase of development rights, cluster development, small lot subdivisions, conservation subdivisions, and other smart growth strategies.	Discourage the conversion of designated conservation lands to other land uses.	Enhance the effectiveness of conservation efforts by targeting the most threatened or environmentally-sensitive lands for public acquisition.
Conservation - Residential	Provide for privately held land in environmentally sensitive areas so that a balance is obtained between development rights and resource protection.	Encourage land conservation through a balanced and multi-tiered approach, including: public acquisition, purchase of development rights, cluster development, small lot subdivisions, conservation subdivisions, and other smart growth strategies.	Discourage development that may degrade natural resources or dramatically alter the established character of an area.	Lands remaining in private hands that are targeted for development should be developed in the most sensitive manner feasible.
Tidal Marsh	Provide for areas of estuarine influence that are inundated by tidal waters on a daily basis and are characterized by spartina (cord grass) habitat.	Encourage these areas to remain in a natural state by preventing their direct development (i.e. prevent the draining and/or filling of marsh land). Encourage greater use of riparian buffers between developed areas and the marsh.	Discourage intensive and/or highly dense land uses from locating adjacent to marsh areas to help limit the negative impacts that development and stormwater runoff can have on marsh habitats.	Enhance marsh lands and the areas around them by using environmental overlays and other zoning tools to restrict the intensity of development in areas where such development would have a negative impact on the health and/or vitality of the marsh habitat.
Open Water	Provide for areas of ocean waters, sounds, open estuaries, rivers, and lakes; including large ponds and lagoons associated with those areas.	Encourage use of these areas by the general public for recreational purposes.	Discourage the damaging effects of stormwater runoff by requiring setbacks and riparian buffers for waterfront properties. Educate property owners in coastal areas about stormwater runoff best management practices.	Enhance the ability of the general public to access these areas for recreational purposes by providing public parks, docks, trails, and other amenities as appropriate.

*A View of Savannah as it stood the 25<sup>th</sup> of March 1734*

# Chapter 5.0 *Strategic Plan*

## CHATHAM COUNTY-SAVANNAH COMPREHENSIVE PLAN COMMUNITY AGENDA

### STRATEGIC PLAN (2012-2016)

December 2012



## CHAPTER 5. STRATEGIC PLAN

### 5.1 Introduction

The Comprehensive Plan for Chatham County and the City of Savannah consists of several components with a major component of this comprehensive plan being the *strategic plan*, or policy plan. Strategic plans typically consist of vision statements<sup>1</sup>, goals, objectives, and strategies.

This section contains the strategic plan that address issues identified in each chapter of the Community Assessment. This section also outlines the steps needed to obtain the community vision. The goals, objectives, and strategies set forth in the following sections were developed by subcommittees that were guided and approved by the Comprehensive Plan Steering Committee. A complete list of committee members and a schedule of meeting dates is included in the *Community Participation Program*. In accordance with the Department of Community Affairs regulations, a Short Term Work Program (STWP) was developed to describe the time frame and responsible parties for each program or project identified in this document. The STWP is located in the following chapter, Chapter 6.0.

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<sup>1</sup> In organizational strategic plans, a “mission statement” provides the guiding vision.

## 5.2 Land Use

The land use vision for the Tricentennial Plan is to provide a rational foundation for land use planning and zoning in Unincorporated Chatham County and the City of Savannah.

### GOAL A: ESTABLISH A FOUNDATION FOR COMPREHENSIVE PLANNING AND ZONING

**Objective 1.** Adopt new zoning with standards and permitted uses that are consistent with established land use patterns (if they differ the reason should be articulated in public policy).

**Strategy a.** Use the maps, statistical tables, and recommendations in this Land Use element as the basis for new zoning standards and uses.

**Objective 2.** Adopt a unified City-County Land Development Ordinance including zoning and other land development regulations.

**Strategy a.** Adopt a unified City-County Zoning Ordinance in 2014.

**Strategy b.** Adopt a unified City-County Land Development Ordinance combining zoning, subdivision, and environmental ordinances by 2016.

### GOAL B: ESTABLISH A FOUNDATION FOR DOWNTOWN AREA GROWTH AND ENHANCE ITS ROLE AS THE ECONOMIC, CULTURAL, AND GOVERNMENTAL HUB FOR THE REGION

**Objective 1.** Adopt new zoning consistent with recommendations in this Land Use element for Downtown Expansion Areas.

**Strategy a.** Ensure that the new zoning provides for uses, building envelopes, and design standards that accommodate modern development while achieving compatibility with the National Landmark District.

**Strategy b.** Identify brownfields for redevelopment, consistent with the Downtown Strategic Master Plan, utilizing State and Federal resources.

### GOAL C: ESTABLISH A FOUNDATION FOR ENVIRONMENTAL RESOURCE PROTECTION

**Objective 1.** Increase marsh protection with more effective buffer standards.

**Strategy a.** Amend current marsh buffer standards in the Environmental Overlay District to provide for a variable width buffer averaging *at least* 35 feet.

**Strategy b.** Provide for Low Impact Development (LID) alternatives to the buffer standard where scientifically demonstrated to be more effective.

**Objective 2.** Adopt marsh hammock zoning and development standards to minimize development impacts.

**Strategy a.** Amend the C-M district or create a new district with specific density, setback, buffer, height, and stormwater management standards for marsh hammocks.

**Objective 3.** Expand incentives for greenspace in new developments.

**Strategy a.** Provide for cluster and conservation subdivisions in all appropriate zoning districts.

**Objective 4.** Require protection of isolated wetlands.

**Strategy a.** Use the Environmental Protection Agency Hydromorphic Functionality Approach to determine priority for wetland protection.

**Strategy b.** Provide incentives to preserve lower priority wetlands.

**Objective 5.** Increase tree canopy protection throughout the City and County.

**Strategy a.** Expand the Historic and Scenic Roads designation in the East Chatham Environmental Overlay District to include eligible roads throughout the county in conjunction with the Chatham Urban Transportation Study/Metropolitan Planning Organization (CUTS/MPO) Amenities Package (see Transportation Chapter).

**Strategy b.** Develop context sensitive standards for the protection of Historic and Scenic Roads.

#### **GOAL D: ESTABLISH A FOUNDATION FOR HISTORIC AND CULTURAL RESOURCE PROTECTION**

**Objective 1.** Develop neighborhood design standards for potential designation as historic districts to ensure preservation of historic attributes, where supported by residents in those areas.

**Strategy a.** Provide for basic design standards developed with neighborhood input.

**Strategy b.** Ensure that new standards do not create a hardship for lower income households.

#### **GOAL E: ESTABLISH A FOUNDATION FOR PRESERVING AND ENHANCING THE PUBLIC REALM**

**Objective 1.** Reclaim lost portions of the public realm that were part of the Oglethorpe town plan.

**Strategy a.** Take advantage of redevelopment opportunities to reconstruct streets and squares consistent with the town plan.

**Strategy b.** Maintain a strong public presence downtown by retaining government functions at traditional focal points.

**Strategy c.** Adopt a “Pedestrian/Transit Priority Area” policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the public realm.

**Objective 2.** Establish new public realm, consistent with that of the town plan, in areas adjacent to downtown Savannah.

**Strategy a.** Require new development in areas adjacent to downtown to be integrated into the grid of the town plan and to provide a ward structure or similar plan that adds to rather than subtracts from the public realm.

#### **GOAL F: REDUCE AUTOMOBILE DEPENDENCE AND ASSOCIATED CONGESTION AND POLLUTION BY PROVIDING A BROAD RANGE OF LAND DEVELOPMENT OPTIONS**

**Objective 1.** Enhance connectivity within and between residential and commercial areas.

**Strategy a.** Require or incentivize pedestrian and bicycle linkages within and between developments.

**Strategy b.** Require or incentivize efficient vehicular access and road linkages for and between new developments.

**Objective 2.** Consider traffic calming as a major component in the design of new functional class collectors and local roads and provide procedure for retrofitting existing neighborhoods with traffic calming measures

#### **GOAL G: ENACT POLICIES THAT ENCOURAGE URBAN AGRICULTURE**

**Objective 1.** Obtain broad-based community support for locally produced food.

**Strategy a.** Establish a Food Policy Council to develop a food security plan for Chatham County.

**Objective 2.** Enact regulations that enhance and protect the integrity of the urban landscape.

**Strategy a.** Define Urban Agriculture from a zoning perspective.

**Strategy b.** Revise animal control ordinances.

#### **GOAL H: FACTOR SEA LEVEL RISE INTO LAND USE AND TRANSPORTATION PLANNING**

**Objective 1.** Assure that new development will not compromise natural protection of current development or be threatened by sea level rise.



**Strategy a.** Consider sea-level rise using the most current, scientifically sound, existing and new data and analysis in approving new residential or commercial development.

**Strategy b.** Consider the 500 year Flood Plain in approving new residential development.

**Strategy c.** Consider a stormwater utility to discourage construction of impervious surface and encourage removal of unnecessary impervious surfaces.

## 5.3 Economic Development

The economic development vision for the Tricentennial Plan is a community with planned and balanced economic growth that is environmentally sensitive, that will support and provide jobs, and that will provide a tax base to support community life.

### GOAL A: FOSTER A POSITIVE ENVIRONMENT THAT PROVIDES OPPORTUNITIES FOR ALL BUSINESSES.

**Objective 1.** Continue to facilitate the establishment of minority and women-owned businesses (M/WBE) as defined by the United States Small Business Administration Federal Contract Program.

**Strategy a.** Distribute the M/WBE newsletter throughout the community to provide information on local procurement trends and opportunities.

**Strategy b.** Develop and implement programs, which encourage interaction between private businesses and the public sector to increase and promote business opportunities for minority and women-owned businesses.

**Strategy c.** Publish and distribute to the community an annual minority and women-owned business directory.

**Strategy d.** Secure resources to strengthen and expand services to M/WBEs and small businesses.

**Strategy e.** Facilitate a mentor program for small M/WBEs contractors to link with larger companies.

**Strategy f.** Establish a center to provide comprehensive services to M/WBEs and small businesses.

**Strategy g.** Utilize quality based selection instead of selection based on low bid.

**Objective 2.** Facilitate the establishment of programs benefiting Disadvantaged Business Enterprises (DBE) as defined by the United States Small Business Administration Federal Contract Program.

**Objective 3.** Identify and remove roadblocks and obstacles to existing and proposed businesses.

**Strategy a.** Improve and promote our regional competitive advantages.

**Strategy b.** Invest in targeted industries.

**Strategy c.** Maximize the economic value of regional business expansion.

**Strategy d.** Build the capacity to innovate and commercialize technology.

**Strategy e.** Create an organizational platform to support core focus areas.

**GOAL B: RECRUIT DIVERSE AND ENVIRONMENTALLY SENSITIVE, CLEAN INDUSTRIES THAT PAY WAGES THAT FOSTER SELF-SUFFICIENCY.**

**Objective 1.** Create an environment that is attractive to industries and their employees.

**Strategy a.** Conduct periodic studies of market demand for products and services, determine business opportunities and disseminate study results throughout the county.

**Strategy b.** Provide additional training opportunities to offer specialized workforce skills to meet specific needs identified by businesses seeking to locate in the community.

**Strategy c.** Make more sites available for industry and identify opportunities for the reuse of contaminated commercial and publicly owned sites.

**GOAL C: ENHANCE AND MAINTAIN THE ECONOMIC VITALITY OF EXISTING BUSINESSES AND CREATE ECONOMIC DEVELOPMENT THROUGH EXPANSION AND RETENTION OF EXISTING BUSINESSES.**

**Objective 1.** Facilitate the expansion and/or retention of at least five industries per year.

**Strategy a.** Support and provide additional training opportunities to offer specialized workforce skills to meet specific needs identified by industries seeking to expand or remain in the community.

**Strategy b.** Support the efforts of the Business Attraction, Minority Recruitment, and Business Retention Teams..

**Strategy c.** Seek Federal, State and/or local designation as Opportunity, Enterprise, or comparable designations in selected locations to spur economic development.

**Strategy d.** Convene a research panel to implement effective financial tax incentives for small businesses on a local level.

**Strategy e.** Encourage the City of Savannah and Chatham County to develop a strategic plan to retain existing industries.

**Strategy f.** Conduct a survey of existing businesses in Chatham County that have international parent/sister companies to assess the opportunity to encourage these companies to locate in Chatham County.

**Strategy g.** Investigate the establishment of a Savannah World Trade Center.

**GOAL D: WORK TOWARD A COMMUNITY WITH A SKILLED WORKFORCE, EARNING A SELF SUFFICIENT WAGE THAT IS CAPABLE OF SUPPORTING A DIVERSE GROUP OF BUSINESSES.**

**Objective 1.** Prepare the local labor force to meet current and new business needs.

**Strategy a.** Strengthen the K-12 school curriculum to ensure that basic academic, work skills and work ethics are established with students.

**Strategy b.** Support all quality programs that increase skills to provide a prepared workforce.

**Strategy c.** Establish collaborative efforts between government agencies, businesses and/or the education community through ongoing programs to better communicate present and future workforce needs and training possibilities.

**Strategy d.** Provide and promote remedial education through satellite programs and distance learning in the community.

**Strategy e.** Support increased efforts to ensure that vocational training programs are based on an accurate assessment of both the projected needs of area employers for employees with particular skills and the needs of area workers for training.

**GOAL E: REDUCE THE RECIDISIVISM OF EX-OFFENDERS**

**Objective 1.** Increase employment opportunities for ex-offenders.

**Strategy a.** Establish transitional jobs for ex-offenders in the private and government sectors.

**Strategy b.** Institute research and an education campaign to document the negative economic impact ex-offenders have when employment and civil rights are denied to them.

**GOAL F: WORK TOWARD BECOMING A COMMUNITY WITH ECONOMICALLY VIBRANT, SAFE NEIGHBORHOODS AND COMMERCIAL CENTERS.**

**Objective 1.** Promote mixed use development where appropriate with densities higher than 25 units per acre to encourage safe, sustainable neighborhoods.

**Strategy a.** Implement a commercial revitalization study of all the major commercial corridors.

**Strategy b.** Coordinate blight reduction, crime prevention, and Capital Improvement Project (CIP) activities along priority corridors.

**Strategy c.** Develop incentives to encourage businesses and governmental agencies to locate in downtown Savannah.

**Strategy d.** Encourage employers to create more day care facilities, including employer-sponsored day care and non-traditional child care. (From Economic Development Goal J Strategy b.)

**GOAL G: STREAMLINE THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESSES TO PROVIDE A ONE-STOP PROCESS FOR THE CITY AND COUNTY.**

**Objective 1.** Consolidate the City and County Zoning and Subdivision Ordinances.

**Strategy a.** Produce a unified ordinance that applies to both the City and County.

**Strategy b.** Where a variance to the regulations is proposed, it shall be reviewed by the Board of Appeals. No use variances shall be considered.

**GOAL H: WORK TOWARD A COMMUNITY THAT PROVIDES THE TRANSPORTATION INFRASTRUCTURE AND INCREASES THE MOBILITY OPTIONS THAT ARE NECESSARY TO SUPPORT PLANNED GROWTH COUNTYWIDE.**

**Objective 1.** Link the Westside business base and the airport with the labor pool and the financial and technological services in the downtown area.

**Strategy a.** Investigate the potential for a public transit route to link the areas with frequent, fast, and dependable transit options.

**Strategy b.** Increase transportation services to the airport and extend services to the Crossroads Business Center and outlying major employment areas.

**Objective 2.** Designate economic development zones where people can live, work, and recreate in the same place.

**Strategy a.** Identify developable areas where there is land available to accommodate the required infrastructure to support a mixed-use community with enough critical mass to become self-sufficient and self-perpetuating.

**Objective 3.** Extend Chatham Area Transit Service to all municipalities in Chatham County.

## **5.4 Housing**

The housing vision for the Tricentennial Plan is to achieve affordable, diverse, and safe housing for the residents of Savannah and Chatham County through efficient and effective policies and programs.

**GOAL A: IMPROVE THE QUALITY OF LIFE AND SAFE LIVING ENVIRONMENT IN ALL NEIGHBORHOODS.**

**Objective 1.** Reduce negative neighborhood images such as vacant derelict housing, unmaintained vacant lots, and blight.



**Strategy a.** Work with State legislators to revise the language in Landowner's Bill of Rights and Private Property Protection Act (HB1313, 2006), to allow the City to once again use eminent domain to clear title on distressed properties.

**Strategy b.** Investigate possible uses of *in rem* foreclosure to clear title of derelict properties.

**Strategy c.** Support the efforts of private, non-profit and other related entities by providing lots and other incentives to build homes on vacant and neglected lots.

**Strategy d.** Continue to support and fund efforts to assist communities in neighborhood improvement efforts such as beautification, revitalization and blight reduction.

**Objective 2.** Reduce uses that negatively impact the quality of life in residential neighborhoods.

**Strategy a.** Review current zoning and amend those districts that allow uses that negatively impact residential areas. Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use planning decisions.

**Strategy b.** Undertake comprehensive redevelopment plans for distressed neighborhoods.

**Strategy c.** Reduce the effect of incompatible land uses through the enforcement of appropriate regulations.

**Objective 3.** Facilitate the exchange of information regarding improving neighborhoods and housing.

**Strategy a.** Assist neighborhoods in establishing a network of existing neighborhood organizations to enhance the quality of life (e.g., Historic Neighborhood Council).

**Objective 4.** Improve neighborhood safety and security.

**Strategy a.** Develop neighborhood crime prevention plans in cooperation with police, citizens, businesses, and government.

**Strategy b.** Implement new programs and expand neighborhood crime fighting programs to all neighborhoods countywide. Programs might include home security initiatives, phones in parks, email information sharing, greater police presence, community policing, formal neighborhood watch programs, and neighborhood walks.

**Strategy c.** Promote the concept of active, vibrant downtown areas by encouraging mixed-use areas through modifications to the Zoning Ordinance to allow mixed-use buildings and by encouraging businesses to remain open at night by providing police presence.

**Strategy d.** Consider the proximity of residential properties, providing adequate separation when locating transitional and correctional facilities.

**GOAL B: ACHIEVE NEIGHBORHOOD STABILITY WHEREBY ALL HOMEOWNERS, REGARDLESS OF INCOME, CAN IMPROVE AND CONTINUE TO LIVE IN THEIR HOMES WITHOUT UNDUE FINANCIAL HARDSHIP.**

**Objective 1.** Preserve the existing housing stock and provide for the rehabilitation of existing housing units.

**Strategy a.** Reduce taxable value of deed restricted affordable housing.

**Strategy b.** Tax vacant structures and other problem lots at the highest and best use.

**Strategy c.** Support adoption of PACE (Property Assessed Clean Energy) legislation which provides for the capital costs of energy efficient retrofits to be recovered by a multiyear property tax assessment.

**Objective 2.** Encourage and improve housing counseling programs.

**Strategy a.** Develop partnerships with nonprofit organizations and other entities to provide pre- and post- purchase home buyer education, credit counseling, fair housing counseling, legal counseling, foreclosure counseling, that educates future homebuyers and homeowners and helps them from losing their homes due to foreclosure.

**Strategy b.** Develop classes or counseling services for landlords and mortgagors on maintenance, landlord/tenant responsibilities, and ways to minimize evictions and foreclosures.

**GOAL C: PROVIDE AFFORDABLE HOUSING FOR ALL LEVELS OF INCOME WITHIN THE COMMUNITY.**

**Objective 1.** Provide a range of affordable housing types within the community in order to assure a choice for community residents.

**Strategy a.** Review and revise existing development regulations to identify and eliminate barriers to the provision of safe, decent and affordable housing.

**Objective 2.** Encourage mixed income, mixed-use development as a means of increasing diversity in neighborhoods.

**Strategy a.** Ensure that the zoning ordinance allows mixed-use development and multiple housing types.

**GOAL D: PROVIDE HOUSING FOR CITIZENS WITH SPECIAL NEEDS, SUCH AS DISABLED, ELDERLY AND HOMELESS PEOPLE.**

**Objective 1.** Provide housing that would assist in providing independent life styles for persons with disabilities/handicaps.

