

Community Agenda

Tybee Island

Master Plan



Submitted to:

**Georgia Department of
Community Affairs**

By:

City of Tybee Island, Georgia

January 2008



COMMUNITY AGENDA

Tybee Island Master Plan



Submitted to:
Georgia Department of Community Affairs

By:
City of Tybee Island, Georgia

January 2008

Table of Contents

INTRODUCTION.....	1
1. VISION FOR THE FUTURE	3
1.1 PUBLIC PARTICIPATION PROGRAM.....	4
1.2 FUTURE DEVELOPMENT STRATEGY	11
2. QUALITY COMMUNITY OBJECTIVES	31
2.1 TRADITIONAL NEIGHBORHOODS	31
2.2 INFILL DEVELOPMENT	32
2.3 SENSE OF PLACE	32
2.4 TRANSPORTATION ALTERNATIVES.....	33
2.5 REGIONAL IDENTITY	34
2.6 HERITAGE PRESERVATION	34
2.7 OPEN SPACE PRESERVATION.....	35
2.8 ENVIRONMENTAL PROTECTION.....	36
2.9 GROWTH PREPAREDNESS	37
2.10 APPROPRIATE BUSINESSES.....	37
2.11 EMPLOYMENT OPTIONS	38
2.12 HOUSING CHOICES.....	38
2.13 EDUCATIONAL OPPORTUNITIES	39
2.14 LOCAL SELF-DETERMINATION.....	40
2.15 REGIONAL COOPERATION	40
2.16 SUMMARY OF CHARACTER AREA QUALITY COMMUNITY OBJECTIVE ANALYSIS	41
3. ISSUES & OPPORTUNITIES	42
3.1 POPULATION	42
3.2 ECONOMIC DEVELOPMENT	43
3.3 NATURAL & CULTURAL RESOURCES	44
3.4 FACILITIES & SERVICES	46
3.5 HOUSING.....	47
3.6 LAND USE.....	48
3.7 TRANSPORTATION.....	49
3.8 INTERGOVERNMENTAL COORDINATION.....	51
4. IMPLEMENTATION PROGRAM	52
4.1 SHORT-TERM WORK PROGRAM.....	53
4.2 POLICIES	59
5. SUPPLEMENTAL PLANS	63
5.1 DEPARTMENT OF COMMUNITY AFFAIRS – QUALITY GROWTH RESOURCE TEAM REPORT (2006)	63
5.2 SERVICE DELIVERY STRATEGY	63
5.3 SOLID WASTE MANAGEMENT PLAN	63

5.4 STRATEGIC CULTURAL PLAN..... 64
5.5 CITY OF TYBEE ISLAND – STORMWATER MANAGEMENT PLAN 64
5.6 BEACH MANAGEMENT PLAN 65
5.7 SOUTH BEACH DISTRICT DESIGN CHARRETTE..... 65
5.8 TYBRISA IMPROVEMENT PROJECT..... 66

APPENDICES

Public Participation Program Documentation Appendix A
Online Survey Description & Results..... Appendix B
Community Character Map Appendix C
Desired Design Patterns & Architectural Styles Guidebook Appendix D
Quality Community Objectives: Character Area Analysis..... Appendix E

Introduction

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision making for use by the local government officials and other community leaders.

The Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," were recently updated in May 2005. The updated guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives (QCOs). The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participation in Comprehensive Plan development. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, as well as a short and long-term work program and list of policies for land use decision making.

The DCA defines the intent of the Community Agenda as follows:

"The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and Stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of the plan, for it includes the community's Vision for the Future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented."

The City of Tybee Island's Community Assessment and Community Participation Plan were submitted to DCA in February 2007. Upon approval of these documents in April 2007, the City began implementation of the Community Participation Plan and development of the Community Agenda. Tybee Island's deadline for submittal of the Agenda is February 28, 2008.

This document is the Community Agenda for the City of Tybee Island. It is being submitted to DCA 120 days in advance of the mandated deadline to allow for DCA review and City Council adoption prior to the City's deadline submittal.

The format of this document considers the outline proposed in the State Planning Recommendations, as well as Chapter 110-12-1-.05 of the Rules.

- Chapter 1 addresses the Communities Vision for the Future as established through the public involvement process. This chapter includes a summary of the public involvement, as well as a description of the character areas.
- Chapter 2 includes a summary of the Issues and Opportunities as developed in the Community Assessment and updated through the public involvement process.
- Chapter 3 contains an Implementation Plan that includes a Short-Term Work Program (STWP) and Polices for Land Use.



1. Vision for the Future

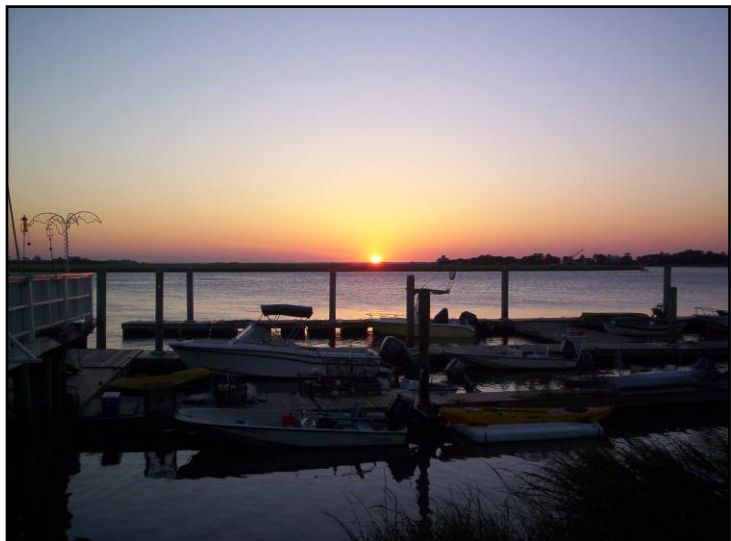
The City of Tybee Island has established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in an online survey, as well as a through representation on a Stakeholder Committee. The City encouraged public participation through handouts, newspaper articles, and its webpage. Feedback gathered through these public events was interpreted by the City and the following Vision for the Future was established:

As concerned citizens of The City of Tybee Island, we will be conscientious stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community. We will also ensure that our growth does not exceed the Island's carrying capacity.

We will foster a vibrant, year-round economy and support our business community in its goal to provide quality services and facilities for both residents and visitors. We will provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a four-season vacation destination, while enhancing the distinctive atmosphere of our Island life.

This vision is intended to communicate the City's pride in its existing resources including the beach, the coastal marshland environment, a vibrant art scene, historic homes, museums, monuments, and a lively downtown. In addition, the vision reflects the City's commitment to creating a healthy economy that allows businesses to flourish and an increased quality of life for both year-round residents and tourists.

The public involvement and outreach that was conducted in an effort to establish a vision for the City is summarized in this chapter. This effort also enabled City staff to finalize the future land use (character areas), establish recommended development patterns, outline land use policies, and draft the STWP. Each element of the approved Public Participation Program is addressed, and any applicable documentation is included in the Appendix.



1.1 Public Participation Program

As part of the development of the Community Agenda, the City found it essential to work with citizens to identify the issues and challenges unique to Tybee Island. The public participation process began with an evaluation of the current strengths and needs of the community that led to a Vision for the Future. The programs described below were intended to provide citizens the opportunity to offer their opinions and provide feedback on the Community Assessment. This approach has allowed the City to draft a Community Agenda that accurately reflects the overall vision for the community. The comprehensiveness of this public involvement program has ensured that the public will continue to feel vested in the results of the planning process.

The participation strategies outlined in this report were implemented to ensure that citizens understood and had the opportunity to participate in the planning process. The City provided multiple levels of public involvement so that citizens were able to contribute according to their desired level of participation.

In accordance with the approved Community Participation Plan, a Stakeholder Committee was convened to develop a vision and review the draft development strategies, issues and opportunities presented in the Community Assessment. Educational material has been available online on the City's website, during the Open House, and at City Hall to keep the public informed throughout the process. An online survey was conducted to provide an opportunity for the public at large to offer input and ideas regarding the City's future. The Project Team continued to meet as necessary to provide guidance to City staff as the development of the Agenda progressed. Finally, prior to submittal of the Community Agenda and at the conclusion of the planning process, a second public meeting will be held to present the Agenda to the City Council and the public.

The following public involvement strategies have been implemented by the City as part of the public involvement strategy and are discussed in this report:

- Project Team
- Stakeholders Committee
- Open House
- Community Survey
- Handouts
- Website

1.1.1 Project Team

The Project Team is a technical advisory committee that was established to coordinate project staff, provide feedback to the project managers, and to ensure that the Comprehensive Plan accurately represents the City's Vision for the Future. Project Team meetings were also advertised and opened to the public. The team included the following members:

- City Manager
- Planning & Zoning Director
- City Staff
- Planning Consultants
- Citizens

The Project Team participated as full members of the Stakeholder Committee and then continued to meet upon completion of the Stakeholder Committee exercise to develop the Community Agenda. The Project Team reviewed drafts of the Community Vision, Character Areas, Issues and Opportunities, Land Use Policies and the STWP to ensure that they accurately reflected the City's Vision of the Future. Because the Project Team included City staff, they also reviewed the STWP for concurrence with the stated Issues and Opportunities and for feasibility of implementation.

1.1.2 Stakeholder Committee

Stakeholder involvement was an essential part of the success of the Community Agenda development. Effective involvement from key individuals/groups from the community will ensure that the Agenda gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented.

The Stakeholder Committee meetings were advertised and open to all citizens and business owners in the City. Some of the main groups represented at the Stakeholder meetings are listed below:

- City Council Members
- City Staff
- City Manager
- Planning Commission Members
- Renters on the Island
- Homeowners on the Island
- Realtors
- Fort Pulaski Staff
- Neighborhood Groups
- Small Business Owners
- Representatives from Hotels

The Stakeholder Committee met four times throughout the planning process to review progress and provide feedback to the City of Tybee Island. The City made the Community Assessment, Data Assessment, and Public Participation Plan available online for Stakeholders, prior to the first meeting. Supplying this “read ahead” material was intended to ensure more productive meetings by allowing the Stakeholders to review pertinent information in advance. Stakeholder meetings were held in an informal but professional manner to create an environment that facilitated participation.

Between 15 and 30 people attended each of the Stakeholder meetings. As a result, the City developed an interactive approach to the meetings that involved breaking up into small groups with an assigned topic to brainstorm ideas. Each group presented the ideas developed in their group toward the end of the meeting to allow others to comment. This approach to the meetings allowed the City to better manage a large group of interested citizens and led to extremely productive meetings where everyone still had the opportunity to comment on each element of the plan.

The following is a description of the meetings including the date held and topics discussed:

- Meeting 1 – Visioning (May 16, 2007 from 6:30 – 8:30pm): The Stakeholder Committee participated in a group exercise to develop an overall vision for the City. Stakeholders were asked to give words or phrases they believed to best describe Tybee Island. A long list of words was recorded and Stakeholders voted for five words that would be used in the vision statement. The Stakeholders broke up into small work groups and each group drafted a vision statement using the selected words. Each group presented their vision statement to the larger Stakeholder group for discussion and the overall vision for the Island was drafted using a combination of the visions established in the small groups.
- Meeting 2 – Character Areas (June 19, 2007 from 6:30 – 8:30pm): The Stakeholder Committee was broken up into sub-committees that were tasked with reviewing the descriptions and recommended development patterns for a subset of the City’s character areas. Four teams were created and each team reviewed three to four character areas. These sub-committees also made changes to the character area Map. Each sub-committee presented their results and changes to the Stakeholder Committee to give everyone an opportunity to comment on each of the character areas.
- Meeting 3 – Issues & Opportunities (July 18, 2007 from 5:30 – 7:30pm): The draft issues from the Community Assessment were presented to the Stakeholder Committee. The Stakeholder Committee was broken up into sub-committees based on the general planning categories (population, economic development, land use, housing, etc.) and was tasked with identifying opportunities related to each issue. Each sub-committee presented their opportunities to the Stakeholder Committee to give everyone an opportunity to comment and add items to the list. The opportunities identified at this meeting were compared with the opportunities included in the Community Assessment and the master list was revised to include new items.