**Strategy a.** Implement the recommendations of the community's Disability Advisory Committee that identify actions in support of housing for disabled persons. Also consider exempting elevators and ramps from permit fees.

**Strategy b.** Encourage the inclusion of handicapped units in new and rehabilitated multi-family and special needs residential facilities where warranted.

**Objective 2.** Provide accessible and affordable housing for the elderly.

**Strategy a.** Pursue funding for supportive housing that includes in-home services such as meals, errands, housekeeping, etc.

**Strategy b.** Support the development of programs that provide subsidized housing for the elderly.

**Objective 3.** Provide options geared toward preventing homelessness and providing the homeless with safe, decent, and affordable housing.

**Strategy a.** Continue to support and enhance the services of the Chatham-Savannah Authority for the Homeless.

**Objective 4.** Investigate methods to provide care for residents of public housing who can no longer live independently.

#### **GOAL E: CREATE OPPORTUNITIES FOR ECONOMICALLY DIVERSE NEIGHBORHOODS.**

**Objective 1.** Create incentives, strategies, and funding mechanisms for renovation and rehabilitation of existing housing stock and compatible infill development.

**Strategy a.** Resolve the question about the legality of a local housing trust fund with local tax revenue.

**Strategy b.** Establish a local Housing Trust Fund capitalized and funded annually with general funds and other revenue provided by public and private entities.

**Objective 2.** Identify and pursue additional Federal and State funding, as well as funding from private lending institutions and foundations.

**Strategy a.** Utilize HUD and other federal government funds and programs to help fund and/or carry out neighborhood revitalization and affordable housing initiatives that are appropriate to Savannah and Chatham County.

**Strategy b.** Utilize federal and state tax credits, including historic tax credits.

**Strategy c.** Seek changes in the DCA low-income housing tax credit program that would result in higher scores and awards for developments that propose creating single-family (1 to 4 units) affordable housing on multiple non-contiguous lots within an adopted Urban Redevelopment Area in partnership with a municipality.

**GOAL F: IMPROVE COORDINATION AND DELIVERY OF HOUSING SERVICES.**

**Objective 1.** Establish an integrated approach to on-going planning.

**Strategy a.** Develop a website with a countywide housing inventory and information system to identify available units and methods of housing revitalization that will produce affordable and well-maintained housing.

**Objective 2.** Support and strengthen nonprofit housing development organizations to enable them to expand existing programs.

**Strategy a.** Provide technical assistance for neighborhoods and organizations in setting up Community Development Corporations and creating networks with other organizations involved in housing development programs.

**Strategy b.** Encourage profit/non-profit collaboration on mixed income, mixed use affordable housing developments, including efforts to obtain federal tax credits.

**GOAL G: INTEGRATE HOUSING, TRANSPORTATION, AND LAND USE PLANNING TO CREATE BETTER COMMUNITIES AND NEIGHBORHOODS.**

**Objective 1.** Increase mobility from neighborhoods to work places and other primary destinations.

**Strategy a.** Increase/expand mobility with more bicycle and pedestrian options, e.g., through mixed use development where shopping, recreation, and employment centers are near housing.

**Objective 2.** Increase neighborhood-based facilities such as parks, playgrounds, and community centers.

**Strategy a.** Adopt incentives to locate recreational and community facilities in new housing developments.

**Strategy b.** Adopt policies that will prioritize development of recreational and community facilities in existing neighborhoods where deficiencies are documented.

**Objective 3.** Consider vulnerability of proposed residential and commercial developments to increased flooding due to sea-level rise.

**Strategy a.** Consider sea-level rise using the most current, scientifically sound, existing and new data and analysis in approving new residential or commercial development.

## 5.5 Historic & Cultural Resources

The historic preservation vision for the Tricentennial Plan is to protect, preserve, and enhance historical, architectural, and archaeologically significant resources; to promote the community's historic character as an important element of its residential quality of life; to

promote economic growth and tourist development; and to maintain a historic preservation process that is comprehensive, continuous, planned, and funded.

**GOAL A: PRESERVE CULTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS, LANDSCAPES AND SITES (HEREINAFTER RESOURCES) THROUGHOUT CHATHAM COUNTY.**

**Objective 1.** Promote intergovernmental coordination with a shared vision.

**Strategy a.** Create new City/County Historic Preservation Commission.

**Objective 2.** Identify Culturally and Historically Significant Resources.

**Strategy a.** Survey Chatham County and the City of Savannah to locate and identify culturally and Historically Significant Resources.

**Strategy b.** Map resources in a Geographic Information System (GIS).

**Objective 3.** Conserve and enhance the distinguishing characteristics of historic neighborhoods, including intangible characteristics such as language, art, music and foods.

**Strategy a.** Identify the distinguishing characteristics of individual historic neighborhoods through local surveys and oral histories.

**Strategy b.** Develop guidelines for development and preservation within these historic neighborhoods.

**Strategy c.** Conduct neighborhood workshops to increase the awareness of residents about the historic characteristics of their community.

**Strategy d.** Encourage the maintenance of civic and institutional uses (particularly schools) within historic neighborhoods.

**Strategy e.** Re-establish the two missing historic squares on Montgomery Street (Elbert/Civic Center and Liberty/Courthouse).

**Strategy f.** Promote contemporary development of infill sites within Historic Districts that supports and respects the character of the districts.

**GOAL B: PROMOTE BROAD PUBLIC AWARENESS OF AND SUPPORT FOR THE PRESERVATION OF RESOURCES.**

**Objective 1.** Increase knowledge of and support for preservation of resources among the general public.

**Strategy a.** Expand the use of electronic media to promote public awareness of Historic and Cultural Resources, including public access cable television and, Internet websites.

**Strategy b.** Promote workshops, lectures and presentations on the preservation of Historic and Cultural Resources.



**Strategy c.** Develop and distribute publications to promote public awareness of Historic and Cultural Resources.

**Strategy d.** Promote and distribute documents on sensitive adaptation of historic structures for ADA accessibility.

**Objective 2.** Increase individual awareness of the economic benefits and challenges incurred when preserving Historic and Cultural Resources.

**Strategy a.** Promote federal and state tax incentives for rehabilitation of historic properties.

**Strategy b.** Promote local incentive programs for rehabilitation and preservation.

### **GOAL C: PROMOTE TOURISM AND CONTRIBUTE TO THE ECONOMIC WELL-BEING OF THE COMMUNITY THROUGH RECOGNITION OF HISTORIC RESOURCES.**

**Objective 1.** Increase national and international recognition of the unique resources of Chatham County.

**Strategy a.** Nominate local resources to the National Register of Historic Places.

**Strategy b.** Publish accurate multi-language visitors' guides.

**Objective 2.** Promote the resources of Chatham County outside of the Landmark Historic District.

**Strategy a.** Develop walking-tour brochures of resources around Chatham County.

**Strategy b.** Promote the installation of Georgia historical markers for resources outside the Landmark District.

### **GOAL D: ESTABLISH ORDINANCES AND PUBLIC POLICIES THAT ENABLE THE PROTECTION OF RESOURCES AND SUPPORT AN EFFECTIVE ON-GOING PROGRAM.**

**Objective 1:** Ensure that Chatham County and the City of Savannah have adequate policies to protect development within historic areas.

**Strategy a.** Encourage Chatham County to become a certified local government with a Historic Preservation Ordinance.

**Strategy b.** Strengthen minimum maintenance and demolition regulations to protect resources.

**Strategy c.** Adopt and use the Georgia Blighted Buildings Act (HR391) to provide an incentive for repair and restoration of derelict properties.

**Strategy d.** Provide training and certification for local preservation contractors on required procedures and permits in historic districts.

**Strategy e.** Review current and planned development projects for possible impacts on resources and incorporate any findings in the decision-making process.

**Strategy f.** Review and amend local land use plans and zoning ordinances to preserve the character of historic neighborhoods.

**Strategy g.** Coordinate with the Georgia Historic Preservation Office for local review of projects as required by the National Environmental Protection Act.

**Strategy h.** Establish qualifications for appointees to historic preservation boards.

**Strategy i.** Review and improve enforcement policies and procedures that affect resources.

**Strategy j.** Develop a local archaeological resource protection ordinance.

**Objective 2.** Ensure that all jurisdictions have adequate funding to encourage the preservation of resources.

**Strategy a.** Establish a low/moderate housing trust fund for the renovation and rehabilitation of Historic properties.

**Strategy b.** Establish a preservation fund to preserve resources in danger of demolition through neglect.

**Strategy c.** Encourage the salvage and recycling of building materials where possible in all local government projects, to include demolition and construction.

**Objective 3.** Ensure that economic, racial, age and social diversity is maintained within historic districts.

**Strategy a.** Revise local tax programs to protect long term homeowners in historic districts from tax increases that threaten continued home ownership.

**Strategy b.** Develop incentive programs for qualifying landlords to control increases in rents resulting from increasing value in historic district's properties.

## 5.6 Natural Resources

The natural resources vision for the Tricentennial Plan is a community that is a healthy place to live, work, and raise a family, where the protection of natural resources is considered an integral part of its social and economic values.

**GOAL A: PRESERVE NATURAL AREAS AND OPEN SPACES TO PROVIDE FOR WILDLIFE HABITAT, THE CONTINUATION OF ECOSYSTEM SERVICES, AND PUBLIC RECREATIONAL OPPORTUNITIES.**

**Objective 1.** Continue to support the Chatham County Resource Protection Commission (CCRPC) and its land conservation efforts that include protecting high priority habitats.

**Strategy a.** Research and implement a continual funding mechanism to support the CCRPC and its staffing needs.

**Strategy b.** Increase public awareness of the CCRPC through the development of a public education campaign that will include the development of a website, promotional materials, signage at sites, etc.

**Objective 2.** Identify potential habitat corridors and develop a plan to conserve these areas.

**Strategy a.** Use data (e.g. Coastal Georgia Land Conservation Initiative) to identify potential wildlife corridors within Chatham County.

**Strategy b.** Develop a plan for preserving and/or restoring the properties within each corridor, which includes identifying potential funding sources for purchase and/or restoration activities if needed.

**Objective 3.** Develop a plan to repurpose unused publicly owned natural areas and open spaces to provide permanently protected habitat areas and public recreational spaces.

**Strategy a.** Develop a plan and map to identify and highlight the unused publically owned properties in order to create a network of natural, passive public parks within Chatham County.

**Strategy b.** Identify all County owned properties that are currently not slated for development or sale and prioritize for use as wildlife areas, public recreational spaces, and/or urban agriculture areas.

**Strategy c.** Identify and map all public parks and publically owned spaces within the City/County.

**Strategy d.** Work with the Community Rating System Task Force to repurpose Federal Emergency Management Agency (FEMA) buyout properties for use as passive recreational parks.

**Strategy e.** Improve access to natural resources areas.

**Strategy f.** Use existing canal corridors for non-motorized access and connection to other similar corridors to create a network of passive recreational spaces.

**Objective 4.** Ensure the protection of wildlife associated with municipally owned natural and open spaces areas.

**Strategy a.** Develop a best management practices (BMPs) manual and guidebook for use when maintaining municipally owned natural and open space areas (to include ponds, trails, parks, etc.) to ensure the protection of habitat.

**Objective 5.** Encourage tree preservation and reforestation throughout Chatham County.

**Strategy a.** Strengthen the City and County regulations to improve tree preservation and replanting during development.

**Strategy b.** Establish a fortified tree canopy by requiring projected 50% tree canopy coverage for each commercial and residential development.

**GOAL B: INCORPORATE NATURAL RESOURCES INTO APPROPRIATE DEVELOPMENT STANDARDS AND REVIEW PROCEDURES.**

**Objective 1.** Adopt a unified natural resource protection ordinance for Chatham County that is simple, clear, objective and enforceable.

**Strategy a.** Incorporate existing natural resource protection ordinances, including:

- Groundwater Recharge Area Protection
- Land Clearing and Tree Protection
- Land Disturbing Activities
- Soil Erosion and Sediment Control
- Stormwater Management
- Flood Damage Prevention
- Wellhead Protection
- River Corridor Protection
- Wetlands Protection
- Water Supply Watershed Protection
- Wetlands Protection
- Buffer Protection
- Greenspace Standards
- Light Regulations

**Strategy b.** Continue to enforce current natural resource regulations.

**Objective 2.** Adopt a unified natural resource protection ordinance for City of Savannah that is simple, clear, objective and enforceable.

**Strategy a.** Incorporate existing natural resource protection ordinances, including:

- Groundwater Recharge Area Protection
- Land Clearing and Tree Protection
- Land Disturbing Activities
- Soil Erosion and Sediment Control
- Stormwater Management
- Flood Damage Prevention
- Wellhead Protection

- River Corridor Protection
- Wetlands Protection
- Water Supply Watershed Protection
- Wetlands Protection
- Buffer Protection
- Greenspace Standards
- Light Regulations

**Strategy b.** Continue to enforce current natural resource regulations

**Objective 3.** Protect natural resources by limiting allowable impervious coverage.

**Strategy a.** Modify the City/County's stormwater ordinance to adopt a maximum impervious surface/coverage goal for the City/County.

**Objective 4.** Adopt site plan review procedures that ensure implementation of natural resource protection requirements.

**Strategy a.** Develop a check list-type mechanism for use during site plan reviews and approvals that would trigger a natural resource staff review if the suggested development involved bridge permitting or could impact sensitive natural resources, including back barrier islands and protected species habitat.

**Strategy b.** Adopt incentives for leaving established trees undisturbed, protecting established trees during construction, and ensuring that new trees will remain healthy or be replanted.

**Objective 5.** Encourage energy efficiency and natural resource protection in new construction.

**Strategy a.** Offer incentives, such as tax breaks, fee reductions, impervious surface credits, recognition, etc., for new construction that is Leadership in Energy and Environmental Design (LEED) certified.

**Objective 6.** Provide support and assistance for developers wishing to incorporate Low Impact Development (LID) site design standards into their projects.

**Strategy a.** Create a Green Developer Award program to recognize developers incorporating LID site design standards.

**Strategy b.** Develop a clearinghouse for resources and technical assistance to help developers interested in incorporating LID site design standards into their projects.

**Objective 7.** Provide continuing education units and technical assistance regarding environmental protection standards to all parties involved in the development process.

**Strategy a.** The Metropolitan Planning Commission will seek designation as a provider or will host designated providers for continuing education units for maintenance of professional licenses for engineers, landscape architects, architects, and other design professionals.



**GOAL C: PRESERVE AND PROTECT COASTAL RESOURCES, INCLUDING MARSHLANDS, BACK BARRIER ISLANDS, TIDAL CREEKS, AND ESTUARIES.**

**Objective 1.** Adopt zoning regulations that require special review and application of appropriate standards to back barrier islands. Include appropriate protection strategies recommended by the Department of Natural Resources (DNR) Coastal Marsh Hammocks Stakeholder Group.

**Strategy a.** Create a Back Barrier Island Zoning Classification with development standards that protect back barrier islands and surrounding marsh ecosystems to the greatest extent possible. Include measures recommended by the DNR Coastal Marsh Hammocks Stakeholder Group where appropriate.

**Strategy b.** Create a mechanism for local governments to comment on bridge permit applications.

**Strategy c.** Coordinate review of proposed development on back barrier islands with the DNR bridge permit review process.

**Objective 2.** Encourage the preservation of back barrier islands in their natural, undisturbed state.

**Strategy a.** Permanently protect all back barrier islands under Chatham County or City of Savannah ownership through conservation easements or restrictive covenants. Allow for passive recreation on preserved back barrier islands during daylight hours only.

**Strategy b.** Prioritize privately owned back barrier islands for purchase with greenspace funding using criteria recommended by the DNR Coastal Marsh Hammocks Stakeholders Group.

**Strategy c.** Offer incentives to private back barrier island owners to preserve and permanently protect their property including a City or County property tax reduction for conservation easements.

**GOAL D: MAINTAIN ADEQUATE AND OPEN FLOODPLAINS TO PREVENT PROPERTY DAMAGE FROM FLOODWATERS.**

**Objective 1.** Acquire and permanently protect land that floods repeatedly.

**Strategy a.** Obtain and permanently protect repetitively flooded land through easement and land acquisition made possible by FEMA, grant funding, and Special Purpose Local Option Sales Tax (SPLOST). Where appropriate make acquired and protected land available for passive recreation.

**Objective 2.** Maintain the capacity of the floodplain to contain floodwaters.

**Strategy a.** Continue to require all development impacts within the floodplain to be mitigated and provide for “no net loss” of floodplain capacity.

**Strategy b.** Enforce City and County flood ordinances.

**Objective 3.** Facilitate coastal ecosystem migration through the maintenance and restoration of open space.

**Strategy a.** Develop priority areas for land acquisition based on their strategic capacity to absorb floodwaters and support coastal ecosystem migration (low lying, undeveloped uplands where coastal marshes, beaches, and other intertidal natural communities can migrate inland with sea level rise).

**Strategy b.** Protect riparian buffers to allow the conversion of adjacent uplands to wetlands while retaining transitional ecozones where ecologically feasible.

### **GOAL E: PRESERVE EXISTING TREES AND ENCOURAGE THE PLANTING OF NEW TREES.**

**Objective 1:** Protect naturally forested uplands as identified in the Natural Resources Inventory.

**Strategy a:** Create policies and incentives that encourage new development to protect naturally forested uplands as community greenspace.

**Strategy b:** Prioritize naturally forested uplands for acquisition with greenspace funding.

### **GOAL F : PROTECT SURFACE FRESHWATER RESOURCES.**

**Objective 1.** Amend existing wetlands protection regulations to include protection for functional wetlands.

**Strategy a.** Develop criteria for determining wetland functionality based on the United States Environmental Protection Agency's (USEPA) Hydrogeomorphic Functionality Approach (HFA) and the National Wetland Inventory Plus (NWIPlus).

**Strategy b.** Create a countywide map of wetlands and their functionality.

**Strategy c.** Determine and regulate allowable uses within functional isolated wetlands based on HFA functionality.

**Strategy d.** Continue to support and encourage the preservation of wetlands and those areas designated as priority preservation areas.

**Objective 2.** Improve the quality of the waterbodies within Chatham County.

**Strategy a.** Implement all requirements and plans for waterbodies and areas within Chatham County affected by Total Maximum Daily Loads (TMDLs).

**Strategy b.** Prevention of degradation of the quality of surface waters and groundwater shall be a factor in the consideration for approval of residential, commercial, and industrial developments.

**Strategy c.** Development proposals that will affect drainage on adjacent properties, roads, or watercourses shall include a drainage plan addressing the impacts and mitigation measures affecting water quality.

**GOAL G: REDUCE THE QUANTITY AND IMPROVE THE QUALITY OF STORMWATER RUNOFF.**

**Objective 1.** Implement and expand stormwater management plans as required by local Municipal Separate Stormwater System (MS4) National Pollution Discharge Elimination (NPDES) permits.

**Strategy a.** Improve stormwater system maintenance.

**Strategy b.** Increase public awareness of the consequences of litter and other non-point source pollution including fertilizer, pesticide, petroleum products, sediment, and pet waste.

**Strategy c.** Research various funding methods to finance an expanded stormwater management program.

**Strategy d.** Establish an impervious surface limit for the City of Savannah and Unincorporated Chatham County.

**Objective 2.** Prevent the malfunction (seepage and inadequate treatment) of new and existing onsite sewage management systems (septic systems).

**Strategy a.** Conduct an inventory of all septic systems to include the following information: location, age of the system, size and overall condition.

**Strategy b.** Adopt a local ordinance to assist in the enforcement of current onsite sewage management systems to ensure that septic systems are maintained. This should include:

- Periodic inspection of septic systems every 3-5 years.
- Requiring a current septic tank inspection letter for the sale of a property.
- A reference to the Chatham County Board of Health's *Ordinance for Enforcement of Chatham County Environmental Health Regulations*.