- Meeting 4 – Opportunities (August 28, 2007 from 5:30 – 7:30pm): The results of the online survey were presented to the Stakeholder Committee at the beginning of this meeting. Following the presentation, the Stakeholder Committee was broken into sub-groups based on the general planning categories (population, economic development, land use, housing, etc.) and asked to identify specific tasks for the STWP for each of the opportunities included in the Community Assessment and those developed at the previous meeting. Each group presented their STWP tasks to the Stakeholder Committee for comments and additions. The list that resulted from this meeting was used to create the initial draft of the City's STWP and implementation plan.

1.1.3 Online Survey

In an effort to increase public involvement, the City administered a community survey to gain feedback from citizens. The community survey has been an effective tool since it was available to a large percentage of the population. The City of Tybee Island elected to mail a postcard to all property owners and registered voters in the City to notify them about the Master Plan process and to request their participation in the online survey. A unique number was included on each survey and was needed to access the survey online for security purposes. This was done to prevent people from taking the survey multiple times thereby protecting the results. Unique numbers and hard copy surveys were also available at City Hall to make sure people without access to the internet had the opportunity to fill out the questionnaire. The survey was posted on the City website in June, and preliminary results were presented to the Stakeholder Committee at the end of August. The survey was also publicized through the website, at public meetings, through email chains, and the City's cable channel.

The results of the surveys were tabulated and a summary of the results is included below. For a full description of the survey and results, please see the Appendix. Results of the survey were considered and incorporated into the final draft of the Community Agenda. The City's Vision, development patterns and future work program are all reflective of the goals expressed by the community.

Soliciting input from residents, local businesses and property owners provided an opportunity in the planning process for the public to identify their opinions on various topics and issues, such as: community appearance, economic development, services, traffic and commuting, housing, quality of life, and overall planning issues.

A total of 664 surveys were received and tabulated during that period, which is equivalent to a 17% response rate based on the total number of surveys distributed. This response level allowed for a 99% confidence level in the survey results with a confidence interval of $\pm 5\%$. The survey results are briefly summarized below. For a complete summary of the survey questions and results, please see Appendix B.

The initial four questions determined the age, location, and length of residency for survey participants. Four out of five respondents were over the age of 50 and two-thirds of the respondents were year-round residents of the Island.

Question 5 rated the importance of characteristics that attracted respondents to the City of Tybee Island. The most important characteristics were the general aesthetics and attractiveness of the area, access to the natural environment, quality/pace of life, and being part of a beach community.

Question 6 asked about the different types of housing within the City. The majority of respondents felt the City needs less townhouses, condos, and duplexes. *Question 7* addressed special housing in the City. Most people felt the City does not need low income housing, but does need more affordable housing for people employed on the Island.

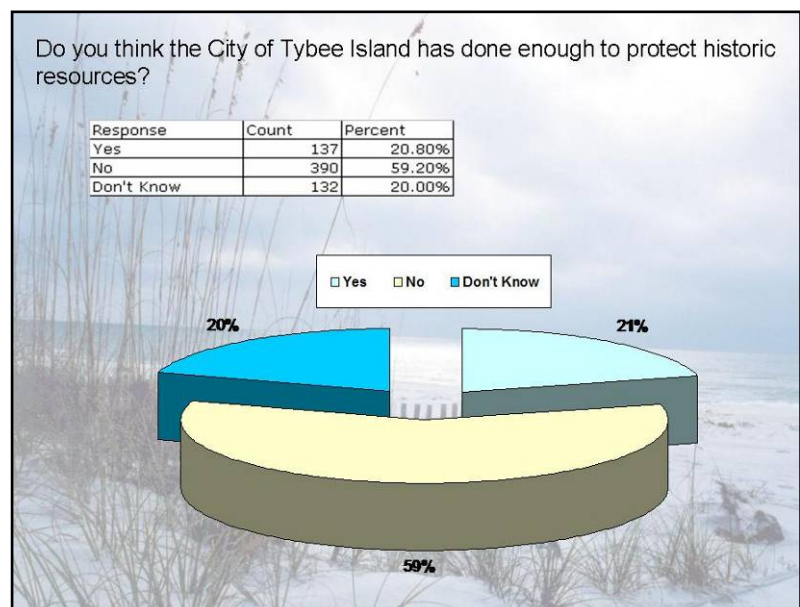
In *Question 8*, people were asked about what they felt the best development and land use options were for the Butler (Highway 80) corridor. The majority of respondents felt a mix of commercial and residential uses was most appropriate for this corridor.

Question 9 addressed people's satisfaction with current layouts and designs of various land uses on the Island. The majority of people (73%) were dissatisfied with the current layout and design of condos. Coincidentally, the same percentage of respondents (73%) were satisfied with historic restoration efforts.

Question 10 asked if people supported setting aside areas of land as protected Greenspace, and 87% of the respondents were in favor of this idea.

Question 11 (a ranking question) indicated residents felt that development is having a negative impact on the quality of life on the Island. Respondents felt the City should develop regulations and should take public cost and impact on public infrastructure into consideration before a new development is approved.

In *Questions 12 and 13*, residents were asked to answer yes or no to the given questions. When asked about zoning, 75% of respondents claimed to know the zoning of their property and what uses are allowed within that zoning category. Results of *Question 13* indicated that more than half the respondents felt more needs to be done to preserve historic structures on the Island.



Questions 14 and 15 relate to employment. The survey indicates that the largest percentage of responses came from people that are retired. *Question 16* is a ranking question and asks whether the City needs more or less of various services/facilities. The respondents overwhelmingly felt the City needs more greenspace and family activities/entertainment.

When asked about recreational related items (*Questions 17 and 18*) most people were in favor of renovating the marine science center, construction of the outdoor amphitheater, completing renovation of the indoor theater, and allowing dogs on portions of the beach.

Question 19 asks where commercial development is more appropriate in the City. The majority of people feel commercial development should be concentrated in limited locations along major streets.

The next three *Questions (20-23)* ask respondents to rank a variety of items related to recreation, natural resources, and City services. Based on the results of the survey, the respondents are concerned with preservation of the dune system and ensuring adequate infrastructure is available for current and future residents and visitors. Respondents also feel that resources such as greenspace, trails, museums, and historic preservation are very important for the City. When asked to rate the level of satisfaction with City services, the survey indicates that people are generally satisfied with the level of services provided by the City of Tybee Island. Among the items with high priorities are greenspace preservation, historic preservation, guidelines for future development, community character, water conservation, concern about the high property taxes.

Questions 24-27 addressed the issues of parking and transportation. The responses were nearly split down the middle when asked if people would be in favor of a parking garage. However, it should be noted that slightly more people were in favor of situating a parking garage on Tybee Island. If a parking garage was to be constructed, the highest percentage of people feel the south end of the Island would be the most appropriate location. In terms of transportation, people are generally in favor of an island shuttle to transport people to various places of interest on the Island, a park-n-ride, more sidewalks and bike trails, and a tree-lined median along Butler Avenue.

The final three questions address respondents that are moving out of the City of Tybee Island. Less than 8% of the respondents plan on moving outside of the City within the next five years. Of those respondents planning to move, approximately 20% plan to move out of the area, but over 50% plan to move either to a different neighborhood on Tybee Island or a nearby place (i.e. Savannah, Wilmington Island, etc.). The four top reasons listed as primary reasons for moving were high taxes, family considerations, too much traffic, and change in employment.

The survey proved to be a valuable tool for gauging the overall community's vision for Tybee Island. It is clear from these results that the issues discussed as part of the overall comprehensive plan process are in line with the issues most important to everyday citizens.

1.1.4 Public Information

In addition to the strategies identified above, the City utilized the following Public Information techniques:

- Open House: The City hosted an Open House on May 23, 2007 from 6:30 to 8:30pm to inform and update the public on the comprehensive planning process. An estimated 35 people attended the event. The Open House was held at City Hall and allowed for informal interaction between the citizens and members of the Project Team. Citizens were able to view map displays and have one-on-one discussions with Project Team members about specific elements of the Plan. Handouts, comment cards, and other information were distributed in an effort to educate the public and gather feedback. The City advertised the event on the City website, the local cable channel, and provided information on the Open House at City Hall. Please see the Appendix for a summary of the Open House proceedings.
- Cable Channel: The City posted information about the Master Plan on the City's cable channel throughout the whole process. The cable channel included general information about the Plan, meeting advertisements, and messages encouraging residents to take the online survey.
- Informational Handouts: Several informational documents were developed and distributed throughout the comprehensive planning process. An information packet was created as a handout for City elected officials and attendees at Public Hearings. These handouts provided a summary of the Community Assessment and Community Agenda documents. Additionally, maps of the Character Areas, Current Land Use, and Areas Requiring Special Attention were in City Hall for citizens to view. A poster for the Open House was developed and posted and distributed at City Hall. A selection of informational materials developed is included in the Appendix.
- Webpage: A webpage was dedicated to the Comprehensive Plan and added to the City's website to allow for immediate dissemination of information related to the planning process. The webpage was posted in April 2007 and includes a link to the online survey, as well as electronic versions of the Community Assessment, Data Assessment, Participation Plan, and all corresponding maps created as part of this process.
- Press Release: A press release was developed and sent to local news agencies. It is included in the Appendix.

1.1.5 Public Hearing

The State minimum standards require that a Public Hearing be held before City Council to inform the public that the planning process for updating the Comprehensive Plan is nearing completion. City staff and/or the City's consultants presented the Community Agenda to the City Council on October 25, 2007, prior to submittal of the document to the Georgia Department of Community Affairs. The presentation informed the Council about the scope of the Plan and provided an opportunity for the public to provide feedback to the Council. City staff and consultants then finalized the Community Agenda based on the comments received at the public hearing, and submitted the Agenda to DCA for approval. The meeting was open to the public and advertised in accordance with City procedures. The meeting schedule was posted on the City's website and the agenda for the meeting was made publicly available at City Hall prior to the hearing. The following items were presented at the public hearing.

- Community Agenda
- Character Areas and Future Land Use
- Issues and Opportunities
- Land Use Policies
- STWP

1.1.6 Public Participation Program Summary

The Public Participation Program described above has directly and significantly contributed to the content of this Community Agenda. Through feedback from Stakeholders and the general public, the Project Team was able to develop a Vision for the Future, revise the Character Area map and development strategies, expand the Issues and Opportunities, and draft an implementation plan to achieve the goals outlined within this document.

1.2 Future Development Strategy

The City of Tybee Island had devised a future development strategy based on the character areas included in the map in Figure 1 and included in Appendix C. This map is the basis for the Future Land Use Map and Official Zoning Maps that will be used by City staff and elected officials to guide new development. The Future Land Use Map and associated definitions are included in the Appendix, and the Official Zoning Map will be reviewed and updated, along with the Zoning Ordinance, as part of the STWP to ensure that land use regulations match the spirit of this Plan.

A narrative description is provided for each character area and includes the following items:

- **Character Area Description:** This section provides a description of the unique and defining characteristics within each area that the City wishes to preserve or enhance.
- **Recommended Development Strategies:** The strategies identified within this section are the objectives that have been identified to help achieve the vision for each character area, as outlined in the character area description.
- **Zoning Considerations:** This section identifies the existing zoning classifications found within each character area, and makes an assessment regarding their appropriateness for achieving the vision for that area. In some cases, recommendations for amendments to the Land Use Code have been made so that the Code will become a tool to help the City accomplish the goals set forth in this Plan. The table below provides a brief summary of the existing Zoning classifications and allowable uses within each category.