**Strategy c.** Continue to educate homeowners about proper septic system maintenance.

**Objective 3.** Develop riparian buffer regulations that are effective for stormwater control and pollutant removal and that are based on best management practices.

**Strategy a.** Research using variable buffer widths that allow for shallow lots and view corridors and that can be increased or decreased based upon the needs and level of development.

**Strategy b.** Encourage the use of buffers with vegetation native to coastal Georgia as a best management practice for stormwater quality control. Establish minimum vegetative standards for the riparian buffers and allow selective clearing in the view corridor provided that all healthy trees over four (4) inches DBH (diameter at breast height) are preserved.

**Strategy c.** Discourage variances for intrusion into the established buffer.

**Objective 4.** Adopt stormwater system improvement and maintenance policies that protect water quality.

**Strategy a.** Amend County and City stormwater engineering policies to incorporate drainage designs that more closely mimic natural environments.

**Strategy b.** Reduce chemical controls of emergent vegetation in County and City stormwater canals.

## **GOAL H : PROTECT GROUNDWATER RESOURCES.**

**Objective 1.** Address the rate of saltwater intrusion in the Floridan Aquifer.

**Strategy a.** Follow recommendations set forth in the Coastal Georgia Regional Water Plan for the Savannah and Ogeechee watersheds.

**Strategy b.** Implement the Chatham County Comprehensive Water Supply Management Plan.

**Strategy c.** Reduce outdoor water use through regulations and incentives that encourage water conservation, xeriscaping, and using alternate sources for irrigation to include non-potable water sources.

**Strategy d.** Expand on an education and outreach campaign to raise public awareness on water conservation and reuse, protection measures and related natural resource issues within Chatham County.

**Objective 2.** Prevent contamination of groundwater resources.

**Strategy a.** Ensure processes are in place that would regulate and oversee the installation of backflow devices on all newly installed irrigation systems.

**Objective 3.** Promote water conservation practices and the use of alternative water sources.

**Strategy a.** Encourage reuse of wastewater not only to minimize discharge but also to reduce the use of potable water.

**Strategy b.** Set an example in new and existing City and County facilities by utilizing water conservation techniques.

**Strategy c.** Water conservation should be a consideration in approval of all major developments.

**Strategy d.** Subject to other jurisdictional authority, the reuse of treated wastewater and gray water should be encouraged wherever possible for both residential and commercial irrigation and for commercial and industrial purposes.

**Objective 4.** Protect groundwater recharge areas.

**Strategy a.** Improve identification and Geographic Information System (GIS) inventory of recharge areas.

**Strategy b.** Enforce Groundwater Recharge Environmental Planning Criteria in all recharge areas, including those identified in an inventory update.

**Strategy c.** Establish an impervious surface limit for recharge areas.

### **GOAL I: PREVENT DANGEROUS AND EXCESSIVE LIGHTING IN NEW DEVELOPMENTS AND ENCOURAGE THE RETROFITTING OF SUBSTANDARD LIGHTING IN OLD DEVELOPMENTS.**

**Objective 1.** Encourage the use of lower, pedestrian friendly lighting and discourage the use of cobra lighting.

**Strategy a.** Coordinate with the City of Savannah Traffic Engineer, Chatham County Engineering, and Georgia Power to allow for alternative forms of lighting.

**Strategy b.** Provide incentives to developers to offset the cost of installing cutoff and/or pole top lighting in residential developments.

**Strategy c.** Work with Georgia Power to provide technical assistance to community organizations wishing to retrofit existing lighting in their neighborhoods.

**Objective 2.** Prevent up-lighting, glare, and excessive lighting levels emanating from commercial development.

**Strategy a.** Strengthen existing lighting regulations.

**Strategy b.** Re-establish acceptable light levels for specific uses.

**Objective 3.** Prevent excess and disturbing lighting in environmentally sensitive areas.

**Strategy a.** Require that all lighting within  $\frac{1}{4}$  mile of the marsh be full cut-off or pole-top.

**Strategy b.** Discourage the use of sodium vapor lighting through an agreement with the Georgia Power.

### **GOAL J: IMPROVE SOLID WASTE MANAGEMENT COUNTYWIDE**

**Objective 1.** Reduce the volume of waste entering Chatham County landfills.

**Strategy a.** Conduct a countywide solid waste stream analysis to determine the composition of waste entering landfills in Chatham County.

**Strategy b.** Institute a goal for the percentage of solid waste diverted from landfills to recycling for the City of Savannah and Unincorporated Chatham County.



**Strategy c.** Formulate a process to manage and limit the number of private haulers in the Unincorporated Chatham County area.

**Strategy d.** Encourage all private waste management companies to provide a curbside recycling option to customers.

**Strategy e.** Work on making composting operation on landfills “permit by rule” rather than major or minor modifications in Chatham County<sup>2</sup>.

**Strategy f.** Research the feasibility of a pilot City/County composting facility initially only accepting food donations from grocery stores.

**Strategy g.** Provide education to all area residents to include K-12 and elected officials about the need to recycle and recycling options.

**Objective 2.** Eliminate the threat of hazardous waste contamination from Chatham County landfills.

**Strategy a.** Seek funding to provide open collection days for hazardous materials including, but not limited to prescription medicines, paint, tires, petroleum products, fertilizers, batteries and pesticides.

**Objective 3.** Reduce illegal dumping throughout Chatham County

**Strategy a.** Require all residents in Unincorporated Chatham County to have municipal solid waste pickup service.

**Strategy b.** Continue to develop and expand Chatham County’s Adopt-A-Road Program.

**Strategy c.** Evaluate the possibility of collecting used waste oil in the City/County for processing and use as biofuel in municipal operations such as fleet equipment and machinery.

## **GOAL K: EDUCATE CHATHAM COUNTY’S RESIDENTS AND VISITORS ON NATURAL RESOURCE ISSUES.**

**Objective 1.** Have a reliable resource where information concerning natural resources in Chatham County can be found.

**Strategy a.** Work with outside agencies to create a clearinghouse that will serve to educate the public on local natural resource groups and activities with Chatham County.

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<sup>2</sup> Permit-by-Rule deems certain solid waste operations to have a permit to operate if certain specified conditions of operation are met (e.g. a collection truck must be enclosed; a transfer station must confine waste inside the station). This is contrasted with a Major or Minor Modification to a permit which requires public hearings and a possible reconsideration of the original permit. (Georgia Secretary of State Rules Section 391-3-4-.06)

**Strategy b.** Ensure the clearinghouse is consistently overseen and updated by a dedicated staff or organization.

**Strategy c.** Develop and promote a K-12 educational curriculum covering issues such as solid waste, litter, recycling and composting.

**Strategy d.** Market and promote Chatham County's *Roadmap for Chatham County for its Journey in Becoming the Greenest County in the State of Georgia* (a.k.a the JoIN Plan).

### **GOAL L: DEVELOP A TIME-BASED AND SPATIAL CONTEXT FOR CLIMATE ADAPTATION AND SEA-LEVEL RISE (SLR) ADAPTATION PLANNING.**

**Objective 1.** Identify the areas of the County that may be vulnerable to sea level rise.

**Strategy a.** Use the most current, scientifically sound existing and new data and analysis to establish a sea-level rise (SLR) adaptation overlay district encompassing all areas within the County that are vulnerable to SLR within 100 years.

**Strategy b.** Conduct a vulnerability assessment of the community's risk and vulnerability to climate adaptation based on local knowledge of both historical and developing hazards and challenges.

**Objective 2.** Expand planning horizons for sea-level rise adaptation to capture the anticipated impacts of SLR based on current SLR models.

**Strategy a.** Utilize a 100 year planning horizon when considering the adoption of any SLR adaptation strategy. This 100 year planning horizon shall also apply to any planning, zoning, and permitting process within the County and City of Savannah.

**Objective 3.** Draft a plan for sea level rise on a regional basis.

**Strategy a.** Collaborate with surrounding municipalities and communities to strengthen comprehensive climate adaptation and mitigation planning.

**Objective 4.** Require consideration of climate adaptation and sea-level rise in existing and planned public and private infrastructure and land development.

**Strategy a.** Inventory all existing and planned infrastructure (to include local and regional drinking water, wastewater and stormwater resources) and land development within the vulnerable area for its capacity to accommodate projected sea-level rise over the life expectancy of the infrastructure and development.

**Strategy b.** No capital improvements within the vulnerable area shall be financed or constructed without having first been reviewed to determine the extent to which the proposed improvement is sea-level rise-ready, taking into account where it is located, and whether it will contribute to additional development within the vulnerable area.

**Strategy c.** Consider and build preparedness for climate adaptation impacts when updating land use plans, as well as economic development plans, stormwater management standards and floodplain regulations.

**Strategy d.** Assess the potential impact of long-term drought on groundwater and surface water supplies within Chatham County due to possible climate adaptation scenarios.

**GOAL M: ENSURE ADEQUATE PROTECTION OF THE BUILT ENVIRONMENT THROUGH SHORELINE STABILIZATION THAT SEEKS TO MAINTAIN A STATIC SHORELINE POSITION WITHIN SOME LIMITED AREAS OF THE COUNTY.**

**Objective 1.** Identify areas of the built environment vulnerable to SLR where shoreline stabilization strategies will be appropriate.

**Strategy a.** Develop a comprehensive shoreline stabilization strategy to address protection of the built environment where appropriate and feasible.

**Strategy b.** In areas deemed suitable for coastal protection, discourage further hardening of shorelines and instead encourage the use of soft or alternative shoreline stabilization techniques that can support limited retreat of biological communities unless precluded by engineering or regulatory constraints.

**Strategy c.** Based on projected rates of SLR within the SLR planning horizon, inventory all existing City/County shoreline stabilization structures and determine their capacity to maintain functionality throughout the SLR planning horizon.

**Strategy d.** Inventory all public buildings and infrastructure that are vulnerable to SLR within the SLR planning horizon and determine whether such buildings and structure are suitable for protection through shoreline stabilization.

**GOAL N: WORK TO IMPROVE THE AIR QUALITY IN CHATHAM COUNTY.**

**Objective 1.** Maintain “attainment” status in Chatham County.

**Strategy a.** Reduce the potential for particle pollution exposure in Chatham County by adopting Federal recommendations for specific levels of pollutants.

**Strategy b.** Work to reduce the amount of particulate matter less than 10 micrometers in diameter in Chatham County’s ambient air.

**Strategy c.** Evaluate alternative energy applications for use throughout the City/County municipal facilities.

## 5.7 TRANSPORTATION

The transportation vision for the Tricentennial Plan is a region with a safe and efficient multi-modal transportation system that is compatible with existing and future land use; that maintains and preserves the unique characteristics of neighborhoods and of the coastal area; that provides all residents, regardless of their age, income, or special needs access to employment centers, institutions, commercial areas, recreational facilities, and other destinations; and that anticipates and facilitates economic activity.

### **GOAL A: WORK TOWARD A COMMUNITY THAT HAS A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM.**

**Objective 1.** Develop a regional transportation system that includes a choice of reliable transportation options including automobile, public (e.g. bus, trolley, ferry), private (e.g. taxi, van, pedicab), bicycle, and pedestrian.

**Strategy a.** Support a Constitutional and/or General Revenue amendment to permit the Georgia Department of Transportation (GDOT) and the US Department of Transportation to fund stand-alone pedestrian and bicycle projects that are not associated with road projects.

**Strategy b.** Support the Chatham Area Transit (CAT) Authority and other entities in their efforts to expand their service areas and the frequency and types of service.

**Strategy c.** Identify areas where people are currently walking or riding bicycles and prioritizes these areas for pedestrian and bicycle improvements.

**Strategy d.** Encourage the use of car and bike-sharing, park and ride lots, and support the Coastal Commuters initiative.

**Strategy e.** Consider coordination and consolidation of downtown transportation options (CAT, SCAD, DOT).

**Objective 2.** Encourage efficient transportation layouts in new developments.

**Strategy a.** Require bus stops, shelters, and accessible sidewalks in commercial and industrial developments that are on existing or proposed public transportation routes where the parking requirement exceeds 40 spaces.

**Strategy b.** Establish incentives for developers to emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments.

**Strategy c.** Support efforts to remove minimum acreage and other State requirements that discourage the construction of neighborhood schools.

**Strategy d.** Recommend that the Board of Education plan and manage schools as multi-purpose community centers and include off-site safety improvements (sidewalks, bike paths) to encourage children to walk or ride bicycles.

**Strategy e.** Support efforts to revise the State funding formula that currently discourages the rehabilitation of existing neighborhood schools and encourages construction of new schools by funding rehabilitation projects only if they cost less than 50 percent of a new project.

**Objective 3.** Expand the opportunity for multi-modal transportation opportunities linking employees to employers.

**Strategy a.** Encourage the expansion of CAT Authority route timetables during non-traditional second and third shifts in order to serve industries such as manufacturing and healthcare.

**Strategy b.** Establish a partnership between law enforcement and the CAT Authority that supports expansions in route timetables for second and third shift employees while assuring safety.

**Strategy c.** Encourage the use of remote parking with responsive shuttle service to employment centers.

**Strategy d.** Identify public facilities where bicycle racks and pedestrian crosswalks would be useful, and allocate funds to install and maintain the facilities.

**Strategy e.** Site parking facilities on undeveloped land near major highways and provide shuttle service to downtown areas to reduce the number of automobiles in the downtown area.

## **GOAL B. DEVELOP A TRANSPORTATION SYSTEM THAT IS COMPATIBLE WITH EXISTING AND FUTURE LAND USE.**

**Objective 1.** Integrate Land Use Planning and Transportation Planning.

**Strategy a.** Involve the local government and citizens in the planning and prioritization of GDOT road projects.

**Strategy b.** Incorporate other modes of transportation (walking, bicycling, bus, ferry, streetcar, light rail) as viable alternatives in the long-range transportation plan.

**Strategy c.** Require that arterials and collectors be spaced according to the existing and proposed residential density.

**Strategy d.** Encourage the development of self sufficient commercial/residential centers that are connected by public transportation.

**Strategy e.** Analyze the CORE/MPO Transportation Improvement Program in light of the proposed Land Use Plan and determine whether alternate modes of transportation could result in greater efficiency.



**GOAL C. DEVELOP A ROAD SYSTEM THAT MAINTAINS AND PRESERVES UNIQUE CHARACTERISTICS OF NEIGHBORHOODS AND OF THE COASTAL AREA.**

**Objective 1.** Tailor road building activities to the characteristics of the area where the road is located.

**Strategy a.** Require that all private and public road designs include a tree protection and restoration plan, a landscape plan, an accessible pedestrian plan, a bicycle plan, and an accessible public transportation plan.

**Strategy b.** Consider traffic calming as a major component in the design of new functional class collectors and local roads and provide procedures for retrofitting existing neighborhoods with traffic calming measures.

**Strategy c.** Establish a procedure for identifying and constructing traffic calming measures in existing neighborhoods.

**Strategy d.** Develop urban design guidelines that relate to sidewalk width and materials, lighting, signage, landscaping, way finding, crosswalks, curb ramps, refuge islands, corner radii, and signals.

**Objective 2.** Consider the impacts of transportation systems on the physical and economic health of residents, specifically related to rising energy costs.

**Strategy a.** Design an off-street comprehensive multi-use trail system within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile of all residential areas that connects to commercial, recreational, and industrial areas.

**Strategy b.** Identify and consider utility and canal right-of-ways as transportation corridors.

**Objective 3.** Consider the impact of SLR on proposed transportation systems, particularly relating to improvements of existing roads and bridges.

**Strategy a.** Consider sea-level rise using the most current, scientifically sound, existing and new data and analysis in development of the Long Range Transportation Plan to ensure that proposed transportation projects will not be threatened by SLR.

**GOAL D: WORK TOWARD A REGIONAL PUBLIC TRANSPORTATION SYSTEM THAT PROVIDES ALL RESIDENTS, REGARDLESS OF THEIR AGE, INCOME, OR SPECIAL NEEDS ACCESS TO EMPLOYMENT CENTERS, INSTITUTIONS, COMMERCIAL AREAS, RECREATIONAL FACILITIES, AND OTHER DESTINATIONS.**

**Objective 1.** Provide convenient pedestrian and bicycle access from public transportation termini to employment centers, institutions, commercial areas, schools, and recreational facilities.

**Strategy a.** Identify employment centers, institutions, commercial areas, schools, and recreational facilities as well as all bus stops and evaluate the level of service of public transportation systems to the areas and the level of pedestrian and bicycle access from the drop-off point to the entrance to the facilities.

**Strategy b.** Identify costs and potential funding sources to improve pedestrian and bicycle access to and within the sites.

**Strategy c.** Encourage company-sponsored van service to and from public transportation termini.

**Objective 2.** Wherever pedestrians are permitted on the public right-of-way, also provide space for the disabled to travel.

**Strategy a.** Provide crosswalks with visible and audible signals.

**Strategy b.** Identify sources of funds to improve accessibility to and within the sites.

#### **GOAL E: ESTABLISH A TRANSPORTATION SYSTEM THAT ANTICIPATES AND FACILITATES ECONOMIC ACTIVITY.**

**Objective 1.** Develop an intermodal transportation system that sustains economic activity by linking trucking facilities, rail terminals, airports, and seaports with limited access roads.

**Strategy a.** Determine the corridors that transport goods most directly from rail terminals, the airport, and seaport to the interstate highways and (1) limit the number of curb cuts along the corridors and (2) establish zoning that does not permit strip commercial development along the corridors.

**Strategy b.** Determine the most desirable corridors for future transportation of goods and establish zoning that provides for limited access roads to be constructed in the future.

**Strategy c.** Provide a highway system that is safe, convenient, and accessible to Chatham County and the surrounding region.

**Strategy d.** Maintain an airport system that provides people and goods with adequate linkages to other communities via public carriers and private aircraft.

**Strategy e.** Provide port, trucking and rail systems that are economically competitive and connected to regional and national markets.

**Strategy f.** Optimize the operations of transportation systems to minimize travel time delays and expenses especially for the movement of materials and goods throughout the County and the region.

**Objective 2.** Encourage the development of a regional multimodal transportation system.

**Strategy a.** Maintain the continuing, cooperative relationship with all agencies that are involved in providing transportation facilities and services throughout the region.

**Strategy b.** Coordinate funding of interstate and intercounty projects to maximize returns on transportation investments and to avoid duplication of facilities.

**Strategy c.** Support expansion of the CAT ferry system to serve South Carolina.

**Objective 3.** Establish Savannah as a transit-oriented, bicycle-friendly, walkable community and market these attributes to attract new businesses, residents, and visitors.

**Strategy a.** Define a Pedestrian Transit Priority Area (PTPA) that includes the area north of Victory Drive, south of the north channel of the Savannah River, west of Pennsylvania Avenue, and east of the limits of an Urban Expansion Area (to be defined).

**Strategy b.** Analyze the existing and proposed public and private transit routes (including bus and shuttle services, water taxis, and pedicabs), bicycle lanes, parking facilities, and potential pedestrian throughways to develop a phased master plan to be implemented incrementally (e.g. declare a section of street open to only pedestrian and bicycle traffic on Sunday afternoons, and if this is successful, extend the time to all day Sunday, then to the weekend, and based upon public response and functionality, extend the time and/or expand the street section).

**Strategy c.** Improve selected streetscapes and intersections within the PTPA to accommodate pedestrians, cyclists, and transit riders.

**Strategy d.** Establish safe and effective commuter routes from outlying residential areas and parking lots. Publish walking and cycling maps for both visitors and residents showing scenic routes and commuter routes. Make materials available in alternative formats (e.g. Braille, audio recordings).

**Strategy e.** Enlist the support of businesses and residents within the PTPA through a public relations campaign to develop a strong sense of local identity and unity.

**Strategy f.** Integrate any proposed tourist-oriented light rail or ferry system so that these systems also serve residents.

**Strategy g.** Establish safe pedestrian access between residences and neighborhood facilities.

**Strategy h.** Identify costs and potential funding sources for pedestrian access needs along targeted corridors and in neighborhoods.

## 5.8 COMMUNITY FACILITIES

The community facilities vision for the Tricentennial Plan is a community that provides ample recreational opportunities for all residents, preserves waterways and natural areas for conservation and public use, and meets the county's infrastructure needs in an efficient and cost-effective manner.

### **GOAL A: DELIVER COMMUNITY SERVICES IN A PLANNED AND EFFICIENT MANNER.**

**Objective 1.** Ensure that all communities receive adequate services and facilities through coordinated ongoing planning efforts in which neighborhoods actively participate.

**Strategy a.** Develop, monitor and implement community facilities plans for infrastructure improvements.

**Strategy b.** Conduct a study and develop a plan for the delivery of services such as neighborhood cleanliness, flood damage prevention, and street maintenance.

**Strategy c.** Make non-motorized inter-community, inter-neighborhood connectivity a priority in infrastructure planning.

### **GOAL B: PLAN AND OPERATE UTILITY SYSTEMS THROUGH REGIONAL COOPERATION.**

**Objective 1.** Ensure that adequate and equal public infrastructure (water, sewage, etc.) and facilities are available to all citizens.

**Strategy a.** Prepare a comprehensive countywide plan for water and sewer.

**Strategy b.** Evaluate and revisit the countywide water and sewer plan every five years.

### **GOAL C: PROVIDE RECREATIONAL PROGRAMS AND OPPORTUNITIES THROUGHOUT THE COMMUNITY.**

**Objective 1.** Develop a comprehensive recreation facilities plan that provides for multi-use facilities including swimming pools, improvement of existing fishing facilities and development of new fishing facilities, improved public boating facilities, and an improved bikeway system.

**Strategy a.** Establish a recreation planning activity that involves government agencies, state agencies such as the Department of Transportation, volunteer organizations, and citizens.

**Strategy b.** Prepare a countywide recreation facilities map and index to identify the recreation opportunities currently available to residents and visitors.

**GOAL D: ORGANIZE AND PROMOTE RECREATIONAL AND FITNESS PROGRAMS TO ACCOMMODATE THE SPECIAL NEEDS OF FAMILIES, THE OBESE, THE ELDERLY, AND DISABLED CITIZENS.**

**Objective 1.** Identify the special needs of families, the obese, elderly, and disabled citizens and address these needs in facilities plans.

**Strategy a.** Include representatives of these user groups in recreation planning activities.

**Strategy b.** Evaluate special needs activities to meet Americans with Disabilities Act compliance.

**GOAL E: PRESERVE THE USE OF CHATHAM COUNTY'S WATERWAYS FOR PUBLIC RECREATION.**

**Objective 1.** Develop a countywide canal-based recreation system with parking facilities, bike and pedestrian paths, landscaping, benches, and watercraft access.

**Strategy a.** Conduct a survey of each major drainage canal as a first step in assessing recreation opportunities and preparing plans for implementation.

**Objective 2.** Develop safe non-motorized multiuse transportation pathways.

**Strategy a.** Conduct a study of existing road Right of Way pathways and sidewalks to improve pedestrian safety.

**Strategy b.** Examine waterway use and consider methods of improving non-motorized travel safety for swimmers, kayaks and sailboats.

**Strategy c.** Examine boat ramps for methods of improving access for boats, kayaks, swimmers and cars, including parking facilities, bike racks and erosion control.

**GOAL F: PROVIDE A SYSTEM OF PUBLIC OPEN SPACES AND NATURAL AREAS, INCLUDING PARKS FOR PASSIVE RECREATION ACTIVITY.**

**Objective 1.** Apply principles of ecology to establish a minimum percentage of the total land area within Chatham County to be maintained as open space.

**Strategy a.** Identify a minimum area for passive parks to be expressed as acres per 1000 population.

**Strategy b.** Identify a minimum percentage of land area to be maintained in an undisturbed natural condition to protect air and water quality and to provide wildlife habitat.

**Strategy c.** Prepare an open space plan which recommends actions necessary to meet the open space standards. In developing plan implementation techniques, consider innovative approaches such as tax structure revisions and incentives.

**Strategy d.** Where properties are purchased with Federal Emergency Management Agency or other public funds to address use and habitability issues, priority shall be given to converting those properties into passive recreation facilities with public access.

**GOAL G: PROVIDE A TRANSPORTATION NETWORK THAT EFFICIENTLY FACILITATES MOVEMENT INTO AND WITHIN CHATHAM COUNTY.**

**Objective 1.** Develop a comprehensive transportation system plan that will facilitate access and growth while protecting the quality of life in the community.

**Strategy a.** Implement a transportation plan which includes:

- Continued construction of planned major thoroughfares;
- Development of alternative transportation modes including an expanded public transportation system, bike trails, and pedestrian paths;
- Improved highway safety and beautification programs and improved traffic control and signage;
- Limiting truck traffic in congested areas by redirecting it to higher capacity roads;
- Coordination of utility construction with road building/alteration; and
- If feasible, placement of all utilities underground in conjunction with the construction or reconstruction of roadways throughout Chatham County, and use of mast arms for traffic signal installation rather than guy wires.

**GOAL H: INCORPORATE SEA-LEVEL RISE IN INFRASTRUCTURE PLANNING.**

**Objective 1.** Examine existing Community Facilities for vulnerability to sea-level rise (SLR).

**Strategy a.** Study vital community services including stormwater, sanitary sewer and potable water and wells.

**Strategy b.** Study sidewalk systems, trails and pathways in low-lying areas and plan alternative routes.

**Strategy c.** Study parks and recreational facilities for vulnerability of fixed infrastructure to flooding.

**Objective 2.** Encourage regional planning efforts to address SLR in local plans.

**Strategy a.** Participate in Regional Planning Conferences that address local environmental issues.



**GOAL I: ENCOURAGE LOCAL FOOD PRODUCTION THROUGH COMMUNITY GARDENS AND ALTERNATIVE DISTRIBUTION METHODS (i.e. FARMER'S MARKETS).**

**Objective 1.** Promote the development of Community Gardens in publicly and privately owned lands.

**Strategy a.** Develop Community Gardens in public properties maintained as buffers, open space and passive recreation.

**Strategy b.** Develop Community Gardens in utility easements.

**Strategy c.** Study local regulatory structure (laws, ordinances and policies) for barriers to growing and distributing locally grown food.

# Chapter 6.0 *Short Term Work Program*

## CHATHAM COUNTY-SAVANNAH COMPREHENSIVE PLAN

### COMMUNITY AGENDA

### SHORT TERM WORK PROGRAM (2012-2016)



**DECEMBER 2012**

## ABBREVIATIONS

### **B:**

BPE Board of Public Education (Chatham County-Savannah Board of Education)  
BSRS Chatham County Building Safety and Regulatory Services

### **C:**

CAT Chatham Area Transit  
CCHPC Chatham County Historic Preservation Commission  
CPD City of Savannah Community Planning and Development Department

CHD Coastal Health District  
CHSA Community Housing Services Agency  
CMPO CORE Metropolitan Planning Organization  
CVIF Coastal Venture Investment Forum

### **E:**

EAS Export Assistance Center (Georgia Department of Industry and Trade)  
EOA Economic Opportunity Authority

### **F:**

FG Federal Government

### **G:**

GA State of Georgia  
GC Georgia Conservancy  
GDOL Georgia Department of Labor  
GDOT Georgia Department of Transportation  
GLT Georgia Land Trust  
GPA Georgia Ports Authority

### **H:**

HA Chatham County-Savannah Authority for the Homeless  
HAS Housing Authority of Savannah  
HD City of Savannah Housing Department  
HS Healthy Savannah  
HSF Historic Savannah Foundation

### **I:**

I City of Savannah Inspections

### **L:**

LG Local Government  
LIFE Living Independence for Everyone

### **M:**

MPC Metropolitan Planning Commission  
MPD Chatham County-Savannah Metropolitan Police Department

**P:**  
PBS Private Business Sector  
PIC Private Industry Council

**R:**  
RPC Chatham County Resource Protection Commission

**S:**  
SACC Savannah Area Chamber of Commerce  
SBA Savannah Business Alliance  
SBAC Small Business Assistance Corporation  
SBDC Small Business Development Center  
SBEC Small Business Entrepreneurial Center  
SBEN Small Business Exchange Network  
SCVB Savannah Convention and Visitors Bureau

SDRA Savannah Development and Renewal Authority  
SEC Savannah Entrepreneurial Center  
SEDA Savannah Economic Development Authority  
STC Savannah Technical College

**U:**  
UW United Way of the Coastal Empire

(1)No new cost anticipated

(2) Cost to be determined

## 6.1 COMMUNITY FACILITIES

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. DELIVER COMMUNITY SERVICES IN A PLANNED AND EFFICIENT MANNER.</b>				
Ensure that all communities receive adequate services and facilities through coordinated ongoing planning efforts in which neighborhoods actively participate.	2006 /2016	LG, CHSA, FG, GA, CAT, BPE, HAS	(1)	LG, CHSA, FG, GA, CAT, BPE, HAS
<b>GOAL B. PLAN AND OPERATE UTILITY SYSTEMS THROUGH REGIONAL COOPERATION.</b>				
Ensure that adequate and equal public infrastructure (water, sewage, etc.) and facilities are available to all citizens.	2006 /2016	LG, CHSA, FG, GA, CAT, BPE	(2)	LG, CHSA, FG, GA, CAT, BPE
<b>GOAL C. PROVIDE RECREATIONAL PROGRAMS AND OPPORTUNITIES THROUGHOUT THE COMMUNITY.</b>				
Develop a comprehensive recreation facilities plan that provides for multi-use facilities including swimming pools, improvement of existing fishing facilities and development of new fishing facilities, improved public boating facilities, and an improved bikeway system.	2006 /2016	LG, FG, GA, HAS	(2)	LG, FG, GA, HAS
<b>GOAL D. ORGANIZE AND PROMOTE RECREATIONAL AND FITNESS PROGRAMS TO ACCOMMODATE THE SPECIAL NEEDS OF FAMILIES, THE OBESE, THE ELDERLY, AND DISABLED CITIZENS.</b>				
Identify the special needs of families, the obese, elderly, and disabled citizens and address these needs in facilities plans.	2006/2016	LG,MPC,CHD, LIFE,SC,CORE, CAT, HAS	(1)	LG, MPC,CHD, LIFE,SC,CORE, CAT, HAS

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
<b>GOAL E. PRESERVE THE USE OF CHATHAM COUNTY'S WATERWAYS FOR PUBLIC RECREATION.</b>				
Develop a countywide canal-based recreation system with parking facilities, bike and pedestrian paths, landscaping, benches, and watercraft access.	2006/2016	LG, MPC, CMPO	(2)	LG, MPC, CMPO
Develop safe non-motorized multiuse transportation pathways.	2006/2016	LG, MPC, CMPO	(2)	LG, MPC, CMPO
<b>GOAL F. PROVIDE A SYSTEM OF PUBLIC OPEN SPACES AND NATURAL AREAS, INCLUDING PARKS FOR PASSIVE RECREATION ACTIVITY.</b>				
Apply principles of ecology to establish a minimum percentage of the total land area within Chatham County to be maintained as open space.	2006/2016	LG, MPC, HS	(1)	LG, MPC, HS
<b>GOAL G: PROVIDE A TRANSPORTATION NETWORK THAT EFFICIENTLY FACILITATES MOVEMENT INTO AND WITHIN CHATHAM COUNTY.</b>				
Develop a comprehensive transportation system plan that will facilitate access and growth while protecting the quality of life in the community.	2006/2016	LG,FG,GA,MPC, CMPO	(2)	LG,FG,GA,MPC, CMPO
<b>GOAL H: INCORPORATE SEA-LEVEL RISE IN INFRASTRUCTURE PLANNING.</b>				
Examine existing Community Facilities for vulnerability to sea-level rise (SLR).	2012/2016	LG, MPC, CMPO	(2)	LG, MPC, CMPO
Encourage regional planning efforts to address SLR in local plans.	2012/2016	LG, MPC, HAS	(2)	LG, MPC, HAS



(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL I: ENCOURAGE LOCAL FOOD PRODUCTION THROUGH COMMUNITY GARDENS AND ALTERNATIVE DISTRIBUTION METHODS (i.e. FARMER'S MARKETS).</b>				
Promote the development of Community Gardens in publicly and privately owned lands.	2012/2016	LG, MPC, HAS	(1)	LG, MPC, HAS

(1) No new cost anticipated  
(2) Cost to be determined

## 6.2 ECONOMIC DEVELOPMENT

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. FOSTER A POSITIVE ENVIRONMENT THAT PROVIDES OPPORTUNITIES FOR ALL BUSINESSES</b>				
Continue to facilitate the establishment of minority and women-owned businesses (M/WBE) as defined by the United States Small Business Administration Federal Contract Program.	2006/2016	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA, HAS	(1)	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA, HAS
Facilitate the establishment of programs benefiting Disadvantaged Business Enterprises (DBE) as defined by the United States Small Business Administration Federal Contract Program.	2006/2016	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA, HAS	(1)	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA, HAS
Identify and remove roadblocks and obstacles to existing and proposed businesses.	2006/2016	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA	(1)	LG, SBA, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA
<b>GOAL B. RECRUIT DIVERSE AND ENVIRONMENTALLY SENSITIVE, CLEAN INDUSTRIES THAT PAY-WAGES THAT FOSTER SELF-SUFFICIENCY.</b>				
Create an environment that is attractive to industries and their employees.	2006/2016	LG, CC, CVIF, SBA, EAS, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA	(1)	LG, CC, CVIF, SBA, EAS, SBAC, SBEC, SBDC, SBEN, SDRA, SEC, SEDA
<b>GOAL C. ENHANCE AND MAINTAIN THE ECONOMIC VITALITY OF EXISTING BUSINESSES AND CREATE ECONOMIC DEVELOPMENT THROUGH EXPANSION AND RETENTION OF EXISTING BUSINESSES.</b>				
Facilitate the expansion and/or retention of at least five industries per year.	2006/2016	LG, SBA, SDRA, SEC, SEDA	(1)	LG, SBA, SDRA, SEC, SEDA

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
<b>GOAL D. EXPAND THE INTERNATIONAL MARKET THROUGH THE INVOLVEMENT OF EXISTING BUSINESSES.</b>				
Encourage foreign businesses to locate in Chatham County.	2006/2016	LG, CC, CVIF, SCVB, EAS, SBA, SDRA, SEC,SEDA	(1)	LG, CC, CVIF, SCVB, EAS, SBA, SDRA, SEC,SEDA
<b>GOAL E. WORK TOWARD A COMMUNITY WITH A SKILLED WORKFORCE, EARNING A SELF -SUFFICIENCY WAGE THAT IS CAPABLE OF SUPPORTING A DIVERSE GROUP OF BUSINESSES.</b>				
Prepare the local labor force to meet current and new business needs.	2006/2016	LG, BPE, GA, GDOL, EOA, PBS, PIC, STC, SEDA	(2)	LG, BPE ,GA, GDOL, EOA ,PBS, PIC, STC, SEDA
<b>GOAL F: REDUCE THE RECIDISIVISM OF EX-OFFENDERS.</b>				
Increase employment opportunities for ex-offenders.	2006/2016	LG, GDOL, EOA	(2)	LG, GDOL, EOA
<b>GOAL G: WORK TOWARD BECOMING A COMMUNITY WITH ECONOMICALLY VIBRANT, SAFE NEIGHBORHOODS AND COMMERCIAL CENTERS.</b>				
Promote mixed use development where appropriate with densities higher than 25 units per acre to encourage safe, sustainable neighborhoods.	2006/2016	LG, MPC, HAS, HD, CPD	(1)	LG, MPC, HAS, HD, CPD
<b>GOAL H. STREAMLINE THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESSES TO PROVIDE A ONE-STOP</b>				

(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>PROCESS FOR THE CITY AND COUNTY.</b>				
Consolidate the City and County Zoning and Subdivision Ordinances.	2006/2014	LG, MPC	(2)	LG, MPC
<b>GOAL I. WORK TOWARD A COMMUNITY THAT PROVIDES THE TRANSPORTATION INFRASTRUCTURE AND INCREASES THE MOBILITY OPTIONS THAT ARE NECESSARY TO SUPPORT PLANNED GROWTH COUNTYWIDE.</b>				
Link the Westside business base and airport with the labor pool and the financial and technological services in the downtown area.	2006/2016	LG, CAT	(2)	LG, CAT
Designate economic development zones where people can live, work, and recreate in the same place.	2006/2016	LG, MPC, SEDA, SCVB	(2)	LG, MPC, SEDA, SCVB
Extend Chatham Area Transit Service to all municipalities in Chatham County.	2006/2016	LG, CMPO, CAT	(2)	LG, CMPO, CAT

(1) No new cost anticipated  
 (2) Cost to be determined

### 6.3 HISTORIC AND CULTURAL RESOURCES

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. PRESERVE CULTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS, LANDSCAPES AND SITES (HEREINAFTER RESOURCES) THROUGHOUT CHATHAM COUNTY.</b>				
Promote intergovernmental coordination with a shared vision.	2006/2016	LG	(1)	LG
Identify Culturally and Historically Significant Resources.	2006/2016	LG, MPC, HSF	(2)	LG, MPC, HSF
Conserve and enhance the distinguishing characteristics of historic neighborhoods, including intangible characteristics such as language, art, music and foods.	2006/2016	LG, MPC, HSF	(2)	LG, MPC, HSF
<b>GOAL B. PROMOTE BROAD PUBLIC AWARENESS OF AND SUPPORT FOR THE PRESERVATION OF RESOURCES.</b>				
Increase knowledge of and support for preservation of resources among the general public.	2006/2016	LG, MPC, HSF	(1)	LG, MPC, HSF
Increase individual awareness of the economic benefits and challenges incurred when preserving Historic and Cultural Resources.	2006/2016	LG, MPC, HSF	(2)	LG, MPC, HSF
<b>GOAL C. PROMOTE TOURISM AND CONTRIBUTE TO THE ECONOMIC WELL-BEING OF THE COMMUNITY THROUGH RECOGNITION OF</b>				

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
<b>HISTORIC RESOURCES.</b>				
Increase national and international recognition of the unique resources of Chatham County.	2006/2016	LG, MPC, CC,SACC, SCVB, SEDA	(1)	LG, MPC, CC, SACC, SCVB, SEDA
Promote the resources of Chatham County outside of the Landmark Historic District.	2006/2016	LG, MPC, CC, SACC, SCVB, SEDA, RPC, CCHPC	(1)	LG, MPC, CC, SACC, SCVB, SEDA
<b>GOAL D. ESTABLISH ORDINANCES AND PUBLIC POLICIES THAT ENABLE THE PROTECTION OF RESOURCES AND SUPPORT AN EFFECTIVE ON-GOING PROGRAM.</b>				
Ensure that Chatham County and the City of Savannah have adequate policies to protect resources within historic areas.	2006/2016	LG, MPC, RPC, CCHPC	(2)	LG, MPC
Ensure that economic, racial, age and social diversity is maintained within historic districts.	2006/2016	LG, MPC HSF	(1)	LG, MPC, HSF