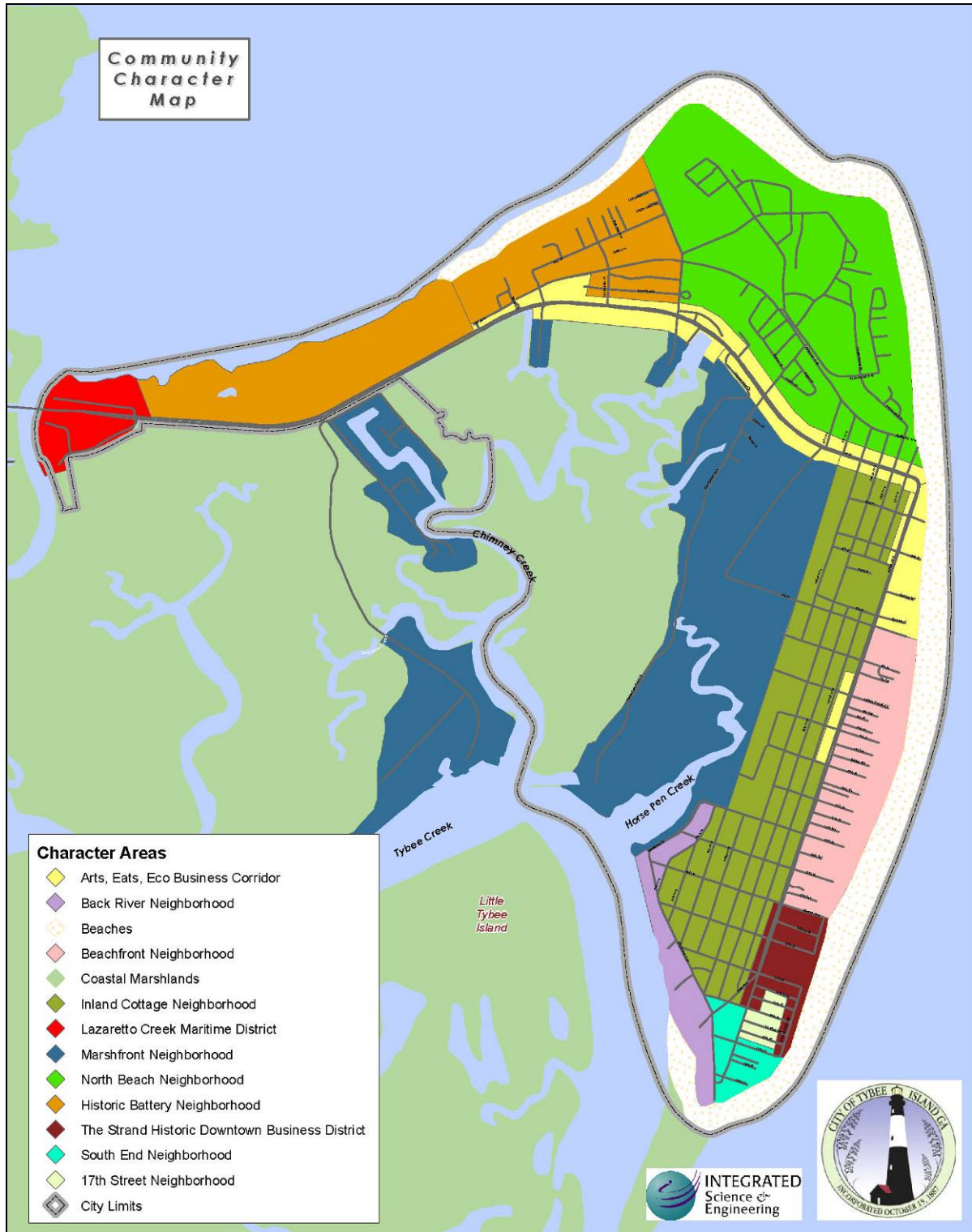
Table 1: Tybee Island Current Zoning Classifications

Category	Description	Allowed Uses
C-1	The purpose and intent of the C-1 beach business land use district is to provide for commercial and residential land uses that support and complement recreational use of the beach and general tourism of the Island.	Apartments, townhomes, condos, guest cottages, hotels, motels, single – 4-family dwellings, timeshares, bed and breakfast establishments, apothecary shops, gift shops, barber shops, beauty shops, finance, investment and insurance offices, florist shops, restaurants and concession stands, commercial amusement parks and other games and sports, retail stores, and public structures.
C-2	The purpose and intent of the C-2 highway business land use district is to provide for commercial land uses that support and complement the motorized consumer. C-2 districts are intended for location along arterial streets where the negative impacts of traffic congestion, noise, intrusions into residential neighborhoods are minimized.	Service stations, restaurants (including drive-in), gift shops, motels, grocery stores, tourist homes, and breakfast establishments, parks, playgrounds, recreational facilities, professional and business offices, retail stores, marinas, and seafood warehouses, retail, and wholesale sales.
R-1	This land use district is established to minimize development densities in certain portions of the Island to prevent overall development from exceeding its environmental carrying capacity. Also, to provide for quiet, livable, low-density single-family neighborhoods including compatible and supporting low impact educational, religious, and public institutions, as well as limited provisions for bed and breakfast operations. The character of development in these areas is oriented for permanent residents. This district shall remain single-family residential with some light family oriented service uses. Commercial and industrial uses are incompatible with this district.	<p>Single-family dwellings, non-habitable accessory buildings, public utility structures, home business offices, public community buildings, libraries, recreational centers, and museums.</p> <p><u>Permitted after special review:</u></p> <p>Primary and secondary schools, nursing homes and ancillary activities, public parks and neighborhood playgrounds, churches, schools of general education, guest cottages, and home occupations.</p>

Category	Description	Allowed Uses
R-1-B	In an R-1-B residence district, land may be used and buildings or structures may be erected or used for the purposes stated above in the R-1 residence district regulations; the only distinguishing factor being one of density. The purpose of R-1-B districts is to provide a transition from R-1 to higher density development. This is intended to ensure adequate infrastructure capacity and mitigate adverse impacts associated with more intensive land uses.	Same uses as R-1 district, but allowing for higher density development.
R-T	The purpose of this district is to provide for areas where tourists and residents are mixed. Development in this district is primarily residential; however, limited accommodations are made for the housing of the tourist population visiting overnight, weekends, weeks, or extended periods.	All uses permitted in R-2 district only with the addition of apartments, condos exceeding two units, bed and breakfast establishments exceeding five units per lot, theater facilities or houses that are historical in nature.
R-2	The purpose of this district is to provide for affordable development of single-family and duplex style development. This district is intended for medium density residential neighborhoods which are quiet and livable. This district includes a mixture of one and two family homes with compatible educational, religious, and public institutions as well as limited home occupations.	All uses permitted in R-1 district with the addition of 2-family dwellings.
N-M	The purpose of this district is to reserve those waterfront areas which have value for commercial land uses involving pleasure and commercial watercraft. The N-M district is intended to be used for neighborhood marina facilities with a modest scale of operation. These facilities shall be developed to be compatible with adjacent residential properties and shall not be detrimental to persons or property on or off the site.	Boat launching facilities, bait shops, retail sale of boating provisions.
E-C	The purpose of this district is to protect the ecologically sensitive areas of Tybee Island and to limit the active development to those uses which are compatible with natural limits of the land. No building permit can be issued for either a use permitted by right or a use permitted after special approval until the proper state and federal permits have been acquired by the applicant.	Growing gardens, piers, docks, wharfs.
P-C	The purpose of this zoning district is to create an area or areas to be conserved for public use, to preserve areas established by tradition and custom for public use, and to prevent development of these areas for other than approved public and/or municipal use. Permitted uses include parks-public, playgrounds; ballparks and/or sports arenas, picnic facilities, public schools, public libraries, public parking and municipal buildings/ structures, other public uses as approved by the governing body of the City.	Public parks, playgrounds, ballparks and/or sports arenas, picnic facilities, public schools, public libraries, public parking and municipal buildings/structures, and other approved public uses.

Category	Description	Allowed Uses
M-D	The purpose of this district shall be to protect the character of the commercial development along Lazaretto Creek within the city limits of Tybee Island.	Aqua-culture projects, assembly hall, club, or lounge, bait shop, boat building and repair facilities, boat launching facilities, commercial charter or sightseeing watercraft facilities, commercial fishing and crabbing, government buildings, marina, recreational activities (theater, dance halls, etc), passenger cruise lines, private or community dock, public utility structures, retails sales, wholesale/retail seafood sales/warehouses, restaurants (no drive-thru).
PUD	The existing planned unit development districts, at the time of the adoption of the ordinance from which this section is derived shall remain. No further planned unit development districts shall be created. The existing planned unit development districts are Northshore Subdivision, Seaside Colony, Oceanside Dunes, and Oceanview Townhomes.	Not applicable.

Figure 1: Community Character Map



1.2.1 Arts, Eats, Eco-Business Corridor

This area functions as an activity center with a mix of neighborhood commercial uses including shopping, crafts, restaurants, and eco-tourism.



Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Encourage commercial and mixed-use infill development and redevelopment along Highway 80 commercial corridor.
- Down zoning within the Highway 80 commercial corridor should be discouraged.
- Establish a set of standards for a maximum percentage of residential use on a per parcel basis to encourage mixed-use.
- Enhance pedestrian movement through streetscape improvements.
- Support the continued development of the Tybee Island bikeway including bike lanes and multi-use trails.
- Establish standards and design guidelines for signage. Develop a “theme” for signage to ensure that it is consistent and fits with the character of the area and the Island as a whole.
- Allow for an appropriate mix of retail, residential, and tourism-related uses consistent with the vision of the Plan.
- Implement traffic calming measures and parking improvements.
- Establish noise and sight buffers between the commercial uses and the adjacent residential areas.

Zoning Classifications:

Property within the Arts, Eats, and Eco-Business Corridor character area is currently zoned in accordance with the following categories:

- C-1
- C-2
- R-1
- R-1-B
- R-T
- R-2

Zoning Considerations:

- Residential zoning classification is not consistent with the preferred commercial character of this corridor.
- Residential development along this corridor should be associated with mixed-use developments that have a mandatory commercial use.
- The City should consider the development of a mixed-use category for this corridor or amend the C-1 zoning category to better define the preferred mix of uses.
- C-1 category should allow for downstairs commercial with residential space upstairs.

1.2.2 Back River Neighborhood

This area is the unique residential neighborhood located on the south side of the Island adjacent to the Back River. Characteristics of this neighborhood include waterfront lots, beach access along the Back River, public access to water, open space, and scenic views. A few low impact commercial service uses are also located within this area.

*Recommended Development Strategies:*

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- The boat ramp, marina, and fishing pier are elements essential to the character of this area that should be preserved.
- Work with the Department of Natural Resources to limit the docks along the Back River that impede public passage along the beach.
- Encourage traffic calming measures to create safer pedestrian mobility.
- Historic structures in this area should be restored and/or preserved whenever possible.
- The City should provide appropriate incentives for historic restoration projects.
- Preserve the scenic value of the area as it relates to historic structures and greenspace.
- Enforce local ordinances related to noise and parking.
- Preserve and enhance public access to waterways and beaches.

Zoning Classifications:

Property within the Back River neighborhood character area is currently zoned in accordance with the following categories:

- R-2
- N-M

Zoning Considerations:

- Allowed uses in the R-2 category need to be strictly enforced to protect the character of this neighborhood by ensuring new development is consistent and desirable.
- The City should evaluate whether R-2 zoning is compatible with the desired development patterns, since it allows for both single-family and duplex style development.
- Residential zoning categories need to be expanded to include maximum lot coverage standards consistent with existing development and the character of the area.
- There may be several commercial-scale businesses that are non-conforming with current Zoning. The City should consider rezoning these neighborhood scale properties, amending the N-M category to allow for additional uses, or creating a new zoning category to allow for restaurants and bed & breakfasts.

1.2.3 Beaches

The Beaches character area includes the undeveloped natural and environmentally sensitive beachfront and dune system not suitable for private development. This area provides recreational opportunities for residents and a destination for tourists. Beachfront locations and access is an amenity and serves to increase property values and tax revenues for the City. Protecting this community resource is an essential to the quality of life on Tybee Island.

Recommended Development Strategies:

- Property should be managed to preserve a healthy beach and dune system.
- Prohibit any development on the beach or dune system.
- Continue to encourage preservation of the buffer between development and the beach/dune system through development regulations, but allow for variances as appropriate.
- Utilize the dune crossing boardwalks to provide education on the beach/dune system, local flora and fauna, and natural resources protection.
- Support projects that enhance wildlife habitats.
- Promote this area for recreation and as a destination for tourists.
- Promote the conservation of greenspace adjacent to beaches and dune system.



- Develop a plan to maintain beach access dune crossings with the least amount of impact to the dune system.
- Investigate a plan to reinstall some portion of the Strand along the beachfront adjacent to the Pavilion.
- Obstacles/hazards in public swimming areas should be removed.
- The City should work with local, State and federal agencies to monitor the depth of the South Channel and mitigate effect of channel on the beaches.
- The recommendations of the Beach Management Plan should be implemented within this area.
- Develop a signage system to identify dune crossing boardwalk entrances from the beach.
- More public restrooms are needed in this area.

Zoning Classifications:

Property within the Beaches character area is currently zoned in accordance with the following categories:

- C-1
- R-1
- R-2

Zoning Considerations:

- No development should be allowed in this area aside from public facilities such as restrooms, life guard stations, and other facilities that specifically serve the beach.

1.2.4 Beachfront Neighborhood

This area includes the neighborhood adjacent to the beach on the east side of Butler Avenue. It is defined by a mix of single-family, duplex, and multi-family development. General characteristics of the area include old-growth trees, on-street parking, wide streets, alleys, and public and private beach access.

Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.



- Historic structures in this area should be restored and/or preserved whenever possible.
- The City should provide appropriate incentives for historic restoration projects.
- The pedestrian environment should be enhanced where feasible.
- Old growth trees should be preserved.
- Public beach access should be preserved, maintained, and enhanced as necessary.
- Do not allow intrusion of commercial uses.
- The low-density character of this area should be preserved.
- Encourage preservation of large, historic beach to Butler Avenue lots.

Zoning Classifications:

Property within the Beachfront neighborhood character area is currently zoned in accordance with the following categories:

- R-2

Zoning Considerations:

- Allowed uses in the R-2 category need to be strictly enforced to protect the character of this neighborhood by ensuring new development is consistent and desirable.
- The City should evaluate whether R-2 zoning is compatible with the desired development patterns, since it allows for both single-family and duplex style development.
- Residential zoning categories need to be expanded to include maximum lot coverage standards consistent with existing development and the character of the area.

1.2.5 Coastal Marshlands

Coastal marshlands are undeveloped natural and environmentally sensitive areas not suitable for development. These areas provide a habitat for a number of marine and wildlife species and are among the richest source for nutrients in the world. Marshlands create a buffer against flooding and erosion and offer natural recreational opportunities for residents and visitors.



Recommended Development Strategies:

- Property should be maintained in a natural state.
- Restrict development and encroachment into this area.

- Promote the use of conservation easements to protect marshland that is in private ownership, (i.e. King’s Grants).
- Promote areas as passive-use tourism and recreation destinations.
- Support the use of these areas for shellfish aquaculture as appropriate.
- Encourage the restoration of oyster reefs through established programs.
- Require the use of naturally vegetated buffers adjacent to marshland to mitigate the impacts of development.
- Restrict or discourage uses adjacent to this area that could contribute to water pollution.
- Erosion and sedimentation control should be enforced adjacent to this area.
- Improve coordination with GDOT on clearing/cutting adjacent to or within marsh areas associated with transportation projects.
- Minimize and restrict billboards within or adjacent to marshlands and views of the marsh.

Zoning Classifications:

Property within the Coastal Marshland character area is currently zoned in accordance with the following categories:

- E-C

Zoning Considerations:

- Marshlands should remain in a natural state. Growing gardens are not an appropriate use.

1.2.6 Inland Cottage Neighborhood

This character area describes the traditional neighborhood along the west side of Butler, which contains narrow, tree-lined streets laid out in a grid pattern. The area is varied in land use as it contains permanent residential properties, multi-family homes, rental properties, parks, low-impact commercial establishments, and public buildings. Residential development within this area contains both traditional and historic cottage homes, large new residential houses and multi-family units. This area provides for alternative transportation routes by providing an alternative automotive travel route to Butler Avenue, a bike path, and



stop signs to slow the movement of vehicular traffic creating a more pedestrian friendly environment.

Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with the existing character of the area in terms of mass, scale, use and density.
- Permit only compatible uses including low density residential, public/institutional, and low impact commercial.
- Develop and implement design and architectural standards.
- Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility.
- Historic structures in this area should be restored and/or preserved whenever possible.
- The City should provide appropriate incentives for historic restoration projects.

Zoning Classifications:

Property within the Inland Cottage neighborhood character area is currently zoned in accordance with the following categories:

- R-2
- P-C

Zoning Considerations:

- Allowed uses in the R-2 category need to be strictly enforced to protect the character of this neighborhood by ensuring new development is consistent and desirable.
- Residential zoning categories need to be expanded to include maximum lot coverage standards consistent with existing development and the character of the area.

1.2.7 Lazaretto Creek Maritime District

This area is comprised of developed and undeveloped land along Highway 80, adjacent to Lazaretto Creek that serves as a “community gateway” to the Island. This area functions as a maritime and activity center for residents and tourists and offers public recreational access to the water via Lazaretto Creek. Uses currently found in this district include the shrimping industry, dolphin tours, parasailing kayaking, recreational boating,



restaurants, and residential properties.

Recommended Development Strategies:

- Establish standards and design guidelines for signage. Develop a “theme” for signage to ensure that it is consistent and fits with the character of the area and the Island as a whole.
- Ensure consistency of development in terms of mass, scale, use, and density.
- Consider the design and installation of community gateway signage and associated beautification measures along Highway 80 as you enter/leave the Island.
- Allow for development of maritime retail, restaurants, and other services that serve the year-round and seasonal population.
- Provide signage for landmarks and commercial businesses in this area.
- Improve the pedestrian environment to allow for pedestrian/bicycle movement throughout as well as to and from the area.
- Discourage down-zoning from commercial to residential uses in this area.
- Improve street conditions through grading improvements.



Zoning Limitations:

Property within the Lazaretto Creek Maritime District character area is currently zoned in accordance with the following categories:

- M-D

Zoning Considerations:

- Masterplanning including pedestrian spaces should be a required element of any site plan that is to be reviewed by the City.

1.2.8 Marshfront Neighborhood

These neighborhoods are fronted by coastal marshlands and contain a wide mix of new and old residential development and a sporadic mix of commercial properties. Coastal marshlands surround these areas and many lots contain access to the water via tidal creeks. The surrounding marsh provides scenic views, natural resources, a recreational amenity, and dock access to the water. Due to the close proximity of marshland and local waterways, land use and protection of natural resources requires special consideration in these neighborhoods. The nature of existing zoning classifications has preserved some undeveloped land within these areas.



Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Permit only uses compatible with the character of the area.
- Permit only uses that will not adversely impact the marsh environment.
- Establish and enforce marsh buffer standards within this area, and identify uses that will be allowed within the buffer and those that will be prohibited.
- Tree preservation should be prioritized to protect the scenic and habitat value of this area.
- Encourage land uses, through clearly defined guidelines, that protect against stormwater pollution including: xeriscape landscaping, pervious surfaces, and erosion and sedimentation control.
- Limit housing density, size, and height within this area through zoning.

Zoning Classifications:

Property within the Marshfront neighborhood character area is currently zoned in accordance with the following categories:

- R-1
- R-1-B
- R-2
- E-C

Zoning Considerations:

- The City should evaluate if the R-2 district is consistent with desired character of this area.
- Residential zoning categories need to be expanded to include maximum lot coverage standards consistent with existing development and the character of the area.
- Riparian buffer standards are appropriate in this area.

1.2.9 North Beach Neighborhood

This area contains a significant amount of natural, cultural, and historic resources. The broad collection of land uses also includes new larger-scale residential developments, traditional cottage-style homes, townhomes, condominiums, restaurants, and other public uses. Two of the City's most notable historic sites are located in this area including the Tybee Lighthouse and Fort Screven Museum/Battery. Other characteristics include narrow streets, street trees, public and private beach access, public parking, pedestrian and bicycle traffic, and public parks.

Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Establish standards and design guidelines for signage. Develop a "theme" for signage to ensure that it is consistent and fits with the character of the area and the Island as a whole.
- Provide signage for landmarks and commercial businesses in this area.
- Historic structures in this area should be restored and/or preserved whenever possible.
- The City should provide appropriate incentives for historic restoration projects.
- Pursue historic district/historic structure designations for appropriate areas within this district.
- Ensure continued preservation of old growth trees, parks, and greenspace.
- Support the continued development of the Tybee Island bikeway including bike lanes and multi-use trails.



Zoning Classifications:

Property within the North Beach Neighborhood character area is currently zoned in accordance with the following categories:

- R-1
- R-2
- R-1-B
- R-T
- E-C
- P-C
- PUD

Zoning Considerations:

- Limit higher density residential development to the appropriate zoning area.
- The City may wish to consider allowing for some neighborhood-scale commercial uses ancillary to the public uses such as restaurants/cafes.

1.2.10 Historic Battery Neighborhood

This character area includes the developed and undeveloped area north of Highway 80. This area contains a significant amount of natural and environmentally sensitive areas with public and private access to the Savannah Harbor. There is existing residential development and the potential for additional development within this area. The neighborhood also has the potential to be connected to the Arts, Eats, and Eco Activity Center, North Beach Neighborhood, and McQueen's Trail/Fort Pulaski via the proposed multi-use trail/greenway system.

*Recommended Development Strategies:*

- New development should be consistent with existing character of the area in terms of mass, scale, use and density.
- Permit only uses compatible with the existing character of the area, as well as uses that will not have an adverse impact on the marsh and riverfront environment.
- Continue to work to preserve Battery Halleck (and any other archeological resources) and its connection to multi-use trail system and Fort Pulaski.

- Encourage projects that will implement the proposed multi-use trail system.
- Consider the potential to provide additional parking within this area with transportation to other areas of the Island.

Zoning Classifications:

Property within the Historic Battery neighborhood character area is currently zoned in accordance with the following categories:

- R-2
- R-1-B
- R-T

Zoning Considerations:

- Require masterplanning and open space as part of the site plan for any development in this area.
- The City may wish to consider overlay standards that would require future development to connect to the multi-use trail.
- Property dedicated to public use should be zoned appropriately.

1.2.11 The Strand Downtown Historic Business District

This area is the traditional “main street” district of the Island that acts as a focal point for residents and tourists. The main street area provides for a mix of uses including shopping, restaurants, hotels/bed and breakfast establishments, museums/public education, and the Tybee Pavilion and Pier. Due to the many activities available in this area, there is a significant amount of pedestrian traffic. Public parking is also available in this area.



Recommended Development Strategies:

- Downtown development should include a mix of commercial uses (i.e. retail, office, restaurants, etc.).
- Allow only uses that are compatible with desired main street character.
- This area is appropriate for downstairs commercial and upstairs residential development.

- Residential development in this area should contain a mix of densities and housing options (i.e. multi-family homes, townhouses, condos, apartments, etc.).
- All residential uses should be consistent with the terms of the current C-1 Zoning District.
- Implement streetscape improvements to encourage safe pedestrian mobility and improve stormwater drainage.
- Beautification and façade improvement projects should be implemented and maintained to improve the aesthetics of the area.
- Historic structures in this area should be restored and/or preserved whenever possible.
- Adaptive reuse of historic structures is encouraged.
- The City should provide appropriate incentives for historic restoration projects.
- Encourage infill development or redevelopment of existing vacant property and underutilized structures.
- Consider the development of a Convention Center in association with the hotels/motels/bed and breakfast establishments within this area.
- Develop a plan to “re-install” elements of the Strand boardwalk/multi-use trail.
- Identify location for additional parking or parking garage.
- Work to preserve/retain buildings that can house small businesses.
- Add recreational uses within this area.

Zoning Classifications:

Property within the Strand Downtown Historic Business District (SDHBD) character area is currently zoned in accordance with the following categories:

- C-1

Zoning Considerations:

- Allowances should be made for commercial development with the potential for loft style apartments above.
- The City should include upstairs residential/downstairs commercial as an allowed use in C-1.
- Single-family residential uses are not an appropriate use within this area.
- The City should consider if any solely residential use is appropriate, or if any residential should be required to be part of a mixed-use development.
- Public recreational uses should be allowed within this area.