(1) No new cost anticipated  
 (2) Cost to be determined

## 6.4 HOUSING

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. IMPROVE THE QUALITY OF LIFE AND SAFE LIVING ENVIRONMENT IN ALL NEIGHBORHOODS.</b>				
Reduce negative neighborhood images such as vacant derelict housing, unmaintained vacant lots, and blight.	2006/2016	LG, BSRS, I, HSF, CHSA, HD, MPC, CDP, HAS	(1)	LG, BSRS, I, HSF, CHS, HD, MPC, CDP, HAS
Reduce uses that negatively impact the quality of life in residential neighborhoods.	2006/2016	LG, BSRS, I, HSF, CHSA, HD, MPC, CDP, HAS	(1)	LG, BSRS, I, HSF, CHSA, HD, MPC, CDP, HAS
Facilitate the exchange of information regarding improving neighborhoods and housing.	2006/2016	LG, BSRS, I, HSF, CHSA, HD, MPC, CDP, HAS	(1)	LG, BSRS, I, HSF, CHS, HD, MPC, CDP, HAS
Improve neighborhood safety and security.	2006/2016	LG, BSRS, I, HSF, CHSA, HD, MPC, CDP, MPD	(1)	LG, BSRS, I, HSF, CHS, HD, MPC, CDP, MPD
<b>GOAL B. ACHIEVE NEIGHBORHOOD STABILITY WHEREBY ALL HOMEOWNERS, REGARDLESS OF INCOME, CAN IMPROVE AND CONTINUE TO LIVE IN THEIR HOMES WITHOUT UNDUE FINANCIAL HARDSHIP.</b>				
Preserve the existing housing stock and provide for the rehabilitation of existing housing units.	2006/2016	LG, CHSA, HD, CDP, HSF, HAS	(2)	LG, CHSA, HD, CDP, HSF, HAS

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
Encourage and improve housing counseling programs.	2006/2016	LG, CHSA, HD, CDP, HSF, HAS	(2)	LG, CHSA, HD, CDP, HSF, HAS
<b>GOAL C. PROVIDE AFFORDABLE HOUSING FOR ALL LEVELS OF INCOME WITHIN THE COMMUNITY.</b>				
Provide a range of affordable housing types within the community to assure a choice for community residents.	2006/2016	LG, CHSA, HD, CDP, HAS	(2)	LG, CHSA, HD, CDP, HAS
Ensure recommendations from the City of Savannah's 2008-2012 Housing and Community Development Plan are incorporated into the MPC's planning efforts and vice versa.	2006/2016	LG, MPC	(2)	LG, MPC
Encourage mixed income, mixed-use development as a means of increasing diversity in neighborhoods.	2006/2016	LG, MPC, CHSA, HD, CDP	(1)	LG, MPC, CHSA, HD, CDP
<b>GOAL D: PROVIDE HOUSING FOR CITIZENS WITH SPECIAL NEEDS, SUCH AS DISABLED, ELDERLY AND HOMELESS PEOPLE.</b>				
Provide housing that would assist in providing independent life styles for persons with disabilities/handicaps.	2006/2016	LG, CHSA, HD, CDP, HAS	(2)	LG, CHSA, HD, CDP, HAS
Provide accessible and affordable housing for the elderly.	2006/2016	LG, CHSA, HD, CDP, HAS	(2)	LG, CHSA, HD, CDP, HAS

(1)No new cost anticipated

(2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
Provide options geared toward preventing homelessness and providing the homeless with safe, decent, and affordable housing.	2006/2016	LG, CHSA, HD, CDP, HA, HAS	(2)	LG, CHSA, HD, CDP, HA, HAS
Investigate methods to provide care for residents of public housing who can no longer live independently.	2006/2016	LG, MPC, CHSA, HD, HAS	(1)	LG, MPC, CHSA, HD, HAS
<b>GOAL E: CREATE OPPORTUNITIES FOR ECONOMICALLY DIVERSE NEIGHBORHOODS.</b>				
Create incentives, strategies, and funding mechanisms for renovation and rehabilitation of existing housing stock and compatible infill development.	2006/2016	LG, MPC, CHSA, HD, CDP	(2)	LG, MPC, CHSA, HD, CDP
Identify and pursue additional Federal and State funding, as well as funding from private lending institutions and foundations.	2006/2016	LG, MPC, CHSA, HD, CDP, HAS	(2)	LG, MPC, CHSA, HD, CDP, HAS
<b>GOAL F: IMPROVE COORDINATION AND DELIVERY OF HOUSING SERVICES.</b>				
Establish an integrated approach to on-going planning.	2006/2016	LG, CHSA, MPC, HD, CDP, HAS	(2)	LG, CHSA, MPC, HD, CDP, HAS
Support and strengthen nonprofit housing development organizations to enable them to expand existing programs.	2006/2016	LG, CHSA, HD, CDP, HAS, MH, UW	(2)	LG, CHSA, HD, CDP, HAS, MH, UW
<b>GOAL G: INTEGRATE HOUSING,</b>				

(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>TRANSPORTATION, AND LAND USE PLANNING TO CREATE BETTER COMMUNITIES AND NEIGHBORHOODS.</b>				
Increase mobility from neighborhoods to work places and other primary destinations.	2006/2016	LG, MPC, CAT, CMPO	(2)	LG, MPC, CAT, CMPO
Increase neighborhood-based facilities such as parks, playgrounds, and community centers.	2006/2016	LG, MPC, HAS	(2)	LG, MPC, HAS
Consider vulnerability of proposed residential and commercial developments to increased flooding due to sea-level rise.	2006/2016	LG, MPC, HAS	(1)	LG, MPC, HAS

(1) No new cost anticipated  
 (2) Cost to be determined

## 6.5 LAND USE

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. ESTABLISH A FOUNDATION FOR COMPREHENSIVE PLANNING AND ZONING.</b>				
Adopt new zoning with standards and permitted uses that are consistent with established land use patterns (if they differ the reason should be articulated in public policy).	2003/2014	LG, MPC	(1)	LG, MPC
Adopt a unified City-County Land Development Ordinance including zoning and other land development regulations.	2006/2014	LG, MPC	(1)	LG, MPC
<b>GOAL B. ESTABLISH A FOUNDATION FOR DOWNTOWN AREA GROWTH AND ENHANCE ITS ROLE AS THE ECONOMIC, CULTURAL, AND GOVERNMENTAL HUB FOR THE REGION.</b>				
Adopt new zoning consistent with recommendations in this Land Use element for Downtown Expansion Areas.	2006/2014	LG, MPC	(1)	LG, MPC
<b>GOAL C. ESTABLISH A FOUNDATION FOR ENVIRONMENTAL RESOURCE PROTECTION.</b>				
Increase marsh protection with more effective buffer standards.	2006/2014	LG, MPC	(1)	LG, MPC
Adopt marsh hammock zoning and development standards to minimize development impacts.	2006/2014	LG, MPC	(1)	LG, MPC
Expand incentives for greenspace in new developments.	2006/2014	LG, MPC	(1)	LG, MPC

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
Require protection of isolated wetlands.	2006/2014	LG, MPC	(1)	LG, MPC
Increase tree canopy protection throughout the City and County.	2006/2014	LG, MPC	(1)	LG, MPC
<b>GOAL D: ESTABLISH A FOUNDATION FOR HISTORIC AND CULTURAL RESOURCE PROTECTION.</b>				
Develop neighborhood design standards for potential designation as historic districts to ensure preservation of historic attributes, where supported by residents in those areas.	2006/2016	LG, MPC	(1)	LG, MPC
<b>GOAL E. ESTABLISH A FOUNDATION FOR PRESERVING AND ENHANCING THE PUBLIC REALM.</b>				
Reclaim lost portions of the public realm that were part of the Oglethorpe town plan.	2006/2016	LG, MPC	(1)	LG, MPC
Establish new public realm, consistent with that of the town plan, in areas adjacent to downtown Savannah.	2006/2016	LG, MPC	(1)	LG, MPC
Create incentives to add to the public realm in established suburban areas.	2006/2016	LG, MPC	(1)	LG, MPC
Establish new public realm in growth areas.	2006/2016	LG, MPC	(1)	LG, MPC
<b>GOAL F. REDUCE AUTOMOBILE DEPENDENCE AND ASSOCIATED CONGESTION AND POLLUTION BY PROVIDING A BROAD RANGE OF LAND DEVELOPMENT OPTIONS.</b>				
Provide for pedestrian-oriented, mixed use development options in the Zoning Ordinance.	2006/2016	LG, MPC, GDOT	(1)	LG, MPC, GDOT
Enhance connectivity within and between	2006/2016	LG, MPC, GDOT, CAT	(1)	LG, MPC, GDOT



(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
residential and commercial areas.				
Consider traffic calming as a major component in the design of new functional class collectors and local roads and provide procedure for retrofitting existing neighborhoods with traffic calming measures.	2006/2016	LG, MPC, GDOT, CAT	(2)	LG, MPC, GDOT
<b>GOAL G: ENACT POLICIES THAT ENCOURAGE URBAN AGRICULTURE.</b>				
Obtain broad-based community support for locally produced food.	2012/2016	LG, MPC, HS, CHD	(1)	LG, MPC
Enact regulations that enhance and protect the integrity of the urban landscape.	2012/2016	LG, MPC	(1)	LG, MPC
<b>GOAL H: FACTOR SEA LEVEL RISE INTO LAND USE AND TRANSPORTATION PLANNING.</b>				
Assure that new development will not compromise natural protection of current development or be threatened by sea level rise.	2012/2016	LG, MPC, GDOT, CAT, CMPO	(1)	LG, MPC, GDOT, CAT, CMPO

(1) No new cost anticipated  
 (2) Cost to be determined

## 6.6 NATURAL RESOURCES

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A: PRESERVE NATURAL AREAS AND OPEN SPACES TO PROVIDE FOR WILDLIFE HABITAT, THE CONTINUATION OF ECOSYSTEM SERVICES, AND PUBLIC RECREATIONAL OPPORTUNITIES.</b>				
Continue to fund the Chatham County Resource Protection Commission (CCRPC) and its land conservation efforts that include protecting high priority habitats.	2009/Ongoing	LG, MPC, RPC	(2)	LG, MPC
Identify potential habitat corridors and develop a plan to conserve these areas.	2006/2016	LG, MPC, RPC, GC, GLT	(1)	LG, MPC, GC, GLT
Develop a plan to repurpose unused publicly owned natural areas and open spaces to provide permanently protected habitat areas and public recreational spaces.	2006/2016	LG, MPC, RPC, GC, GLT	(1)	LG, MPC, GC, GLT
Ensure the protection of wildlife associated with municipally owned natural and open spaces areas.	2006/2016	LG, MPC, RPC	(1)	LG, MPC
Encourage tree preservation and reforestation throughout Chatham County.	2006/2016	LG, MPC, STF, RPC	(1)	LG, MPC, STF
<b>GOAL B. INCORPORATE NATURAL RESOURCES PROTECTION INTO APPROPRIATE DEVELOPMENT STANDARDS AND REVIEW PROCEDURES.</b>				
Adopt a unified natural resource protection	2006/2016	LG, MPC	(2)	LG, MPC

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
ordinance for Chatham County that is simple, clear, objective and enforceable.				
Adopt a unified natural resource protection ordinance for City of Savannah that is simple, clear, objective and enforceable.	2006/2016	LG, MPC	(2)	LG, MPC
Protect natural resources by limiting allowable impervious coverage.	2012/2016	LG, MPC	(1)	LG, MPC
Adopt site plan review procedure that ensures implementation of natural resource protection requirements.	2006/2016	LG, MPC, GA	(1)	LG, MPC, GA
Provide support and assistance for developers wishing to incorporate Low Impact Development (LID) site design standards into their projects.	2006/2016	LG, MPC	(1)	LG, MPC
Encourage energy efficiency and natural resource protection in new construction.	2006/2016	LG, MPC, GA	(1)	LG, MPC, GA
Provide continuing education units and technical assistance regarding environmental protection standards to all parties involved in the development process.	2006/2016	LG, MPC, GA	(2)	LG, MPC, GA
<b>GOAL C. PRESERVE AND PROTECT COASTAL RESOURCES, INCLUDING MARSHLANDS, BACK BARRIER ISLANDS, TIDAL CREEKS, AND ESTUARIES.</b>				

(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
Adopt zoning regulations that require special review and application of appropriate standards to back barrier islands. Include appropriate protection strategies recommended by the DNR Coastal Marsh Hammocks Stakeholder Group.	2006/2014	LG, MPC, GA	(1)	LG, MPC, GA
Encourage the preservation of back barrier islands in their natural, undisturbed state.	2006/2016	LG, MPC, GA	(1)	LG, MPC, GA
<b>GOAL D. MAINTAIN ADEQUATE AND OPEN FLOODPLAINS TO PREVENT PROPERTY DAMAGE FROM FLOODWATERS.</b>				
Acquire and permanently protect land that floods repeatedly.	2006/2016	LG, GA, FG	(2)	LG,GA,FG
Maintain the capacity of the floodplain to contain floodwaters.	2006/2016	LG, GA, FG	(2)	LG, GA, FG
Facilitate coastal ecosystem migration through the maintenance and restoration of open space.	2012/2016	LG, GA, MPC	(2)	LG, GA, MPC
<b>GOAL E. PRESERVE EXISTING TREES AND ENCOURAGE THE PLANTING OF NEW TREES.</b>				
Objective 1. Strengthen the City and County regulations to improve tree preservation and replanting during development.	2006/2016	LG, GA, MPC	(2)	LG, MPC
<b>GOAL F. PROTECT SURFACE FRESHWATER RESOURCES.</b>				

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
Amend existing wetlands protection regulations to include protection for functional wetlands.	2006/2014	LG, GA, FG	(2)	LG, GA, FG
Improve the quality of the waterbodies within Chatham County.	2006/2016	LG, MPC, GA, FG	(2)	LG, MPC, GA, FG
Amend existing wetlands protection regulations to include protection for functional isolated wetlands.	2006/2016	LG, GA, FG	(2)	LG, GA, FG
<b>GOAL G. REDUCE THE QUANTITY AND IMPROVE THE QUALITY OF STORMWATER RUNOFF.</b>				
Implement and expand stormwater management plans as required by local Municipal Separate Stormwater System (MS4) National Pollution Discharge Elimination (NPDES) permits.	2006/2016	LG, GA, FG	(2)	LG, GA, FG
Prevent the malfunction (seepage and inadequate treatment) of new and existing onsite sewage management systems (septic systems).	2006/2016	LG, GA,CHD,MPC	(2)	LG, GA, CHD, MPC
Develop riparian buffer regulations that are effective for stormwater control and pollutant removal and that are based on best management practices.	2006/2016	LG, GA, MPC	(2)	LG, GA, MPC
Adopt stormwater system improvement and maintenance policies that protect water quality.	2006/2016	LG, GA	(2)	LG, GA

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
Minimize future impervious surface.	2006/2016	LG, GA	(2)	LG, GA
<b>GOAL H. PROTECT GROUNDWATER RESOURCES.</b>				
Address the rate of saltwater intrusion in the Floridan Aquifer.	1990/2016	LG, GA, FG	(2)	LG, GA, FG
Work to prevent the contamination of groundwater resources.	1990/2016	LG, GA, FG	(2)	LG, GA, FG
Promote water conservation practices and the use of alternative water sources.	1990/2016	LG, GA, MPC	(2)	LG, GA, MPC
Protect groundwater recharge areas.	1990/2016	LG, GA, MPC	(2)	LG, GA, MPC
<b>GOAL I. PREVENT DANGEROUS AND EXCESSIVE LIGHTING IN NEW DEVELOPMENTS AND ENCOURAGE THE RETROFITTING OF SUBSTANDARD LIGHTING IN OLD DEVELOPMENTS.</b>				
Encourage the use of lower, pedestrian friendly lighting and discourage the use of cobra lighting.	2006/2016	LG, GA, FG	(2)	LG, GA, FG
Prevent up-lighting, glare, and excessive lighting levels emanating from commercial development.	2006/2016	LG, GA, CHD, FG	(2)	LG, GA, FG, CHD
Prevent excess and disturbing lighting in environmentally sensitive areas.	2006/2014	LG, GA, FG	(2)	LG, GA, FG
<b>GOAL J. IMPROVE SOLID WASTE</b>				

(1)No new cost anticipated

(2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
<b>MANAGEMENT COUNTYWIDE.</b>				
Reduce the volume of waste entering Chatham County landfills.	2006/2016	LG, MPC, GA	(2)	LG, MPC, GA
Reduce illegal dumping throughout Chatham County	2006/2016	LG, MPC, GA	(2)	LG, MPC, GA
<b>GOAL K: EDUCATE CHATHAM COUNTY'S RESIDENTS AND VISITORS ON NATURAL RESOURCE ISSUES.</b>				
Develop a reliable resource where information on natural resources in Chatham County can be found.	2012/2016	LG, GA	(2)	LG, GA
<b>GOAL L: DEVELOP A TIME-BASED AND SPATIAL CONTEXT FOR CLIMATE ADAPTATION AND SEA-LEVEL RISE (SLR) ADAPTATION PLANNING.</b>				
Identify the areas of the County that may be vulnerable to sea level rise.	2012/2016	LG, MPC, GA	(2)	LG.MPC. GA
Expand planning horizons for sea level rise adaptation to capture the anticipated impacts of SLR based on current SLR models.	2012/2016	LG, MPC, GA	(1)	LG.MPC. GA
Draft a regional plan for sea level rise.	2012/2016	LG, MPC, GA	(1)	LG, MPC, GA
Require consideration of climate adaptation and sea-level rise in existing and planned public and private infrastructure and land development.	2012/2016	LG, MPC, GA	(1)	LG, MPC, GA



(1) No new cost anticipated  
 (2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL M: ENSURE ADEQUATE PROTECTION OF THE BUILT ENVIRONMENT THROUGH SHORELINE STABILIZATION THAT SEEKS TO MAINTAIN A STATIC SHORELINE POSITION WITHIN SOME LIMITED AREAS OF THE COUNTY.</b>				
Identify areas of the built environment vulnerable to SLR where shoreline stabilization strategies will be appropriate.	2012/2016	LG, MPC, GA	(1)	LG, MPC, GA
<b>GOAL N: WORK TO IMPROVE THE AIR QUALITY IN CHATHAM COUNTY.</b>				
Maintain “attainment” status in Chatham County.	2012/2016	LG, GA, CMPO	(1)	LG, GA, CMPO

(1) No new cost anticipated  
 (2) Cost to be determined

## 6.7 TRANSPORTATION

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
<b>GOAL A. WORK TOWARD A COMMUNITY THAT HAS A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM.</b>				
Develop a regional transportation system that includes a choice of reliable transportation options including automobile, public (e.g. bus, trolley, ferry), private (e.g. taxi, van, pedicab), bicycle, and pedestrian.	2006/2016	LG, MPC, GDOT, CMPO, FG, PBS, PIC	(2)	LG, MPC, GDOT, CMPO, FG, PBS, PIC
Encourage efficient transportation layouts in new developments.	2006/2016	LG, MPC, GDOT	(1)	LG, MPC, GDOT
Expand the opportunity for multi-modal transportation opportunities linking employees to employers.	2006/2016	LG, MPC, GDOT, CMPO, CAT	(2)	LG, MPC, GDOT, CMPO, CAT
<b>GOAL B. DEVELOP A TRANSPORTATION SYSTEM THAT IS COMPATIBLE WITH EXISTING AND FUTURE LAND USE.</b>				
Integrate Land Use Planning and Transportation Planning.	2006/2016	LG, MPC, GDOT	(1)	LG, MPC, GDOT
<b>GOAL C. DEVELOP A ROAD SYSTEM THAT MAINTAINS AND PRESERVES UNIQUE CHARACTERISTICS OF NEIGHBORHOODS AND OF THE COASTAL AREA.</b>				
Tailor road building activities to the characteristics of the area where the road is located.	2006/2016	LG, GDOT, CMPO, MPC	(1)	LG, GDOT, CMPO, MPC

(1)No new cost anticipated

(2) Cost to be determined

PROJECT DESCRIPTION	SCHEDULE START / COMPLETE	POTENTIAL PARTICIPATING AGENCIES	COST (X \$1000.)	POSSIBLE SOURCE OF FUNDS
Consider the impacts of transportation systems on the physical and economic health of residents, specifically related to rising energy costs.	2006/2016	LG, GDOT, CMPO, MPC, CAT	(1)	LG, GDOT, CMPO, MPC, CAT
Consider the impact of Sea Level Rise on proposed transportation systems, particularly relating to improvements of existing roads and bridges.	2006/2016	LG, GDOT, CMPO, MPC, GA	(1)	LG, GDOT, CMPO, MPC, GA
<b>GOAL D. WORK TOWARD A REGIONAL PUBLIC TRANSPORTATION SYSTEM THAT PROVIDES ALL RESIDENTS, REGARDLESS OF THEIR AGE, INCOME, OR SPECIAL NEEDS ACCESS TO EMPLOYMENT CENTERS, INSTITUTIONS, COMMERCIAL AREAS, RECREATIONAL FACILITIES, AND OTHER DESTINATIONS.</b>				
Provide convenient pedestrian and bicycle access from public transportation termini to employment centers, institutions, commercial areas, schools, and recreational facilities.	2006/2016	LG, MPC, GDOT, FG, BPE, CMPO	(2)	LG, MPC, GDOT, FG, BPE, CMPO
Wherever pedestrians are permitted on the public right-of-way, also provide space for the disabled to travel.	2006/2016	LG, MPC, GDOT, FG, LIFE	(2)	LG, MPC, GDOT, FG, LIFE
<b>GOAL E. ESTABLISH A TRANSPORTATION SYSTEM THAT ANTICIPATES AND FACILITATES ECONOMIC ACTIVITY.</b>				
Develop an intermodal transportation system that sustains economic activity by linking	2006/2016	LG, MPC, GDOT, FG, GC, SACC, GPA, CMPO	(2)	LG, MPC, GDOT, FG, GC, SACC, GPA, CMPO

(1) No new cost anticipated  
 (2) Cost to be determined

<b>PROJECT DESCRIPTION</b>	<b>SCHEDULE START / COMPLETE</b>	<b>POTENTIAL PARTICIPATING AGENCIES</b>	<b>COST (X \$1000.)</b>	<b>POSSIBLE SOURCE OF FUNDS</b>
trucking facilities, rail terminals, airports, and seaports with limited access roads.				
Encourage the development of a regional multimodal transportation system.	2006/2016	LG, MPC, GDOT, FG, CMPO	(2)	LG, MPC, GDOT, FG, CMPO
Establish Savannah as a transit-oriented, bicycle-friendly, walkable community and market these attributes to attract new businesses, residents, and visitors.	2006/2016	LG, MPC, GDOT, FG, GC, SACC, CAT, CMPO	(2)	LG, MPC, GDOT, FG, GC, SACC, CAT, CMPO

# Glossary

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## A

**Accessory Dwelling Unit** – A second residential living unit on the same lot as a primary residential unit; which may be attached to the primary residential unit or in a separate structure.