1.2.12 17th Street Neighborhood

This character area is defined by a dense mix of residential uses that includes single-family, multi-family, and vacation rentals. The area is mainly defined by its proximity to the Strand, beach, and pier. There is a high ratio of rental property and seasonal residents in this neighborhood.

Recommended Development Strategies:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Future development and redevelopment should be very pedestrian-oriented with safe connections to adjacent neighborhoods and commercial areas.
- This area is appropriate for residential development that contains a mix of densities and housing options (i.e. multi-family homes, townhouses, condos, apartments, year round rentals, etc.).
- Mixed-uses should be encouraged to provide for the daily needs of residents and tourists.
- All commercial uses should be low-intensity uses, consistent with the existing character of the neighborhood.
- Uses and zoning within this area should provide a “transition” from South End Neighborhood to the SDHBC.



Zoning Classifications:

Property within the 17th Street neighborhood character area is currently zoned in accordance with the following categories:

- C-1
- R-2

Zoning Considerations:

- Development in this area should be permitted based on the allowed uses for each category.
- Focus attention on desirable residential development of varying densities that would provide relatively affordable year-round rentals.

1.2.13 South End Neighborhood

This character area is defined by a mix of primarily residential uses with a growing number of vacation rentals in both single and duplex houses. The area is mainly defined by its proximity to the South End beach and the commercial area of the Strand. There are a growing number of year-round residences as well as seasonal rental uses.



Recommended Development Strategies:

- Future development and redevelopment should be very pedestrian-oriented with safe connections to adjacent neighborhoods and commercial areas.
- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Historic structures in this area should be restored and or preserved whenever possible.
- Continue to implement improvements to encourage safe pedestrian mobility.

Current Zoning Classifications:

The following list includes the zoning categories in the South End neighborhood:

- C-1
- R-2

Zoning Considerations:

- Some allowable uses in the C-1 category are not appropriate for this area.
- Permitted uses in the R-2 category better suit the vision for this neighborhood.
- New development should focus on lower density residential development.
- Provisions must be made for existing commercial uses.

2. Quality Community Objectives

The following assessment was conducted to address the QCOs, identified by DCA to highlight the development patterns and policies that will help Tybee Island to protect their unique cultural, natural and historic resources as the City continue to grow. This section includes a description of the goals set forth by the DCA for each QCO, and it assesses the City's current level of compliance with each QCO. Attributes, tools, and programs that the City has in place to achieve the QCO's have been identified as Strengths under each sub section. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA. The Implementation Plan, presented in Section 4, which includes the Short-Term Work Program and Policies, was designed in part to help the City achieve the QCO's identified as appropriate for the City.

In addition, an assessment of the development patterns in each character area was conducted to determine their level of coordination with the QCOs. The full assessment can be found in the Appendix, however, a summary matrix of the assessment can be found at the end of this section.

2.1 Traditional Neighborhoods

“Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”

The City of Tybee Island has a number of traditional neighborhoods dispersed throughout the City. The largest traditional neighborhood within the City is found within the “Inland Cottage Neighborhood” as illustrated in the Community Character map. This neighborhood contains a traditional grid street pattern with a mix of ranch homes and raised cottages typical of a beach community. The City supports restoration efforts within these areas and wishes to preserve the existing character of the neighborhood by encouraging new development to be consistent with existing neighborhood fabric.

Strengths:

- Small lot sizes prevent high-density development from intruding.
- Grid pattern makes for an easy transportation connection and pedestrian access to other areas of the City.

2.2 Infill Development

“Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.”

While this QCO is more appropriate for those communities with large undeveloped tracts of land, the City of Tybee Island has identified the Highway 80 corridor as an area with the potential for commercial infill development. This area is the main access point to the Island and is already experiencing infill development and redevelopment in the past. Single-family homes along this corridor have been redeveloped into restaurants, shops, and offices. There are also a number of single lots dispersed throughout the City that have the potential for infill development.

Strengths:

- There are a number of successful redevelopment and infill development projects on the Island.
- The lack of undeveloped land ensures that infill development within existing communities will occur.

2.3 Sense of Place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.”

The City of Tybee Island contains a significant number of unique features and attractions that add to the Island’s sense of place. When crossing the Lazaretto Creek Bridge onto the Island, visitors know they have arrived in the City of Tybee Island. The surrounding coastal marshland, beaches, and water contribute to the sense of place on the Island. The architectural styles of the raised cottages and historical landmarks also help define the City. The Strand Downtown Historic Business District is the focal point, or “main street” of the community. This area contains a wealth of resources for visitors that include shopping,



restaurants, beach access, the Pavilion, etc. A revitalization and beautification effort in this area will be a great benefit to the City by enhancing the Island's sense of place.

Strengths:

- The City already contains a significant amount of unique features and attractions.
- The City's resources and defining features attract a sizable tourist base during the summers.
- There are an abundance of natural resources that add to the Island's sense of place.

2.4 Transportation Alternatives

“Alternatives to transportation by automobile (including mass transit, bicycle routes, and pedestrian facilities) should be made available in each community. Greater use of alternate transportation should be encouraged.”

As a beach community with large numbers of seasonal visitors, safe pedestrian mobility is increasingly more important. The high volumes of seasonal visitors cause a significant increase in the amount of pedestrian traffic around the City. Additionally, the year-round and seasonal populations enjoy activities around the Island that involve biking, walking, etc. The City is dedicated to providing and creating a pedestrian/bicycling environment that is safe and easily accessible to both seasonal and permanent residents.



Strengths:

- There is an existing demand for pedestrian/bicycling opportunities.
- A network of bike paths and multi-use trails exists or is planned within the City.
- The City has begun acquiring land for a path along the north side of Highway 80.

2.5 Regional Identity

“Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.”

The City of Tybee Island is part of Coastal Georgia and shares a close connection with the surrounding communities in the area. The intertwined history of Tybee Island, Savannah, and the other jurisdictions has created a wealth of events and landmarks that help identify the entire area. Tybee Island is also the northern most barrier island in the State of Georgia. The barrier islands are remarkable examples of the unique coastal ecosystem in the State of Georgia and provide residents and visitors with a wide range of activities and opportunities.

Strengths:

- The combined characteristics of Tybee Island and the surrounding communities offer a variety of activities for residents and visitors alike.
- The tourist industry is already well established in coastal Georgia, which supports Tybee Island’s reliance on this industry.

2.6 Heritage Preservation

“The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.”

The City recognizes the importance of its historic features as a means of providing more than just a destination for tourists. There are currently three nationally designated Historic Districts within the City, including Fort Screven, the Tybee Island Lighthouse, and the Tybee Pier & Pavilion. While the major historical landmarks such as the Tybee Lighthouse and Fort Screven are clearly defined, the historic homes within the designated districts are not. The inventory of historic structures will assist the City in calling attention to these sites.



Strengths:

- The City currently has three nationally designated historic districts.
- The history of the region creates an added value for the historic features located on the Island.

2.7 Open Space Preservation

“New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.”

There are several parcels of dedicated open space and public parks on the Island, however there is also a limited amount of available space remaining for preservation in the future. The City is constantly seeking grants and funding assistance to preserve additional greenspace. The City recently acquired a piece of property on the north side of Highway 80 for a Historic Battery Park associated with Ft. Pulaski and is assisting Chatham County with the preservation of Battery Halleck, located outside the city limits south of Highway 80. Both sites are primarily coastal marshlands, but offer limited upland areas that will provide scenic views of the local waterways, marshlands, and historic landmarks. The City has also been working to acquire easements along the north side of Highway 80 to allow for connection to the McQueen’s Island Trail.

Strengths:

- Development is restricted in the coastal marshlands, which accounts for a large percentage of land area in the City.
- The City has recently acquired the River’s End Campground, and will ensure its perpetual preservation as publicly available open space.
- The City is working with regional and state entities to preserve land both north and south of Highway 80.
- The City has established a plan for a bikeway/multi-use trail that will run from Lazaretto Creek Bridge all the way to the Tybee Island Pier & Pavilion.

2.8 Environmental Protection

“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

Because environmental conservation is vital to the overall quality of life in any city, Tybee Island continues to make protection of natural resources a high priority within the community. The City contains beaches, marshlands, waterways, the ocean, and a variety of different plants and animals that rely on the health of these resources for survival. As a result, the City of Tybee Island and the residents have taken an active role in the protection of these environmental resources.



Strengths:

- The City has buffer requirements that restrict development from taking place in environmentally sensitive areas.
- There are a number of successful local and state programs that support local wildlife management.
- The City is working to set standards for marsh buffer protection.
- There is a curbside recycling program on the Island.
- The City encourages water conservation.
- The Island is home to a variety of different bird species and is identified regionally as a bird watching destination.

2.9 Growth Preparedness

“Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.”

The City of Tybee Island has been working to accurately assess the need for new infrastructure and economic development programs that accommodate the City’s desired growth patterns.

Strengths:

- Population projections, both year-round and seasonal, have been forecasted for the City for the next 20 years, and these numbers will be referenced when making infrastructure decisions.
- There are limited areas of land available for new development.
- The City recognizes that the Island has a carrying capacity related to natural resources and infrastructure.

2.10 Appropriate Businesses

“The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.”

Tybee Island has a difficult time in retaining small businesses due to high property values, property taxes, and a seasonal stream of customers and associated revenue. In addition, down-zoning and vacancy in commercial districts has adversely affected these areas of the vitality necessary to support a commercial district. These small businesses are dependant on the tourist industry and support the tourist industry, and this relationship is essential to the economy of Tybee Island as a whole.

Strengths:

- There is a strong presence of service related businesses on the Island.
- Professional businesses such as doctors’ and real estate offices have been opening, which is leading to a more diverse set of businesses on the Island.
- The Strand District and Highway 80 have the potential to be focal points for retail and service related businesses.

2.11 Employment Options

“A range of job types should be provided in each community to meet the diverse needs of the local workforce.”

Due to the lack of large tracts of commercial and industrial sites, the City does not have a wide range of employment options. The majority of employment opportunities on the Island are found in the retail and service related industry. However, due to the City’s unique character as an island community and tourist destination, this QCO is not a priority, nor is it a realistic objective for the City.

2.12 Housing Choices

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances) to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

The City of Tybee Island has a variety of housing options. Distributed around the Island is a mix of low-density single-family residential homes, multi-family residential, townhouses, high-density condos, and apartments. The City is working to ensure that redevelopment and new development of residential housing is consistent with the existing character of the neighborhood. The City is also aware that housing continues to become increasingly unaffordable, especially for people who work in the service industries on the Island.

Strengths:

- A variety of different housing types exist throughout the City.
- There is a strong demand for island property and housing.
- A significant amount of revenue is generated from vacation rentals.

2.13 Educational Opportunities

“Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.”

There are a number of colleges, universities, and technical training opportunities in Chatham County. Residents of Tybee Island have relatively easy access to these resources. There is also a large population of local artists in the City of Tybee. The City is working with the local arts community to identify and develop a public arts center in the North Beach area of the City, where classes would be offered. Additionally, the Tybee Marine Science Center and Tybee Island 4-H Center currently offer ecological based classes to the public.



Strength:

- Training and educational opportunities are available to residents of Tybee Island in the Chatham County area, including colleges and universities, satellite campuses, environmental centers, and continuing education classes.

2.14 Local Self-Determination

“Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.”



Residents in the City of Tybee Island have taken an extremely active role in the various issues affecting the Island. City government offers a number of different venues for residents to be directly involved and provide feedback in the decision making process. The City operates a cable access channel and maintains a website that allows citizens the opportunity to learn about the development process and other government operations. There are also a number of active citizen groups and homeowners' associations that meet on a regular basis to go over the current issues on the Island.

Strengths:

- The City has a process in place to make it simple for the public to stay informed on island issues.
- The City has a public awareness element in the comprehensive planning process. This element has a number of different levels of participation so that citizens can find a comfortable level of involvement in the process.
- Residents are active and organized with regard to issues affecting the community.

2.15 Regional Cooperation

“Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.”

The City of Tybee Island has a good working relationship with the City of Savannah, Chatham County, the Metropolitan Planning Commission, and other neighboring jurisdictions.

Strengths:

- The City works closely with neighboring cities and the county where applicable.
- A cooperative relationship exists with the City and other adjacent cities.

2.16 Summary of Character Area Quality Community Objective Analysis

In an effort to determine the City’s level of compliance with the QCOs identified by the DCA, the City evaluated each of the character areas to measure the City’s progress towards sustainable and livable community. The matrix below shows the character areas across the top and the QCO’s down the side. If existing development patterns within a particular character area matched a QCO, or if the character area had the potential to achieve the goals set forth by the QCO, then it was marked with a check. A majority of check marks for an objective indicate that the City has in place many of the governmental options and tools for managing development patterns. A lack of checks may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these QCOs. The tables below show how current development patterns within each character area comply with each objective.

Quality Community Objectives	Character Areas												
	Akita East, Eco-Business District	Back River Neighborhood	Beaches	Beachfront Neighborhood	Coastal Marshlands	Inland Cottage Neighborhood	Lazarato Creek District	Maritime	North Beach Neighborhood	Historic Battery Neighborhood	Strand Downtown Historic Business District	17th Street Neighborhood	South End Neighborhood
Traditional Neighborhoods		✓		✓		✓		✓	✓			✓	✓
Infill Development	✓	✓		✓		✓	✓	✓	✓		✓	✓	✓
Sense of Place	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Transportation Alternatives	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓
Regional Identity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heritage Preservation	✓	✓		✓		✓		✓	✓	✓	✓	✓	✓
Open Space Preservation	✓		✓		✓	✓	✓		✓	✓		✓	✓
Environmental Protection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Growth Preparedness	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓
Appropriate Businesses	✓						✓		✓		✓	✓	
Employment Options	✓	✓					✓	✓	✓		✓	✓	
Housing Choices		✓		✓		✓		✓	✓	✓	✓	✓	✓
Educational Opportunities			✓		✓	✓		✓	✓	✓			
Local Self Determinations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Regional Cooperation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

3. Issues & Opportunities

A truly effective Comprehensive Plan will not only identify issues faced by the community as it continues to develop, but will also provide solutions in the form of recommended land use policies, development standards, and community-based projects and programs. Part 110-12-1-.05 of the DCA rules for development of the Community Agenda state:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address... Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

Through the Public Involvement Program, the City reviewed the list of Issues and Opportunities submitted in the Community Assessment and amended this list as appropriate to better mirror the City's Vision for the Future. The issues and opportunities are organized by the major functional elements as defined in the Comprehensive Plan Rules. The issues are first identified and then followed by a list of potential opportunities.

3.1 Population

Long-Term Population:

Issues:

- The population is growing and there is uncertainty regarding the carrying capacity of the Island.
- Some impacts related to the large seasonal population can be perceived as negative for permanent residents.

Seasonal Population:

Issues:

- The City's economy is dependant on tourism.
- Tourists are unaware of many of the activities and resources available on the Island.

Opportunities:

- Consider and provide facilities and services appropriate for daily visitors, seasonal visitors, and year round residents.
- Develop informational/educational material to distribute to visitors about available activities/services/resources. Local rental companies, hotels, and other tourist-centric businesses should support this educational effort.
- Create better signage to direct people to the various activities on the Island.

- Conduct a study to determine what types of tourists/visitors would be the most beneficial to the economy and character of the Island, and what types of services/commercial businesses they desire.
- Develop a tourism marketing campaign that focuses on drawing families and other identified types of tourists to the Island.
- Conduct a study/survey on impacts of short-term rentals on residential neighborhoods.
- Investigate the need to provide services/facilities tailored to an older, retired population.

3.2 Economic Development

Issues:

- It is difficult to draw/retain small businesses that rely on seasonal population.
- The off-season economy does not provide enough revenue to support small businesses.
- The City needs to be more proactive with encouraging commercial redevelopment projects in appropriate areas.
- The return on investment for redevelopment does not currently provide enough incentive.
- High property values and property taxes are serious obstacles for drawing new businesses and/or retaining existing businesses.

Opportunities:

- Expand visitor's center to a self contained building. Allow for hotel/bed and breakfast establishments and activity bookings at the center.
- Develop economic development strategy that focuses on small business retention/recruitment and identifying/acquiring redevelopment properties.
- Work with the Downtown Development Authority to improve the aesthetics of the business district through a façade grant program.
- Ensure that businesses are being taxed according to their zoning category.
- Explore the potential to provide financial assistance to small businesses that are affected by high property values.
- Provide incentives, such as marketing/advertising assistance, to retain existing business and to encourage new businesses to locate on Tybee Island.
- Consider the creation of a City-sponsored small business incubation center to allow for small business development and establishment.
- Seek participation from local business owners and developers to ensure their concerns are addressed in this plan.
- Explore potential incentives for commercial redevelopment projects.
- Consider providing incentives/services for service workers (including affordable housing locator, transportation, etc.) to encourage them to work on Tybee Island.
- Consider issues related to out-of-town vendors versus on-Island vendors.

- Coordinate and offer package deals for business conferences to better market activities/services available on the Island.
- Explore the potential of developing a convention center in the business/hotel district.
- Develop a marketing strategy to attract tourists/visitors to the City during the off-season.
- Encourage the development of the eco-tourism and heritage tourism segments of the economy that will attract visitors to the Island in the off-season and provide an incentive for natural resources preservation.
- Explore the need and potential for a parking garage located within the business district.
- Work with the Tourism Council to expand the tourist season through hosting events around the ends of the season and throughout the year.

3.3 Natural & Cultural Resources

Cultural & Historic Resources:

Issues:

- Development has the potential to adversely impact ecological integrity, historic character, and cultural significance of community resources.
- There is no GIS inventory/database of historic structures in the City.
- There is a lack of support and incentive for historic restoration projects.
- There is no designated area for artists to gather and exhibit work.
- There is currently no public venue for the performing arts.

Opportunities:

- Turn the hard copy inventory of historic structures in the City into a GIS based inventory and use it to prioritize restoration goals and projects.
- Amend and strengthen the Historic Preservation Ordinance to increase the amount of time the historic preservation officer has to act on a historic property prior to its demolition.
- Protect existing community character by limiting mass, scale, density and height to standards established by neighborhood.
- Work with historic preservation groups to seek funding to assist with restoration projects.
- Re-examine local historic district designation with voluntary compliance and review.
- Establish incentives/recognition for voluntary participation.
- Further investigate incentives provided in the Georgia tax code for preservation of historic or ecologically significant properties.
- Work with State agencies to assist local property owners in getting this designation.
- Increase support for historic restoration through education and public showcasing of successful projects.
- Support the City Art's Commission and the development of additional cultural resources, including the Post Theatre.

- Investigate and acquire property to be used as a public arts center/artist incubator center.
- Examine potential to utilize the gymnasium for art showings, craft fairs, and/or artists' space.

Natural Resources:

Issues:

- Land development activities are increasing stormwater runoff, which can affect water quality, increase demand on the existing stormwater infrastructure, and create flooding problems.
- Water supply is affected by the threat of saltwater intrusion in the Floridan Aquifer and continued population growth.
- Bacteria contamination has resulted in beach closings.
- Seasonal visitors do not necessarily understand their impacts on the natural environment, or how they help to preserve natural resources.
- Existing recreational activities, parks, and open space are not well connected.
- Tybee Island's beach, its most valuable economic resource, is eroding.

Opportunities:

- Develop a complete GIS inventory of the City's natural resources and environmentally sensitive areas.
- Utilize this inventory to prioritize the acquisition and preservation of greenspace, open space/parks, and conservation easements.
- Ensure that existing natural resources ordinances are protective of these areas, and ensure that the City has existing staff resources to administer these ordinances.
- Continue to secure grant funding to purchase and preserve greenspace and open space.
- Continue to implement a water conservation program that meets the requirements of the Coastal Plan as well as additional measures such as gray water and retrofit on resale.
- Explore and encourage the use of alternative energy sources.
- Continue to create linkages between greenspace, parks, cultural or historic interest points, local trail systems, bike routes, and existing trails in-between neighborhoods.
- Work to improve the pedestrian environment to encourage more people to walk.
- Support the preservation of Battery Halleck.
- Continue to support the Tybee Island Marine Science Center as they plan and construct the new center at the proposed North Beach location.
- Continue to implement SWMP in compliance with the City's Phase I MS4 NPDES Permit.
- Explore the potential to enhance the existing freshwater wetlands and coastal marshlands.
- Implement a citywide bacteria monitoring program to help identify the source of the bacteria contamination.

- Implement a sanitary sewer investigation and maintenance program (that complies with NPDES requirements) to ensure that there are no leaks or seepage that may contribute to bacteria contamination.
- Provide education for tourists related to natural resources protection including, but not limited to: recycling, water conservation, stormwater pollution, and respect of marine and marsh life.
- Work with rental agencies and other tourist-centric businesses to distribute this information to tourists.
- Develop a targeted education program for developers that address topics such as erosion and sedimentation, buffers, tree protection, and stormwater management.
- Develop and implement an environmentally sound beach/dune management plan.
- Seek funding to implement beach re-nourishment plan.
- Continue to encourage the use of pervious materials in public and private development projects.
- Encourage the use of low impact development practices, including rain barrels, green roofs, and rain gardens.

3.4 **Facilities & Services**

Issues:

- The capacity of existing community facilities and utilities must be evaluated to ensure it is adequate for existing, as well as projected future year-round and seasonal population growth.
- Increasing demand on the Floridan Aquifer is causing saltwater intrusion that will likely affect the City's existing water resources in the next 50 to 100 years.
- There is a need for more public restrooms around the beach area and shopping districts.
- Existing City facilities and services are not utilized to their maximum extent.
- New residents are not aware of available City facilities and services.
- The City must provide services and facilities for year-round and seasonal residents of all ages.



Opportunities:

- Perform an engineering study to determine the capacity of existing and future planned services and facilities, and utilize this information when permitting new development.
- If additional capacity is needed, the City should begin planning for this expansion.
- Evaluate and plan for alternative water supply and wastewater treatment options including the feasibility of connecting to City of Savannah water and sewer lines.
- Implement Inflow & Infiltration and water conservation programs to more efficiently utilize existing wastewater capacity and water supply.
- Continue to plan for wastewater treatment plant expansion, ensure planned expansion is adequate to accommodate project year-round and seasonal growth.
- Examine potential to incorporate reuse water and purple pipe development during a wastewater treatment plant expansion.
- Install more public restrooms around the beach and other highly concentrated pedestrian areas.
- Consider nice “temporary” restrooms that would be installed at 14th and 18th streets just for the tourist season.
- Produce educational packets for new residents and visitors that include information about City services and facilities.
- Develop a plan for the River’s End Campground to attract visitors and provide passive recreational activities.
- Create a program for the new gym that provides activities and classes that will appeal to the year-round and seasonal populations.
- Explore the potential to bury power lines.
- Investigate the potential to restore some parts of the original Strand boardwalk/promenade.

3.5 Housing

Issues:

- Existing homes are being demolished and replaced by residential units that are out of character with the architectures/density of the surrounding area.
- Rapidly rising land values have made real estate and existing property tax increasingly unaffordable.
- There needs to be a variety of housing options for people of varying income levels and life stages.
- Property values and property tax are becoming increasingly unaffordable.
- Housing is not affordable for people working in the services industry.
- The combination of height restrictions and floodplain restrictions has led to unappealing rooflines and architecture in some areas.
- “Box” architecture where lots are covered from setback to setback and up to the height limit are unacceptable.

Opportunities:

- Allow for and encourage the development of a variety of housing types with a range of housing costs in appropriate areas.
- Investigate tools and incentives to encourage the new or restored homes to match the character (mass and scale) of surrounding neighborhood.
- Work to develop an affordable housing development for year-round rentals that would serve Island workers.
- Explore potential for a boarding house-like structure.
- Investigate a program that requires a certain amount of new development to be affordable, or an in-lieu fee from the developer.
- Allow for multi-use upstairs development in commercial area that will provide apartments/condos for year-round rental or habitation.
- Consider a lot coverage maximum.
- Consider a variance procedure to allow rooflines (not livable area) to exceed the 35-ft height limit in areas where floodplains restrict first floor development, but do not allow for forth floor development.