**Accessory Use** – A use incidental to, and on the same lot as, a principal use, including storage facilities and similar supportive facilities.

**Affordable Housing** – Inexpensive dwellings affordable to those of modest income.

**Alternative Mode** – Any means of transportation other than private cars. Examples include walking, bicycling, and public transit.

**Annual Average Daily Traffic (AADT)** – an estimate of the total number of vehicles that travel on a particular road segment, in both directions, during a typical 24 hour day in a given year.

**Aquifer** – A water-bearing stratum of permeable rock, sand, or gravel.

**Assets** – Individual, association and organizational skills, talents, gifts, resources and strengths that are shared with the community.

**Asset Mapping** – A process whereby a community's individual, association and organizational assets are identified and documented for community-building uses. A visual map of resources is usually created from the identification process.

## B

**Back Barrier Island** – An island or tract of land, including marsh hammocks, that is located between the landward boundary of the barrier island complexes and the mainland.

**Barrier Island Complex** – A group of islands or tracts of land which border the ocean.

**"Big Box" Retail** – Large retail stores of over 35,000 square feet that draw customers from a large area and are typically surrounded by parking lots.

**Brownfield** – An abandoned, idled or under-used industrial or commercial site where expansion or redevelopment is complicated by real or perceived environmental contamination, such as groundwater or soil pollution.

**Buffer or Buffer Strip** – Landscaped areas, fences, walls, berms, open spaces or any combination of these used to physically separate or screen one land use or piece of property from another. Buffers are commonly used to block noise or light.

**Building Envelope** – The shape and dimensions (height, width, and depth) of a structure.

**Built Environment** – The urban environment consisting of buildings, roads, fixtures, parks, and all other improvements that form the physical character of a city.

## C

**Capacity** – The potential for sharing assets, resources, gifts and talents. To reach capacity, people and organizations must be willing to share these assets for community building.

**Capacity Building** – The mobilization of individual and organizational assets from the community and combining those assets with others to achieve community building goals.

**Chatham Area Transit Authority (CAT)** – Chatham County’s public transit provider. CAT offers bus, ferry, and paratransit services.

**Chatham County-Savannah Metropolitan Planning Commission (MPC)** – The joint planning agency for the City of Savannah and unincorporated Chatham County.

**Chatham Urban Transportation Study (CUTS)** – The designated Metropolitan Planning Organization (MPO) for the Savannah Urbanized Area and all of Chatham County. CUTS is responsible for local transportation planning and project selection.

**Charrette** – An intensive design process in which all project stakeholders collaborate at the beginning of a project in order to develop a comprehensive plan or design.

**Citizen Participation** – Allows decision-makers to obtain community input and contribution in the planning process. Conventional citizen participation has often been reactive, with an opportunity for public input only after the release of a draft community plan. An increasing number of urban planners and consultants are working to make citizen participation proactive, allowing citizens to provide input and guidance throughout the plan-making process. With proactive participation, citizens are vital contributors who define a community's development vision as well as identify implementation strategies. Among the numerous methods for citizen participation include public meetings and workshops; surveys and polls; focus groups; participation in online forums; interviewing; study circles; design charettes and visual preferences. (EPA)

**Community Assessment** – All inclusive information gathering and sharing about the community: needs, resources, gaps, environment, economy, etc.

**Community Building** – The process through which people and organizations from throughout the community come together to envision how their ideal community should look and begin to develop plans to mobilize all of the community's resources in order to achieve their visions.

**Community Development** – Involves the ways, models and paths that communities, cities and services take to develop geographic communities or communities of interest physically, economically and socially.



**Community Water System (CWS)** – Public water systems provide water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year. A public water system that supplies water to the same population year-round.

**Comprehensive Plan** – The basic foundation for local planning. A document, or series of documents, it lays out a community's vision, long-term goals and objectives for guiding the future growth of the city. It describes where, how, and in some cases when development will occur, including land use changes and preparation of capital improvement programs. A comprehensive plan (also known as a master or general plan) helps cities reach goals such as the following: economic development (employment); efficient transportation; affordable and adequate housing; community and individual pride; and access to clean air, water and open space.

**Congestion Management System (CMS)** – A systematic way of monitoring, measuring and diagnosing the causes of congestion on a region's multi-modal transportation system.

**Conservation Easement** – A voluntary restriction placed by a landowner on the use of his or her property. Used to protect resources such as historic structures, wildlife habitat, agricultural lands, natural areas, scenic views or open spaces. The landowner retains title to the property, and the easement is donated to a qualified conservation organization, such as a land trust, or a government agency.

**Context Sensitive Design (CSD)** – A collaborative, interdisciplinary approach to the design of transportation corridors (highways in particular), in which stakeholders (from local officials and citizens to state interests) work together to balance objectives of mobility with those of safety, community aesthetics and environmental protection. It also emphasizes involving community stakeholders in the management and maintenance of transportation corridors. CSD shifts the emphasis from the street or the road and toward the way in which the street or road connects to the community, and makes the community a more economically stable, safe and productive. (Federal Highway Administration)

## D

**Demography** – The study of the size and composition of the human population.

**Density** – The average number of families, persons or housing units per unit of land. Usually density is expressed "per acre". Gross density includes the area necessary for streets, schools and parks. Net density does not include land area for public facilities.

**Diversity** – A balanced mix of people within a community with regard to income, race, ethnicity, age, and household characteristics.

## E

**Easement** – Access rights to a portion of a property for which the owner gives up his or her rights of development (such as a power line easement to a utility company).

**Ecologically Sustainable Development (ESD)** – Involves using, conserving and enhancing a community's resources in order to maintain the ecological processes on which life depends while increasing the total quality of life, now and in the future.

**Environmental Impact Assessment** – A detailed examination of the potential effects of proposed public works, used to inform government decision making.

**Environmental Racism** – The placing of a disproportionate number of hazardous facilities in areas populated primarily by poor people and people of color.

**Estuary** – A narrow, semi-enclosed coastal body of water which has a free connection with the open sea at least intermittently and within which the salinity of the water is measurably different from the salinity in the open ocean.

## F

**Façade** – The exterior walls of a building that can be seen by the public.

**Facilitator** – A person or group who supports another person or group by assisting them in discovering, developing and realizing their own direction, goals and outcomes.

**Functional Classification** – A transportation classification system that describes a road's role in the roadway system. The functional classification system in Georgia is based on population density (rural or urban) and describes roads as various types of arterials, collectors, and local streets.

## G

**GDOT** – Georgia Department of Transportation

**Gentrification** – The process whereby relatively affluent homebuyers, renters, and investors move into a neighborhood thus increasing property values, rents, or taxes resulting in an involuntary displacement of long-term residents and business owners, the loss of neighborhood diversity, or a change in the overall character of that neighborhood.

**Geographic Information System (GIS)** – A computer mapping system that produces multiple "layers" (coverages) of graphic information about a community or region. For example, one layer might show the parcels, another layer might show areas zoned for commercial uses, another layer might show school sites, etc. It can be used for analysis and decision-making, and is composed of maps, databases and point information.

**Grayfield** – A blighted area that is ready for redevelopment. The main difference between a grayfield and a brownfield is that a grayfield does not have substantial groundwater or soil pollution.

## H

**Hammock, or Marsh Hammock** – A small land mass or back barrier island/tract of land located between the landward boundary of the barrier island complexes and the mainland..

**Historic District** – An area or group of areas designated by a local agency as having aesthetic, architectural, historical, cultural or archaeological significance that is worthy of protection and enhancement.

**Household** – Either:

1. A group of two or more related or unrelated people who usually reside in the same dwelling, who regard themselves as a household, and who make common provision for food or other essentials for living or;
2. A person who makes provision for his/her own food and other essentials for living, without combining with any other person to form part of a multi-person household.

**Household Size** – The number of persons per household in any given area.

**Hydromorphic Functionality** – The action of being able to routinely develop a soil that tends to suppress aerobic factors (usually in the presence of excess water).

## I

**Inclusionary Zoning** – Inclusionary zoning requires that some portion of every new housing development beyond a given threshold size (e.g., 40 units) is offered at a price that will be affordable to low income residents. The specifics of inclusionary zoning programs differ across jurisdictions. Programs typically ask or require developers to contribute to a community's affordable housing stock in exchange for development rights or zoning variances. Some programs are mandatory, while others provide incentives. Some involve cash contributions to an affordable housing fund, while others involve the construction of affordable units within the development. Some waive regulatory requirements, such as parking space, or reimburse impact fees for developments.

**Infill Development** – New residential development that occurs in established areas of the city or suburb, including vacant or underutilized lands. Infill can occur on long-time vacant lots or on pieces of land with dilapidated buildings, or can involve changing the land use of a property from a less to a more intensive one-from a parking lot to an office building. Among the variables in the definitions of infill development are whether the property must be surrounded by existing development or just within existing urban boundaries, whether infill projects must have a higher density than surrounding properties, and whether individual infill projects must be mixed use.

**Infrastructure** – Describes public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc. necessary to the functioning of an urban area.

**Intermodal Transportation Systems** – The mass transportation of freight or passengers, usually over long distances, and via more than one mode of transportation. The Port of Savannah, where freight is transferred between ships, trains and trucks, is an example of an intermodal transportation facility.

## L

**Landfill** – A disposal area where garbage is piled up and eventually covered with dirt and topsoil.

**Land Use** – The manner in which land is used or occupied.

**Level of Service (LOS)** – An indicator of a transportation facility’s overall operating efficiency. LOS categories range from A to F, with A representing free-flowing traffic conditions and F representing highly congested, stop-and-go traffic.

**Low Impact Development (LID)** – Development with building and site designs that minimize environmental impacts through multiple, often natural systems rather than single, engineered systems. The term most often applied to stormwater management.

## M

**Marsh** – A tract of low-lying, soft, wet land commonly covered partially or wholly with water. It is usually found in a transition zone between land and water with grassy vegetation throughout.

**Metropolitan Planning Commission (MPC)** – See “Chatham County-Savannah Metropolitan Planning Commission”.

**Metropolitan Planning Organization (MPO)** – A regional transportation planning agency charged by federal and state law to conduct comprehensive, coordinated, and continuous transportation planning. MPO’s are required for all urbanized areas with populations exceeding 50,000.

**Moratorium** – Legislative action that prevents a federal agency from taking a specific action or implementing a specific law.

**Multi-Family** – A building that is designed to house more than one family. Examples include duplexes, condominiums and apartment buildings.

## N

**Neotraditional Development** – Closely associated with New Urbanism, Neotraditional Development promotes the construction of neighborhoods inspired by pre-automobile building patterns. Common characteristics of this type of development include: a mix of uses and housing types, architectural variety, a central public gathering place, interconnected streets and alleys, and edges defined by greenbelts or boulevards.

**New Urbanism** – A set of site and building design principles that promote positive human interaction, create comfortable pedestrian and bicycle environments, and minimize land and resource consumption. (See [www.cnu.org](http://www.cnu.org).)

**Non-Community Water System** – A non-community water system can fall into one of two categories. The first is a Non-Transient Non-Community Water System (NTNCWS): This is a public water system that regularly supplies water to at least 25 of the same people at least six months per year, but not year-round. Some examples are schools, factories, office buildings, and hospitals which have their own water systems. The second category is a Transient Non-Community Water System (TNCWS): A public water system that provides water in a place such as a gas station or campground where people do not remain for long periods of time.

## P

**Public Realm** – Publicly owned or publicly accessible places, such as streetscapes, public parks, public facilities, and the pedestrian environment.

**Public Transportation** – Various forms of shared-ride services, including buses, vans, trolleys, and subways, which are intended for conveying the public.

## Q

**Quality of Life** – Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, and public services.

## R

**Redevelopment** – The conversion of a building or project from an old use to a new one.

**Riparian Buffer** – Corridors of natural vegetation along rivers, streams, creeks, salt water marshes, lakes and ponds that cross a property boundary. Buffers are capable of protecting the adjacent waterways by providing a transition zone between upland development and adjoining surface waters that then offer a variety of environmental, aesthetic, and economic benefits.

**Right-Of-Way** – The easement dedicated to a municipal use on either side of a publicly-owned street.

**Risk Assessment** – Methods used to quantify risks to human health and the environment.

## S

**Setback** – Required by zoning, the minimum distance that must be maintained between two structures or between a structure and property lines.

**Smart Growth** – A perspective, a method, and a goal for managing the growth of a community. It is a perspective that focuses on the long-term implications of growth and how it may affect the community, instead of viewing growth as an end in itself. The US Environmental Protection Agency (EPA) identifies the following 10 principles of smart growth:

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

**Sprawl** – The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl creates has four dimensions: a population that is widely dispersed in low-density development; rigidly separated homes, shops, and workplaces; a network of roads marked by huge blocks and poor access; and a lack of well-defined, thriving activity centers, such as downtowns and town centers. Most of the other features usually associated with sprawl -- the lack of transportation choices, relative uniformity of housing options or the difficulty of walking -- are a result of these conditions. (Smart Growth America)

**State Transportation Improvement Plan (STIP)** – A document maintained by GDOT that lists all programmed transportation improvements in the state that will utilize federal funds. The STIP is an agglomeration of the TIPs (Transportation Improvements Programs) that are produced locally by the state's various MPOs.

**Stakeholders** – People who are interested in, affected by or could possibly affect activities and outcomes related to a particular project.

**Streetscape** — The space between the buildings on either side of a street that defines its character. The elements of a streetscape include building frontage/facade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc); signs; awnings; street lighting.

**Stormwater** – Discharges generated by precipitation and runoff from land, pavements, building rooftops and other surfaces. Storm water runoff has the capabilities to accumulate pollutants such as oil and grease, chemicals, nutrients, metals, and bacteria as it travels across land.

**Subdivision** – The process whereby a parcel of land is divided into two or more parcels or alternatively multiple parcels are consolidate into one or more plans.

**Sustainability** – A concept and strategy by which communities seek economic development approaches that also benefit the local environment and quality of life. For a community to be truly sustainable, it must adopt a three-pronged approach that considers economic, environmental and cultural resources. Sustainable development provides a framework under which communities can use resources efficiently, create efficient infrastructures, protect and enhance the quality of life, and create new businesses to strengthen their economies. A sustainable community is achieved by a long-term and integrated approach to developing and achieving a healthy community by addressing economic, environmental, and social issues. Fostering a strong sense of community and building partnerships and consensus among key stakeholders are also important elements.

**Sustainable Development** – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

## T

**TMDL** – A calculation of the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources.

**Toxic Waste** – Garbage or waste that can injure, poison or harm living things, and is sometimes life-threatening.

**Traffic Calming** – Refers to the use of street design techniques (such as curb extensions, traffic circles and speed humps) for slowing and controlling the flow of automobile traffic.

**Transit** – See public transportation.

**Transit Oriented Development (TOD)** – A mixed-use community within walking distance of a transit stop that mixes residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car.

**Transportation** – Any means of conveying goods and people.

**Transportation Planning** – The system of improving the efficiency of the transportation network in order to enhance human access to goods and services.

## U

**Urban Areas** – Generally characterized by moderate and higher density residential development (for example, 5 or more dwelling units per acre), commercial and industrial development.



**Urban Growth Boundary** – An Urban Growth Boundary (UGB) is a mapped line that separates land on which development will be concentrated from land on which development will be discouraged or prohibited. Facilities and services necessary for urban development are typically located within the boundary, while service extensions outside the boundary are restricted.

**Urban Planning** – The system of managing and directing city growth.

**Utilities** – Companies (usually power distributors) permitted by a government agency to provide important public services (such as energy or water) to a region. As utilities are provided with a local monopoly, their prices are regulated by the permitting government agency.