3.6 Land Use

Issues:

- The commercial area along Highway 80 has not been developed to its fullest potential, and existing commercial development adjacent to this area is encroaching on residential areas.
- Demand for Island property is leading to higher-density developments within traditionally single-family neighborhoods.
- New development is not taking place in a manner that is consistent with the desired character of the various neighborhoods.
- Certain zoning classifications allow for high-density developments in inappropriate areas.
- Tybee Island is vulnerable to hurricanes and does not have a redevelopment land use plan in the event of a catastrophic storm event.

Opportunities:

- Enforce the existing regulations, and issues variances only in accordance with the Land Development Code.
- Survey residents/property owners of the Highway 80 commercial area to identify their wishes for the future of this area.
- Evaluate the current Zoning Ordinance and ensure that it restricts developments that are out of sync with the character, architecture, and density of the surrounding neighborhood.
- Identify areas suited for higher density development, and direct this type of development to these areas exclusively.
- Restrict down zoning in commercial areas.

- Allow upstairs residential in C-2 zones as long as the commercial is the predominate use.
- Restrict upstairs residential in C-2 zones to permanent rentals, or year-round habitation.
- Require future housing developments to abide by “Smart Growth” guidelines including greenspace preservation, new urbanism, mixed-use, and conservation development.
- Do not allow residential uses in C-1.
- Investigate the creation of a new zoning district for condominiums and or mixed-use developments.
- Educate property owners about the Tybee Zoning Ordinance, how it affects their property, and the rezoning process.
- Work with the Department of Community Affairs on a hurricane redevelopment land use plan.

3.7 Transportation

Issues:

- Traffic congestion is a big issue during the tourism season.
- There is a lack of parking available during peak tourism season.
- Requirements for parking at seasonal vacation rentals are loosely defined.
- Fast moving traffic along Butler Avenue is not a safe environment for pedestrians.
- The pedestrian/biking environment needs improvement.
- Alternative forms of transportation to and from Tybee Island are lacking.
- Enforcement of transportation related codes, including: bike helmets, parking and speed limit, is critical.
- Lack of viable and well-utilized public transportation/shuttle services around the Island.
- Signage is not controlled well or designed in an aesthetically pleasing manner.

Opportunities:

- Implement a streetscape initiative to plant more trees on Butler Avenue.
- Consider implementation of a vegetated median along Butler Avenue to ease traffic, make crossing safer for pedestrians, and to improve the aesthetic of the corridor.
- Identify alternative biking and walking routes and work to improve the pedestrian environment to encourage people to walk short distances rather than drive.
- Continue to develop the Tybee Greenway/Bikeway and connect it to McQueen’s Trail and ultimately to downtown Savannah.
- Acquire property easements and right-of-way from property owners to complete the Tybee Island Greenway/Bikeway.
- Utilize the unopened road right-of-ways to create multi-use trails.
- Install dedicated bike lanes.
- Work to create an on-island shuttle service, and develop a viable plan to subsidize its operation.

- Investigate potential to offer an off-island public transportation system.
- Explore charging additional “hotel tax” to help fund a City subsidized on and off Island transportation system.
- Work with the Economic Development Committee to bring a recommendation regarding public transit and subsidies to the City Council.
- If Highway 80 widening project is scheduled for implementation, ensure that a bike lane over the bridge is included in the project design and funding.
- Increase amount of available parking.
- Conduct a transportation engineering study that evaluates parking needs and alternatives:
 - Explore alternative locations for a park and ride, (i.e. remote parking and shuttle services to the Island).
 - Require seasonal renters to obtain a permit if on-street parking is being utilized.
 - Investigate parking alignments along Butler Avenue that are more conducive to pedestrian crossing and traffic movement.
 - Identify additional parking areas on Tybee Island.
 - Consider development of an attractively designed multi-use public parking structure.
- Clearly define and educate rental property owners and users on the requirements for parking at seasonal rentals.
- Consider accepting the transfer of Highway 80 from the GDOT, to allow for the following projects:
 - Re-install median along Highway 80.
 - Make highway 80 a toll road, and eliminate the need for parking meters.
- Educate tourists on transportation ordinance and regulations as well as alternative transit and transportation routes.
- Better enforce existing speeding, parking and other transportation related ordinances.
- Review and revise the existing Sign Ordinance to create design standards and a “theme” for signage along the roadways.
- Classify streets by use and bring level of service up to street’s designated use.



3.8 Intergovernmental Coordination

Issue:

- Tybee Island could benefit from more coordination with other local, county, and State governments/agencies, regional agencies, private agencies, the business community, and the public.
- Tybee Island is vulnerable to hurricanes.

Opportunities:

- Tybee will need to work with other local governments to identify remote park and ride sites.
- Continue to participate in regional transportation planning efforts to work towards implementation of this objective.
- Continue to coordinate with CEMA, Chatham County and other local and regional agencies to implement Tybee Island's Hurricane Disaster Management Plan.

4. Implementation Program

The implementation program is the overall strategy for achieving Tybee Island's Vision of the Future, encouraging compliance with the character areas and Future Land Use Maps outlined in this Agenda, and for addressing each of the Issues and Opportunities. It identifies specific programs and tasks to be undertaken by the City to implement the Agenda. A proposed schedule, responsible parties, and potential funding sources are outlined within this Plan. The Georgia Department of Community Affairs requires the following elements as part of a community's Implementation Program:

- **Short-Term Work Program:** Communities must develop a STWP to identify specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the Plan. The STWP must include the following information for each listed activity:
 - Brief description of the activity;
 - Timeframe for undertaking the activity;
 - Responsible party for implementing the activity;
 - Estimated cost (if any) of implementing the activity; and
 - Funding source(s), if applicable.
- **Policies:** Communities must develop a set of policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing identified Issues and Opportunities.
- **Supplemental Plans (optional):** Communities should incorporate by reference any supplemental plans that focus on special areas, situations or issues of importance to the community, such as plans for conservation or management of natural or cultural resources, redevelopment plans for particular areas of the community, master plans for downtown development, neighborhood plans, corridor plans, gateway plans, rural preservation plans, recreation plans, or the community's required solid waste management plan (see definition in Chapter 110-12-1-.09).



4.1 Short-Term Work Program

Table 2: Short-Term Work Program

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
Population					
Conduct a marketing study to determine what types of services, facilities, and commercial establishments would be necessary to attract additional tourist groups to the Island.	2008	2009	City, Tourism Council, TIEDC	\$50,000	DCA, General Fund
Develop a tourism marketing campaign that focuses on drawing identified tourist groups to the Island.	2009	Ongoing	Tourism Council	\$100,000	TBD
As part of a carrying capacity study determine sufficiency of services and facilities for the aging population.	2008	2010	City, TIEDC	\$45,000	DNR, ACOE, General Fund
Develop an education packet to be distributed to visitors about available activities/services/resources (include information about natural resources protection, local ordinances, etc.)	2008	Ongoing	City, Tourism Council TIEDC	\$25,000	General Fund, DCA
Work with various rental agencies, realtors, hotels/bed and breakfast establishments to distribute the packet to island visitors.	2009	Ongoing	Tourism Council	Staff Time	General Fund
Economic Development					
Create a position for Better Hometown Program Coordinator.	2008	Ongoing	City	\$35,000/yr	General Fund
Work with local businesses to prepare for an application to the Better Hometown Program.	2008	2009	City, Tourism Council TIEDC	Staff Time	General Fund
Reactivate the DDA upon completion of the Market Study.	2008	2010	City, TIEDC	\$50,000	DNR, General Fund
Prepare economic development plan for business district. Consider identified issues and opportunities for economic development.	2009	2011	City, TIEDC	\$75,000	City, DCA
Evaluate potential for an Urban Redevelopment plan and creation of an enterprise zone.	2010	2011	City	Staff Time	General Fund
Request that the Pier be dedicated to the City by Chatham County.	2008	2008	City	Staff Time	General Fund
Renovate the Pier once it has been dedicated to the City.	2009	2010	City	\$250,000	OneGeorgia, DCA
Develop programs for small business retention and recruitment.	2008	Ongoing	City, BHT	\$10,000/yr	General Fund
Support the development of heritage tourism.	2008	Ongoing	City, Tourism Council	Staff Time, grants	National Parks Service, DCA
Provide assistance to new businesses developing on the Island.	2008	Ongoing	City, BHT	\$10,000/yr	General Fund
Consider development of a City-sponsored small business incubation center to provide for establishment and development of small Island businesses.	2008	Ongoing	City, BHT	Staff Time	General Fund
Develop a strong working relationship with Savannah Development & Renewal Authority.	2008	Ongoing	City, BHT	Staff Time	General Fund
Work with the Tourism Council and local business groups to encourage revitalization of business district.	2008	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Encourage the development of "off season" events and activities.	2008	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
Consider allowing dogs on identified beaches during off-season (dogs allowed Oct - Apr).	2008	Ongoing	City	Staff Time	General Fund
Develop and promote eco-tourism businesses and resources.	2008	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Investigate potential for developing a convention center on the Island.	2009	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Encourage small conventions to locate on the Island during off-season.	2009	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Coordinate and offer package deals for conferences.	2009	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Evaluate opportunity to expand or relocate Visitor's Center and provide for hotel/bed and breakfast establishments activity bookings at the center.	2010	Ongoing	City, BHT, Tourism Council, TIEDC	Staff Time	General Fund
Implement beautification / façade improvements in business districts through a revolving loan program.	2010	Ongoing	City, BHT	\$10,000	DCA
Housing					
Develop recommendations for new development, redevelopment, and restoration that address mass, scale, and density of development.	2009	2011	City	\$65,000	DCA, City
Ensure that new development is consistent with the character of the neighborhood as defined in the Master Plan.	2008	Ongoing	City	Staff Time	General Fund
Consider adopting a standard for maximum lot coverage.	2008	Ongoing	City	Staff Time	General Fund
Consider allowing upstairs residential development in commercial areas, if the use is primarily commercial.	2008	Ongoing	City	Staff Time	General Fund
Consider the need for variances for rooflines where floodplains restrict first floor development, but do not allow fourth floor development.	2008	Ongoing	City	Staff Time	General Fund
Land Use					
Appoint a Task Force to review effectiveness of current code.	2008	Ongoing	City	Staff Time	General Fund
Update Land Development Code in accordance with recommendation of the Task Force and vision of this Plan.	2008	2010	City	\$65,000	DCA, City
As part of the update, restrict residential down-zoning in commercial areas.	2008	2010	City	\$65,000	DCA, City
As part of update, ensure zoning regulations are consistent with the Master Plan.	2008	2010	City	\$65,000	DCA, City
Improve the level of code enforcement.	2008	Ongoing	City	Staff Time	General Fund
Educate residents about zoning, allowable land uses, and the rezoning process.	2008	Ongoing	City	Staff Time	General Fund
Develop and adopt a Catastrophic Disaster Rebuild Plan for the Island.	2009	2011	City	\$80,000	DCA
Develop a comprehensive GIS database for the City.	2008	Ongoing	City	\$45,000	General Fund, ESRI, SPLOST, ACOE