## W

**Waste** – Garbage, trash.

**Water Quality** – The level of purity of water; the safety or purity of drinking water.

**Watershed** – A region or area over which water flows into a particular lake, reservoir, stream, or river.

**Wetland** – Land where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface.

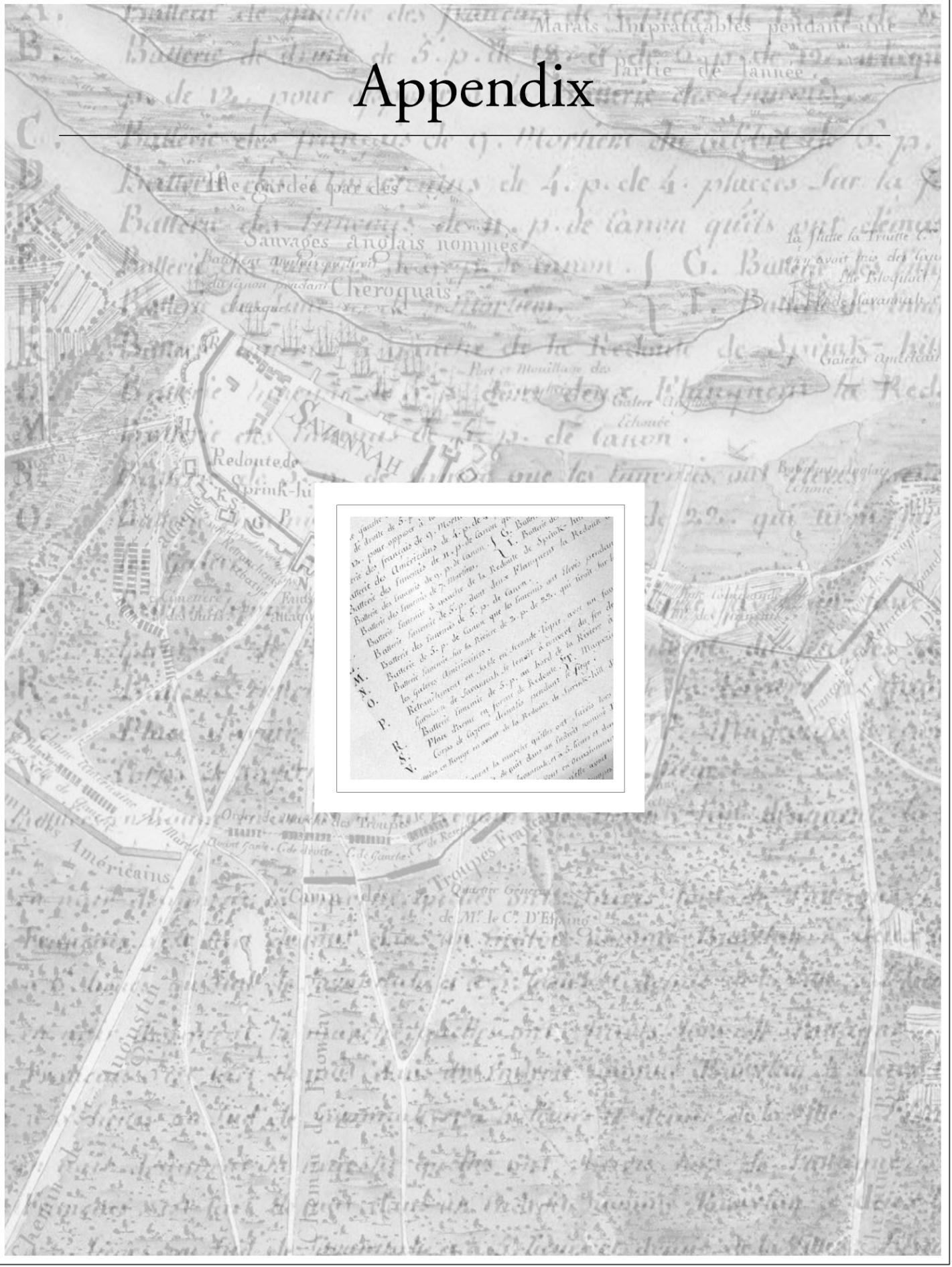
## X

**Xeriscape** – A step-wise approach to water efficient landscaping that conserves water and protects the environment. The seven principles upon which Xeriscape landscaping is based are: proper planning and design, soil analysis and improvement, appropriate plant selection, practical turf areas, efficient irrigation, use of mulches and appropriate maintenance.

## Z

**Zoning** – Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

# Appendix



- A. Batterie de 5 p. de canon.
- B. Batterie de 2 p. de canon.
- C. Batterie de 1 p. de canon.
- D. Batterie de 5 p. de canon.
- E. Batterie de 2 p. de canon.
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## APPENDIX A

### GUIDING PRINCIPLES FOR FUTURE COMMERCIAL AND TOWN CENTER DEVELOPMENT IN SOUTHEAST CHATHAM COUNTY

The Guiding Principles herein shall apply over the duration of the Comprehensive Plan planning period, extending to 2033, the Tricentennial of the founding of Savannah. More specificity will be developed during the zoning phase of the Tricentennial Plan.

1. It is understood that commercial development in Southeast Chatham County shall be planned in accordance with the following Guiding Principles:
  - a. Commercial development in the Southeast Chatham Planning Area (SEPA) shall be limited to current locations and future locations identified on the Future Land Use Map.
  - b. Expansion of commercial area shall occur only within currently-designated Town Center boundaries.
  - c. Linear “strip center” commercial corridors and scattered site commercial development shall not be permitted in the SEPA. Such development patterns are more appropriate for major commercial corridors such as Abercorn Street.
  - d. Mixed use development (residential, institutional, and commercial) shall be encouraged within town centers as a means of promoting pedestrian activity and reducing automobile oriented linear development patterns. Areas of intensive vehicular and pedestrian activity shall be oriented away from adjacent homes.
  - e. Drive-thru “fast food” restaurants shall not be permitted. In the zoning phase of the Tricentennial Plan, drive-thru food service shall be made a prohibited use. This shall not be construed to prohibit order and pickup food services.
  
2. It is understood that Bethesda property north of Diamond Causeway shall be planned in accordance with the following Guiding Principles:
  - a. The property will continue in its present use as a campus;<sup>1</sup> any commercial uses on the campus will be consistent with campus functions.
  - b. Night lighting of athletic fields shall be screened from neighboring residential areas.
  - c. Portions of the property not in use as a campus may remain in supporting agricultural uses such as silviculture, or for recreation and open space.
  - d. Future development will be consistent with an educational campus land use and zoning designation.
  
3. It is understood that Bethesda property south of Diamond Causeway and west of Ferguson Avenue, within the designated Town Center district, may be developed. Such development shall be consistent with these Guiding Principles:

---

<sup>1</sup> See draft definition provided on separate page.

- a. A four-phase planning process shall occur for future development on the site:
  - i. **Development of Guiding Principles:** Preparation of this document outlining planning concepts for future development on the town center site.
  - ii. **Zoning Phase:** As part of the Tricentennial Plan Zoning Update, a new zoning district befitting these Guiding Principles will be identified for the site.
  - iii. **Review of Development Scenarios:** Development scenario(s) and concepts will be prepared and presented to the community for review and comment at least three months prior to submittal of any development application to the MPC.
  - iv. **Master Plan Approval Phase:** A master plan for site development will be presented to the MPC.
- b. The Bethesda owned portion of the Southeast Chatham Town Center shall have the following general characteristics:
  - i. It will be master planned.
  - ii. It will become a community focal point, reinforcing local identity through appropriate architecture, materials and greenspace.
  - iii. It will be pedestrian oriented and interconnected.
  - iv. It will mix uses to the greatest extent possible, potentially having a mix of retail, service, office, residential and civic uses.
  - v. Businesses will not be large scale, big box stores. During the zoning and master planning phases standards will be developed to ensure the Town Center is primarily oriented to the Southeast Chatham community.
- c. Signage and design standards shall be specified in the master plan and shall be consistent with the Town Center Overlay District standards.
- d. Building height shall be consistent with the Town Center overlay standards and tiered back from the existing residential areas.
- e. Points of access from Diamond Causeway and Ferguson Avenue shall be consolidated to reduce congestion and the potential for accidents; no commercial access shall be provided from Whitefield.
- f. Vegetated perimeter buffers shall be provided for effective screening.
- g. Travel paths, parking, and service areas shall be oriented or screened with landscaping or berms to reasonably prevent headlights and noise from adversely affecting adjacent homes.
- h. To address drainage and flooding issues in the area, development within the Town Center is encouraged to adopt Low Impact Development (LID) best practices for stormwater management.

4. These Guiding Principles are put in place to protect the quality of life in the community, enhance the quality of commercial development, and prevent urban sprawl and unnecessary traffic congestion.
5. These Guiding Principles shall be presented to Chatham County Commission for adoption as policy through amendment to the Southeast Chatham County Community Plan.

## APPENDIX B

### GUIDING PRINCIPLES FOR FUTURE DEVELOPMENT IN THE VICINITY OF HUNTER ARMY AIRFIELD

The Future Development Map shows a land use of Light Industrial in the Air Installation Compatibility Overlay (AICO) area west of Hunter Army Airfield (Map 1). Light Industrial uses are generally considered to be compatible with airfield operations. This appendix provides guidelines for some land uses, such as residential, which are not allowed under existing zoning in much of the AICO area. This has been done to ensure that future development will be compatible with Hunter Army Airfield even in the event that zoning is changed to permit uses that are not currently allowed.

It is understood that the property in the vicinity of Hunter Army Airfield and its operational area shall be developed in a manner that is consistent with the goals and recommendations contained in the Fort Stewart-Hunter Army Airfield Joint Land Use Study (JLUS) dated September, 2005.

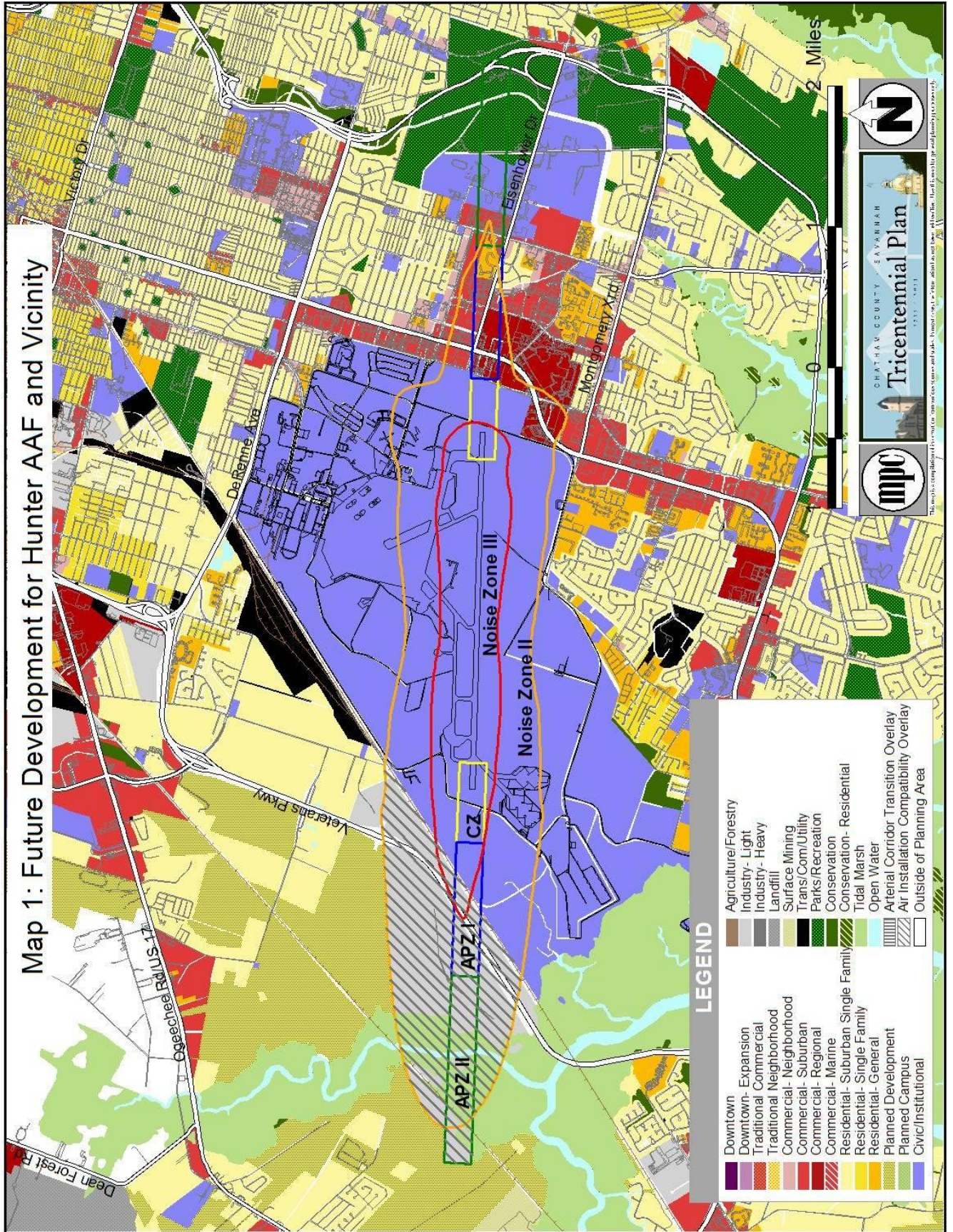
1. The Comprehensive Plan has established a policy that no residential development shall occur within the Air Installation Compatibility Overlay. In the event that residences are located within the Air Installation Compatibility Overlay, either through rezoning or other means, it is understood that the development must be planned in accordance with the following principles:
  - a. A master plan shall be prepared for the entire site.
  - b. A maximum allowable density shall be established for the entire site. Residential units shall be clustered on the site in such a way that:
    - i. No residential units shall be constructed within the Clear Zone, Accident Potential Zone I, or Noise Zone III.
    - ii. Residential units are discouraged within Accident Potential Zone II, but if constructed shall not exceed a gross density of 1 to 2 dwelling units per acre, as recommended by JLUS.
    - iii. Residential units are discouraged within Noise Zone II. It is understood that there must be an MPC evaluation that land in the NZII areas must be used for residential purposes due to the absence of viable alternative development options, as specified by JLUS. Once an evaluation is conducted, the allowable density of residential development that is outside of an APZ, but inside of Noise Zone II, shall remain as low as possible, but may be higher than the densities allowed within APZ II.
    - iv. Densities on any remainder of land that is not affected by these restrictions may be increased so that the maximum allowable density for the overall site, as set in 1b above, may be achieved.
  - c. Residential units constructed within Noise Zone II shall incorporate home design and construction measures to achieve outdoor to indoor noise level reduction (NLR) of not less than 25-30 dB, as established by JLUS.
  - d. New development shall not occur within any Clear Zone, Accident Potential Zone, or Noise Zone except by observing the development guidelines set forth in the Fort Stewart-Hunter Army Airfield Joint Land Use Study.
  - e. Any forms of development that are deemed incompatible by the Fort Stewart-Hunter Army Airfield Joint Land Use Study shall not be permitted.
  - f. As an alternative to the noise contour lines that have been established by the US Army, the contours of Noise Zone II can be verified by an empirical noise study prior to

approval of a master plan for development. Under such a scenario, the property owner(s) shall jointly develop an empirical noise study with Hunter AAF which will accurately reflect variances as well as peak noise levels in the Hunter AAF noise environment within which all applicable JLUS standards cited herein shall apply.

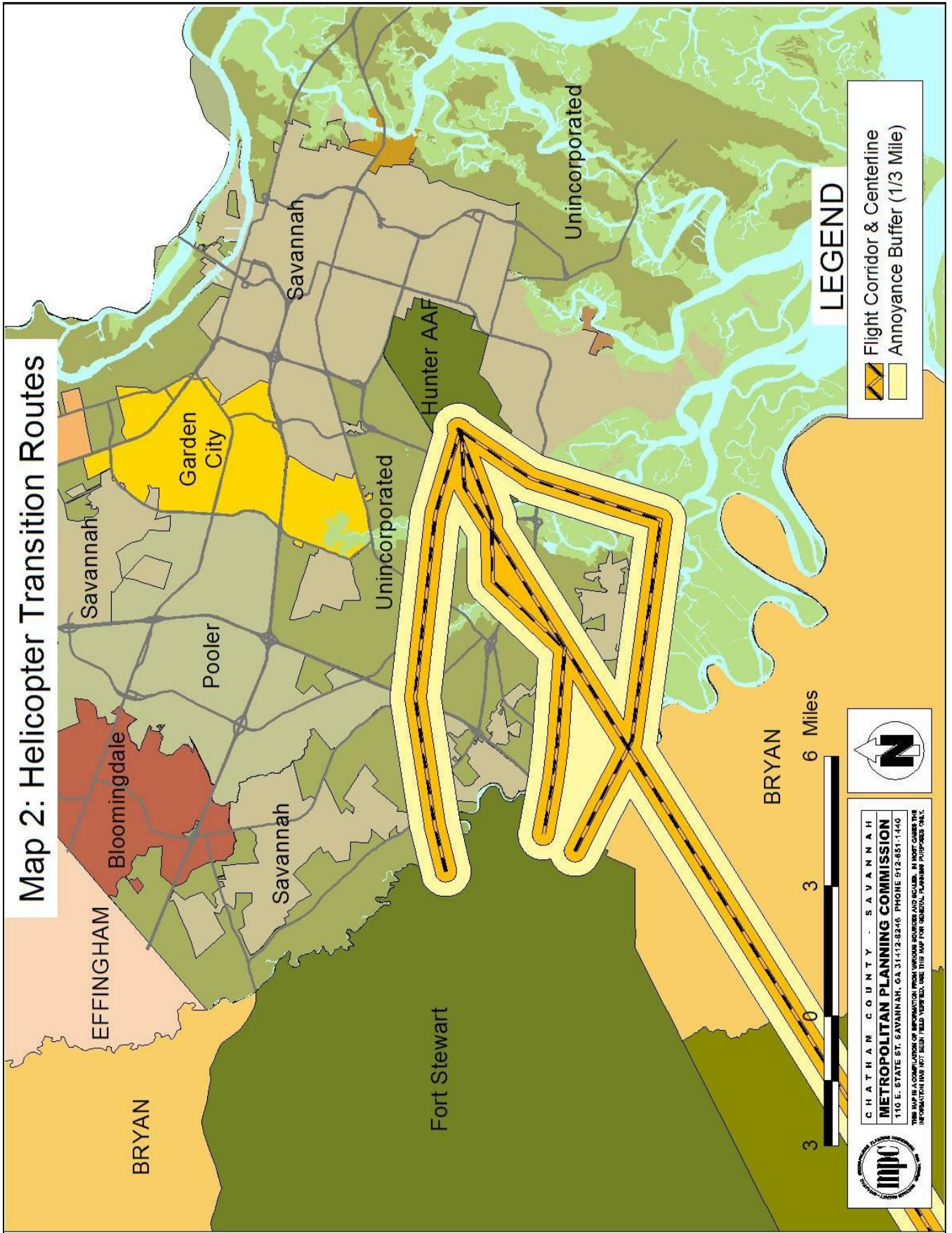
2. It is understood that all new development within the Air Installation Compatibility Overlay must observe the guidelines set forth in the Fort Stewart-Hunter Army Airfield Joint Land Use Study, including:
  - a. DoD Compatible Land Use Guidelines for Clear Zones and Accident Potential Zones (U.S. Army 1981).
  - b. Guidelines For Considering Noise in Land Use Planning And Control (FICUN 1980).
  - c. Any mitigating conditions (such as density limitations or noise mitigation requirements for new construction) set by 2a or 2b above must also be observed.
3. Given the developed land use context east of Hunter Army Airfield, it is acknowledged that the level of land use compatibility that is sought for areas west of the installation is not practical. Therefore, it is recommended that zoning and development policies focus on limiting intensification of incompatible uses east of Hunter Army Airfield in the following way:
  - a. Within the Clear Zone, Accident Potential Zone I, Accident Potential Zone II, and Noise Zone II, discourage new development and redevelopment that would increase gross residential densities above current levels.
4. The following areas are identified as requiring special attention in the siting and/or approval of commercial, institutional, and residential structures:
  - a. Helicopter Transition Routes and Annoyance Buffers (Map 2) where tall buildings and towers shall be sited so as not to interfere with safe air space operations and where NLR 25dB is recommended to be required for residential construction;
  - b. Hunter AAF Airplane Traffic Pattern (Map 3) where NLR 25dB is recommended to be required for residential construction;
  - c. The Fort Stewart/HAAF Influence Area (Map 4) where special consideration shall be given to any development that may impact or be impacted by military operations.
  - d. The Army Compatible Use Buffer (Map 5) where it is recognized that the common public interest dictates avoiding residential development when making decisions regarding extension of infrastructure, future land use plans, and zoning; and encouraging landowners to consider conservation easements and other instruments to preserve these areas in a natural state.
5. These Guiding Principles are put in place to protect the safety of the residents of Chatham County, to enhance the overall quality of life in the community, and to help ensure the continued operation of Hunter Army Airfield.



Map 1: Future Development for Hunter AAF and Vicinity

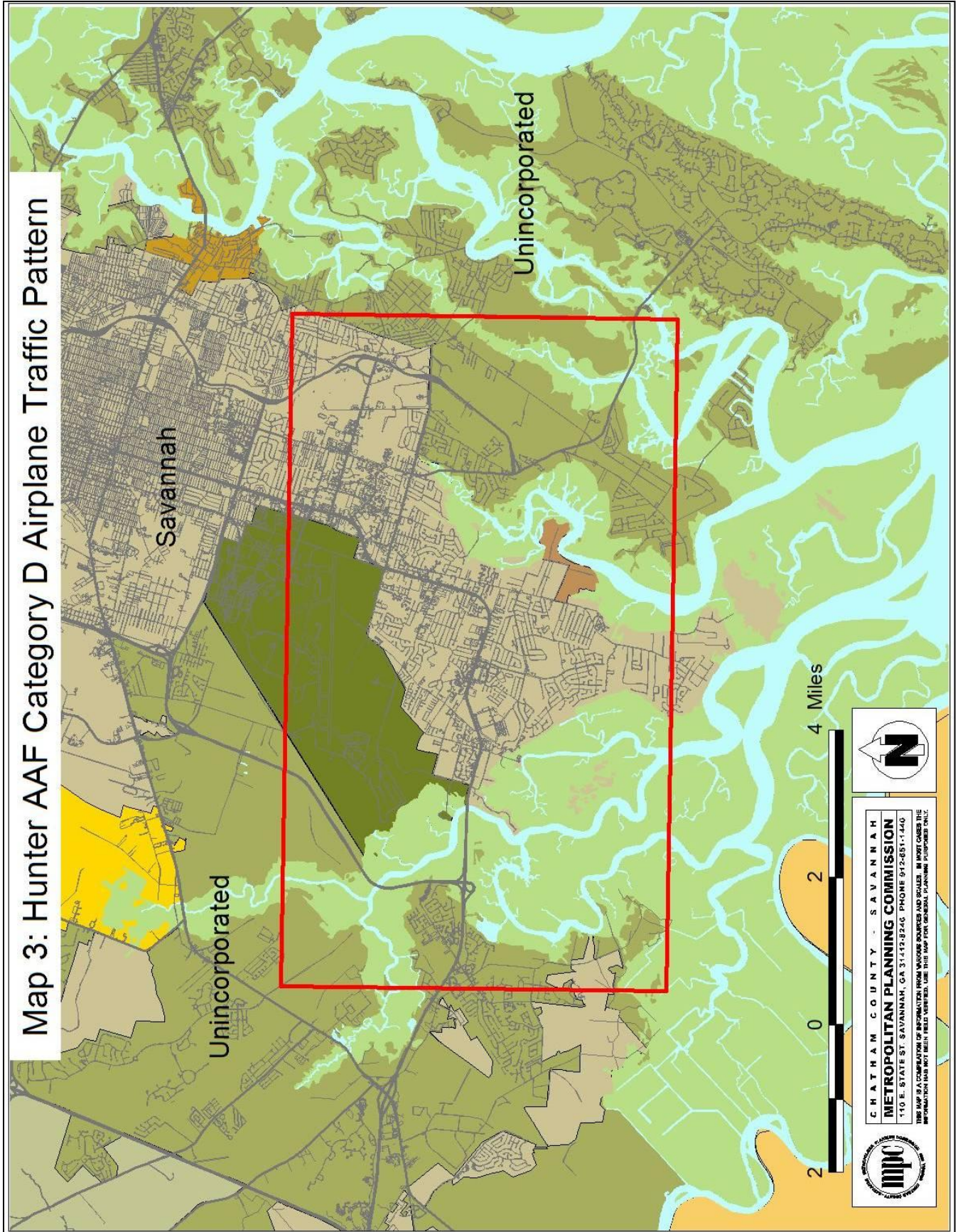




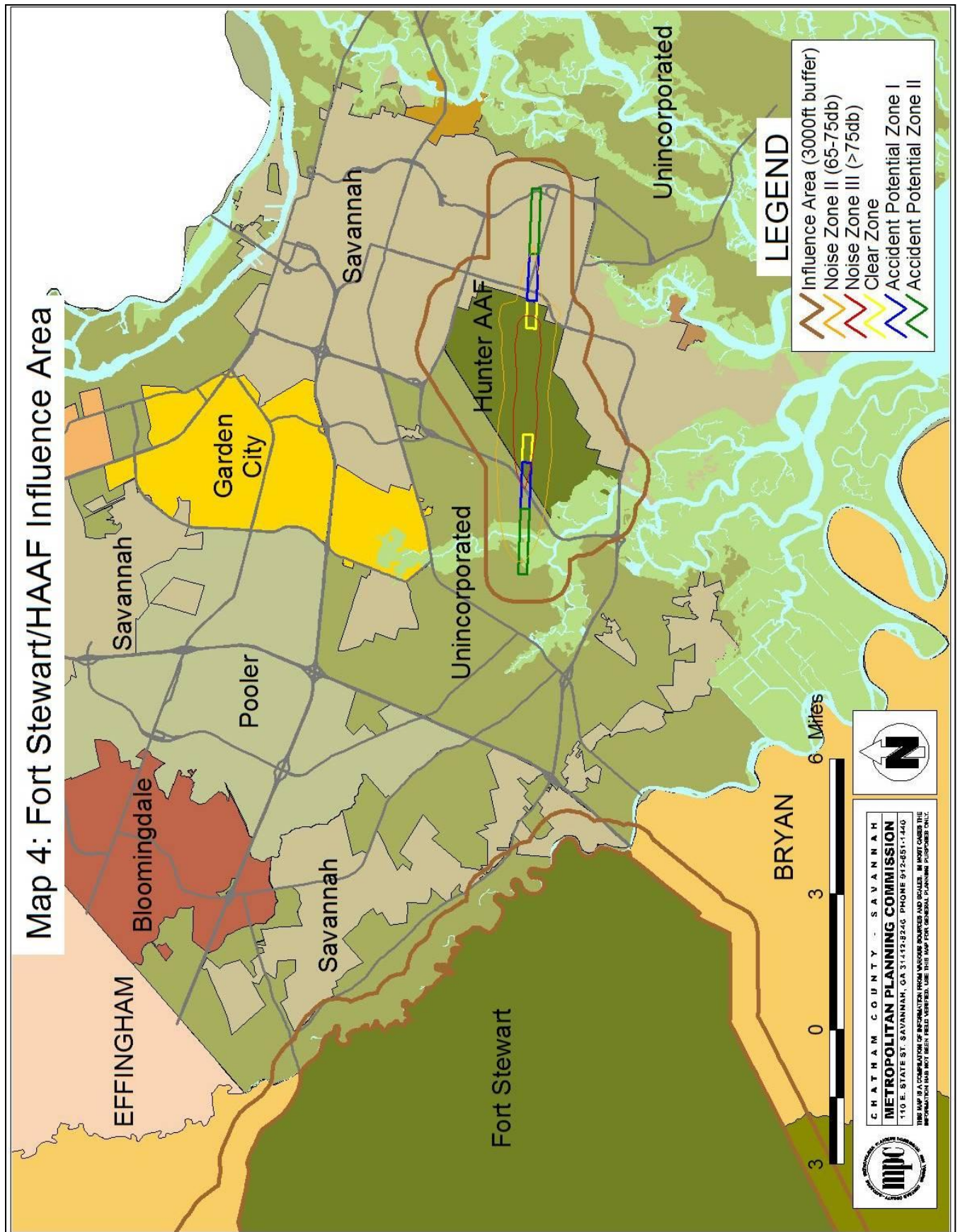


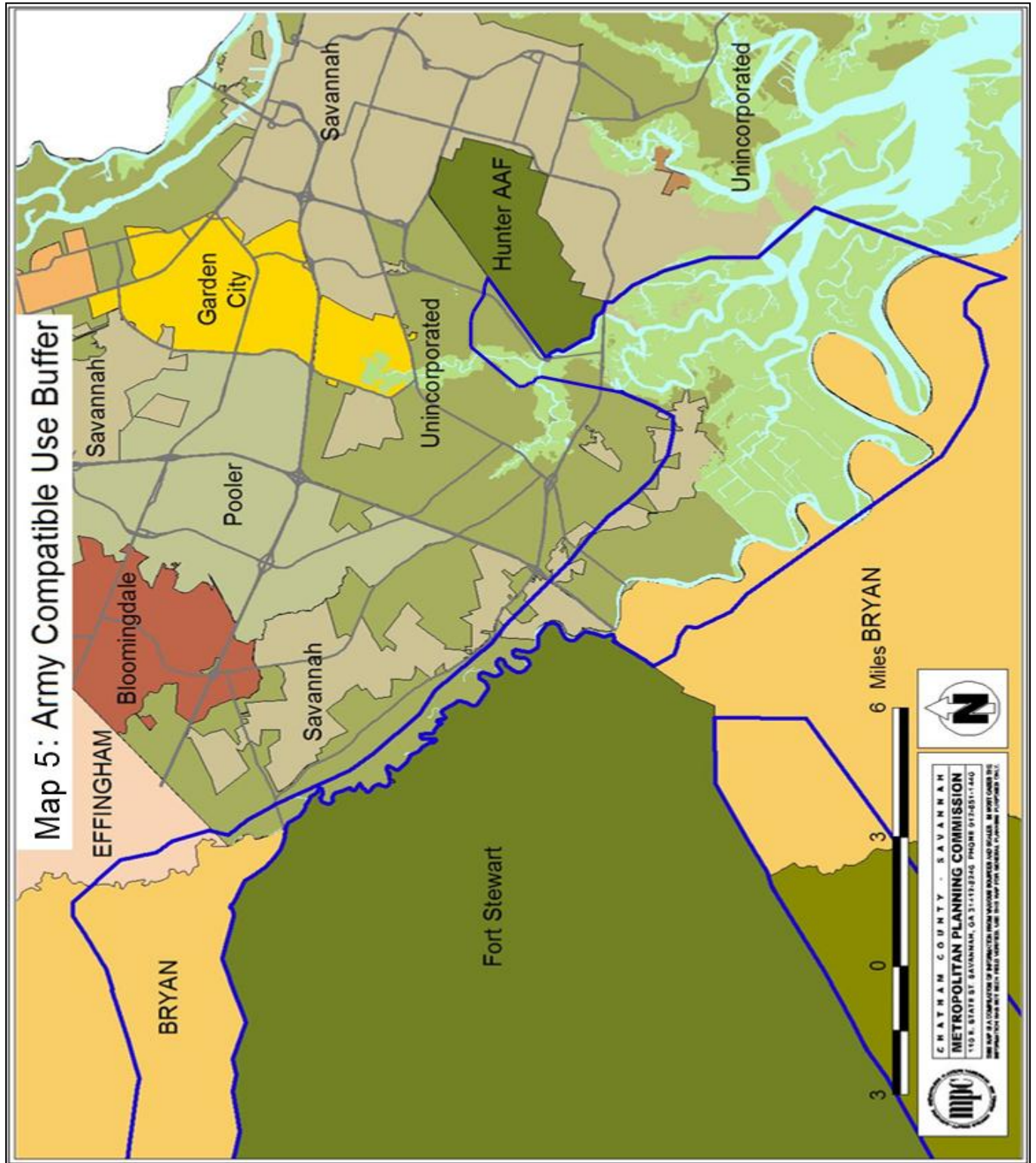


Map 3: Hunter AAF Category D Airplane Traffic Pattern









## APPENDIX C

<b>Table 1. Tools Available to Local Government for Affordable Housing Production<sup>2</sup></b>	
<b>ZONING INCENTIVES</b>	<i>Zoning can be used to promote affordable housing production. This is accomplished by permitting additional units to be developed on a given site or awarding a developer more options to reduce costs. Such incentives should be based on adopted public policy and should produce development that is compatible with its context. Affordability should be certified by programs such as HUD, State tax credits, and local initiatives rather than by local zoning officials.</i>
Density Bonuses	This incentive reduces the land cost per housing unit. It should not exceed 20% of permitted density for the base zoning district; and it should provide that at least 20% of units in a development are certified as affordable by a recognized program.
Small Lot Options	This incentive is similar to the density bonus in that it reduces land cost per housing unit. However, it is applied to single family units and it may, or may not, be associated with an affordable housing set-aside.
Flexible Standards	These are generally available on a case-by-case basis. For example, an increase in lot coverage and corresponding decrease in parking area may be justified if it can be demonstrated that residents will use more public transit.
Mixed Use Options	Current practice seeks to decentralize affordable housing and integrate it into the fabric of other development. Creating more mixed use development options expands opportunities to produce affordable housing, as done through the vertical zoning in the Mid-City area.
Expedited Review	Time is money in the development business. If local governments provide for expedited review of affordable housing, the cost of housing production can sometimes be reduced.
<b>ZONING REQUIREMENTS</b>	Requirements for affordable housing production should be in place when critical shortages are identified and cannot be met through incentives.
Inclusionary Zoning	These initiatives specify that a certain percentage of units in a development will be affordable, most often in the range from 10% to 20%. Such initiatives are typically mandatory, although they can be configured as voluntary programs.
Housing Linkage	Where commercial development is creating intense pressure on the housing market, linkage programs have been enacted requiring developers in the specified industry to produce affordable housing or contribute a fee to a housing trust fund.
Housing Diversity	Some zoning codes require large developments to produce a range of housing types, including smaller units, attached housing, or small lot configurations that may result more affordable housing for a wider range of people.

<sup>2</sup> General strategy headings are described in shaded rows.



**Table 1. Tools Available to Local Government for Affordable Housing Production**

OWNERSHIP ALTERNATIVES	<i>Zoning, subdivision, and building codes often unintentionally limit development options for affordable housing. Ensuring that these options are available may help locally to produce more affordable housing.</i>
Limited Equity Co-ops	Housing costs are driven up by market pressures caused by rapid growth and speculation. LECs restrict equity growth and limit resale windfalls, thus providing a continuing source of affordable housing while permitting modest profits.
Cohousing and Non-Profit Co-ops	Cohousing and cooperatives are similar mechanisms that are established and developed by the owners. Resale windfalls may, or may not, be limited.
Deed Restrictions	Non-profits such as Habitat for Humanity limit resale windfalls through deed restrictions, thereby providing a continuing source of below-market-rate housing.
DIRECT SUBSIDIES TO BUILD OR LEVERAGE HOUSING	<i>Unlike the programs listed above, direct subsidies require program income. Revenues may come from a variety of sources, including in lieu fees related to inclusionary zoning or housing linkage, real estate transfer fees, windfall capture taxes, and tax increment finance (TIF) district revenue. Many such fees require state enabling legislation.</i>
Public/Private/Non-Profit Partnerships	Public funds for infrastructure or land can leverage affordable housing development. Initiatives require experienced staff with access to resources, often through a housing trust fund. This may also take the form of providing seed money and technical support for new community development corporations.
Individual Grants and Revolving Loans	A housing trust fund with dedicated sources of revenue (such as a documentary stamp tax – potentially levied on sales over a set value or as a windfall capture tax) is a reliable mechanism that provides continuing and predictable funding for grants, loans, and other direct subsidies for affordable housing production.



## APPENDIX D

The Community Agenda Report is one of three documents that comprise the Chatham County-Savannah Comprehensive Plan. The other two documents, the Community Participation Program and the Community Assessment Report, are not actually adopted by local government, but they present important background information about the community and the comprehensive planning process itself. The Tables of Contents from the Community Participation program and the Community Assessment Report are presented in Appendix D to provide some indication of the range of material that is contained in those two documents. Hardcopies of all three Comprehensive Plan documents are available for purchase at the Metropolitan Planning Commission; 110 E. State St; Savannah, GA 31401. The documents can also be downloaded free of charge at <http://www.thempc.org>.

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**RESOLUTION OF ADOPTION  
BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS**

**Whereas**, the Comprehensive Plan for Chatham County and the City of Savannah, Georgia, was adopted in November 2006 following more than two years of research and development; and

**Whereas**, since the plan was developed in 2004, issues and challenges facing the community have arisen that were not addressed in the Goals and Objectives in the original Comprehensive Plan; and

**Whereas**, citizens' committees were formed and asked to evaluate the Strategic Plan based on how well it addressed the impact of planning decisions on community health; the impact of climate change and sea level rise on development patterns; the impact of the aging population on community resources; and the impact of rising energy and food costs on community well-being; and

**Whereas**, those committees developed new Goals and Objectives for the Strategic Plan (Chapter 5.0) of the Comprehensive Plan for Chatham County and the City of Savannah, Georgia to address these issues; and

**Whereas**, those additional Goals and Objectives have been incorporated into the Short Term Work Program (Chapter 6.0) of the Comprehensive Plan for Chatham County and the City of Savannah, Georgia; and

**Whereas**, the Department of Community Affairs requires written notice amendments to the Comprehensive Plan for Chatham County and the City of Savannah, Georgia were adopted;

**BE IT THEREFORE RESOLVED**, that the Chatham County Board of Commissioners does hereby adopt the amended Strategic Plan (Chapter 5.0) and Short Term Work Program (2011- 2016) (Chapter 6.0) and authorizes the County Manager to transmit the Resolution of Adoption and the Amended Strategic Plan (Chapter 5.0) and Short Term Work Program (2011-2016) (Chapter 6.0) to the Coastal Regional Commission and the Department of Community Affairs as required by the Georgia Planning Act of 1989.

Adopted this 21<sup>st</sup> day of December 2012

SAVANNAH, GEORGIA

By: Pete Liakakis

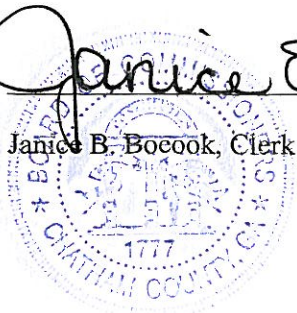
Pete Liakakis, Chairman

Date: December 21, 2012

Attest: Janice E. Bocook

Janice B. Bocook, Clerk

Date: December 21, 2012



RESOLUTION OF ADOPTION  
BY THE CITY OF SAVANNAH

WHEREAS, the Comprehensive Plan for Chatham County and the City of Savannah, Georgia, was adopted in November 2006 following more than two years of research and development; and

WHEREAS, since the plan was developed in 2004, issues and challenges facing the community have arisen that were not addressed in the Goals and Objectives in the original Comprehensive Plan; and

WHEREAS, citizens' committees were formed and asked to evaluate the Strategic Plan based on how well it addressed the impact of planning decisions on community health; the impact of climate change and sea level rise on development patterns; the impact of the aging population on community resources; and the impact of rising energy and food costs on community well-being; and

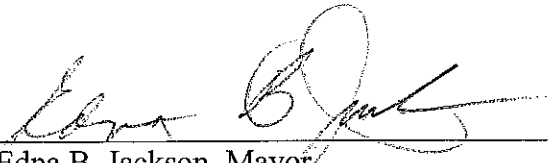
WHEREAS, those committees developed new Goals and Objectives for the Strategic Plan (Chapter 5.0) of the Comprehensive Plan for Chatham County and the City of Savannah, Georgia to address these issues; and

Whereas, those additional Goals and Objectives have been incorporated in the Short Term Work Program (Chapter 6.0) of the Comprehensive Plan for Chatham County and the City of Savannah, Georgia; and


WHEREAS, the Department of Community Affairs requires written notice amendments to the Comprehensive Plan for Chatham County and the City of Savannah, Georgia were adopted;

BE IT THEREFORE RESOLVED, that the Savannah City Council does hereby adopt the amended Strategic Plan (Chapter 5.0) and Short Term Work Program (2011-2016) (Chapter 6.0) and authorizes the County Manager to transmit the Resolution of Adoption and the Amended Strategic Plan (Chapter 5.0) and Short Term Work Program (2011-2016) (Chapter 6.0) to the Coastal Regional Commissions and Department of Community Affairs as required by the Georgia Planning Act of 1989.

Adopted and approved this 27<sup>th</sup> day of December, 2012.

  
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Edna B. Jackson, Mayor

ATTEST:

  
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Dyanne C. Reese, MMC, Clerk of Council