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
Transportation					
Conduct transportation engineering study in accordance with Issues & Opportunities identified in this Plan.	2009	2011	City, CUTS	\$75,000	General fund, GDOT, DCA
As part of this study, explore possibility of taking control of Butler/Highway 80.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, investigate potential to reinstall median along Butler Avenue.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, explore potential to offer subsidized open-air trolley services around the Island to reduce traffic.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, explore charging additional "hotel tax" to help fund a city subsidized on and off island transportation system.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, investigate potential to make Highway 80 a toll road.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, investigate need and potential to locate a parking garage on the Island.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, investigate feasibility of using commercial parking lots for public parking.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, develop "peak use" contingency for parking.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
As part of this study, explore the potential for providing employee transportation for Island workers.	2009	2011	City, CUTS	\$125,000	General fund, GDOT, DCA
Develop a GIS inventory of roads by type (arterial, collector, local) and assess condition.	2008	Ongoing	City	\$45,000	General Fund, ESRI, SPLOST
Coordinate with GDOT to ensure that any widening of the Lazaretto Creek Bridge includes a separate bike lane.	2008	Ongoing	City	Staff Time	General Fund
Encourage development of the bikeway to connect Tybee Island with Wilmington Island.	2008	Ongoing	City	Staff Time	General Fund
As part of Land Code Update, develop zoning overlay to require easements from property owners along Highway 80 to complete the Tybee Island/Wilmington Island bikeway.	2009	2011	City	\$65,000	DCA, City
Develop multi-use paths throughout City.	2011	Ongoing	City	\$150,000	General fund; DCA; DNR, State, GDOT
Support and implement beautification and streetscaping along Butler Avenue / Highway 80.	2011	Ongoing	City	\$250,000	GDOT
Bring level of service up to streets designated use.	2008	Ongoing	City	\$1,000,000/yr	SPLOST, General Fund, GDOT
Implement Tybrisa Streetscaping project.	2008	2009	City	\$2,000,000	GDOT, General Fund
Clearly define parking requirements for seasonal rentals and educate visitors about requirements.	2008	Ongoing	City, Tourism Council, Realtors Association	Staff Time	General Fund
Educate residents and visitors about transportation related ordinances, alternative transit, and alternative transportation routes.	2008	Ongoing	City, Tourism Council, Realtors Association	Staff Time	General Fund

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
As part of the Wayfinding Project, review and revise existing Sign Ordinance to create design standards and a theme for signage along the roadways.	2008	2009	BHT	\$50,000	BHT, GDOT, DCA, DNR, General Fund
Cultural & Historic Resources					
Revisit the potential for establishing "Local Historic Districts" on the Island.	2008	Ongoing	City	Staff Time	General Fund
Appoint members to the Historic Preservation Review Committee.	2010	Ongoing	City	Staff Time	General Fund
As part of Land Code Update, review and update section 14 of Tybee's Land Development Code.	2009	2011	City	\$65,000	DCA, City
Use Historic Review Committee to determine appropriate design guidelines.	2010	Ongoing	City	Staff Time	General Fund
Pursue Certified Local Government Status.	2011	Ongoing	City	Staff Time	General Fund
Establish a GIS inventory of historic structures.	2008	Ongoing	City	\$45,000	General Fund, ESRI, SPLOST, SAGIS
Create a cultural arts liaison.	2008	Ongoing	City	\$35,000/yr	General Fund
Educate residents and developers with regard to cost-effective materials, treatments.	2008	Ongoing	City	Staff Time	General Fund
Work with historic preservation groups to seek funding to assist with restoration projects.	2008	Ongoing	City	Staff Time	General Fund
Educate owners of historic structures about economic benefits such as tax credits, conservation easements, tax freezes, etc.	2008	Ongoing	City	Staff Time	General Fund
Support the City Art's Commission and the development of additional cultural resources.	2008	Ongoing	City	Staff Time	General Fund
Continue to support renovation of Guard House Post Theatre.	2008	Ongoing	City	\$50,000	SPLOST
Consider the development of a public arts center/artist incubator center.	2008	Ongoing	City	Staff Time	General Fund
Support preservation of Buckley property.	2008	Ongoing	City, County, Ft. Pulaski	\$100,000	Land & Water Grant
Continue to support Lighthouse Museum.	2008	Ongoing	City	\$25,000/yr	General fund
Examine potential to use the Tybee Gymnasium for art showings, craft fairs, and/or artists' space.	2008	Ongoing	City	Staff Time	General Fund
Natural Resources					
Develop complete GIS inventory of City's natural resources.	2008	Ongoing	City	\$45,000	General Fund, ESRI, SPLOST
Prioritize acquisition and preservation of greenspace, parks, and conservation easements.	2008	Ongoing	City	Staff Time	General Fund
Create linkages between greenspace, parks, cultural and historic interest points.	2011	Ongoing	City	\$150,000	General Fund, GDOT, DCA, County, DNR, State
Identify various tools that support preservation efforts such as grants, conservation easements, etc.	2008	Ongoing	City	Staff Time	General Fund
Continue to implement the NPDES Phase I MS4 Permit SWMP.	2008	Ongoing	City, MPC, County	\$25,000	General Fund
Implement a citywide bacteria monitoring program to identify the source of bacteria contamination on the beaches.	2009	Ongoing	City	\$25,000	DNR, General Fund
Implement a sanitary sewer inspection and rehabilitation program in compliance with NPDES requirements.	2008	Ongoing	City	\$440,000	SPLOST

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
Develop a water conservation program that meets requirements of the Coastal Plan for Saltwater intrusion.	2008	Ongoing	City	\$15,000	Water & Sewer Enterprise Fund
Implement water conservation program that meets requirements of the Coastal Plan for Saltwater intrusion.	2008	Ongoing	City	\$5,000/yr	Water & Sewer Enterprise Fund
Provide education for visitors on natural resource protection efforts including: recycling, water conservation, stormwater pollution, and respect of marine and marsh life.	2008	Ongoing	City, Tourism Council TIEDC	\$25,000	General Fund, DCA
Develop a targeted education program for developers that cover topics such as E&S control, buffers, tree protection and stormwater management.	2008	Ongoing	City	\$5,000/yr	Permit Fees, DCA, NRCS
As part of the Land Code Update, allow for and encourage Low Impact Development practices such as rain barrels, green roofs, and rain gardens in public and private projects.	2009	2011	City	\$65,000	DCA, City
As part of the Wayfinding Project, place interpretive signage on dune crossings and along trails to educate residents and visitors about the fragile coastal environment.	2008	2010	City	\$50,000	DNR, General Fund
Continue to work with DNR for wetlands/marsh protection.	2008	Ongoing	City	Staff Time	General fund
As part of the Land Code Update, review Tree Ordinance; develop incentives to promote the retention of trees as apposed to removal and replacement.	2009	2011	City	\$65,000	DCA, City
Support Marine Science Center Relocation	2008	Ongoing	City	Staff Time	General fund
Continue to support work of marine science center.			City	\$50,000/yr	General fund
Continue urban reforestation program.	2008	Ongoing	City	Varies	General fund, "Palms Up" user fees
Continue to monitor drainage issues in dunes.	2008	Ongoing	City	Staff Time	General fund
Continue to seek funding and implement beach re-nourishment.	2008	Ongoing	City	\$12 million	SPLOST; ACOE-Federal Government, State of Georgia, Chatham County
Promote the use of native plants/xeriscape through the development of landscape guidelines.	2008	Ongoing	City	Staff Time	General fund
Update the Solid Waste Management Plan.	2008	2008	City	\$20,000	General Fund
Facilities & Services					
Conduct a study to determine the carrying capacity of the Island as it relates to infrastructure and natural resources.	2008	2010	City, TIEDC	\$45,000	DNR, ACOE, General Fund
Develop a capital improvement plan to be implemented in conjunction with road rehabilitation.	2008	Ongoing	City	\$100,000	SPLOST, General Fund, GDOT
As part of the carrying capacity study, develop a water supply contingency plan that evaluates and plans for alternative sources.	2008	2010	City, TIEDC	\$45,000	DNR, ACOE, General Fund
Develop a wayfinding & educational sign system that is Island-wide and has a theme or "brand".	2008	2010	City	\$50,000	DNR, General Fund
Conduct a GIS inventory of the number of shallow wells and septic tanks on the Island.	2008	Ongoing	City	\$10,000	DNR General Fund, Water Systems Council

Project	Year Starting	Completed Year	Responsible Party	Cost	Funding Source
Assess viability of building more permanent and/or temporary public restrooms.	2008	Ongoing	City	Staff Time	General fund
Explore the potential to bury power lines.	2012	2015	City	\$150,000	General Fund, SPLOST, GDOT
Produce information packets for residents and visitors.	2008	Ongoing	City, Tourism Council TIEDC	\$25,000	General Fund, DCA
Work with YMCA to develop programs at the gym.	2008	Ongoing	City	Staff Time	General fund
Support continued planning and program development for the Rivers End Campground to attract visitors in the off season.	2009	Ongoing	City, Tourism Council	\$30,000	General Fund, DNR
Continue to upgrade sidewalks / public facilities to be ADA-compliant.	2008	Ongoing	City	\$50,000	General fund; DCA; SPLOST
Continue upgrade of sewer collection system: improve efficiency, reduce stormwater intrusion and explore feasibility of connecting existing septic systems users to the treatment facility.	2008	Ongoing	City	\$2,225,000	SPLOST
Continue to plan for wastewater treatment plant expansion.	2008	2010	City	\$3,000,000	TBD
Examine potential to incorporate reuse water treatment and purple pipe systems during the wastewater treatment plant expansion.	2008	2010	City	\$3,000,000	TBD
Make improvements to Public Works complex.	2008	Ongoing	City	\$300,000	SPLOST
Continue to maintain/replace as necessary all public works equipment.	2008	Ongoing	City	\$100,000	General Fund; SPLOST
Develop a stormwater master plan to address drainage issues.	2009	2010	City	\$125,000	General Fund, SPLOST
As part of master plan, investigate potential for locating permanent drainage structures through dunes.	2009	2010	City	\$125,000	General Fund, SPLOST
After completion of master plan, make recommended improvements to improve Storm Drainage System.	2010	Ongoing	City	\$750,000	SPLOST
Convert all drainage, water & sewer data to digital GIS format.	2008	Ongoing	City	\$45,000	General Fund, ESRI, SPLOST
Develop conceptual design & architectural drawings for project to replace Public Safety Facility.	2009	2010	City	\$75,000	SPLOST
Replace Parking Services Building on Tybrisa Street; add Lifeguard Station to new facility as part of Tybrisa/Strand Streetscape.	2008	2009	City	\$500,000	General fund; SPLOST; DNR
Investigate potential to reinstall portions of the Strand Boardwalk.	2010	Ongoing	City	Staff Time	General Fund, SPLOST
Update dune crossovers.	2008	Ongoing	City	\$100,000 per crossing	General Fund, DNR
Intergovernmental Coordination					
Work with Chatham Area Transit and other local governments to identify remote park & ride sites.	2008	Ongoing	City	Staff Time	General Fund
Continue to participate in regional transportation efforts.	2008	Ongoing	City	Staff Time	General Fund
Coordinate with CEMA, Chatham County and other local and regional planning agencies to implement Tybee Island's Hurricane Disaster Management Plan.	2008	Ongoing	City	Staff Time	General Fund

4.2 Policies

The implementation strategies defined in this section include a list of policies that the City of Tybee Island will consider when making land use and zoning decisions. The purpose of the State Planning Act is for Comprehensive Plans be developed, implemented, and actively utilized by local governments. The policies will provide guidance to local officials to assure that future decisions reflect the Community Vision as defined in the Agenda. The policies listed below were established based on conclusions drawn from the community assessment and issues identified during the public participation process.

4.2.1 Economic Development

Main Objective: Future economic development in Tybee Island calls for a viable plan that promotes stable residential neighborhoods, development of a sustainable commercial business sector, revitalization of the Strand District, and development of a viable commercial corridor along Highway 80 / Butler Avenue. More specifically, the City will work to create a vibrant commercial district with cultural and recreational activities that provide for the year-round residents and attract tourism throughout the year. The City will also continue to encourage business retention and development to support the needs of current residents and visitors.

Policies to Encourage Economic Development:

- Support programs that promote retention of neighborhood businesses in the commercial areas.
- Seek new commercial business development consistent with the Community Vision.
- Support commercial and mixed-use redevelopment projects and infill development along the Highway 80 / Butler Avenue corridor.
- Support adaptive reuse projects that are consistent with the Community Vision.
- Encourage development of the Strand District as a vibrant community center.

The type of future economic development that takes place in Tybee Island will have a direct impact on the quality of life for residents and tourist vacationing on the Island. Economic development, if appropriately planned, can provide jobs, increase the tax base, and improve the quality of life for residents and visitors in the City. The policies and implementation plan will be used to facilitate appropriate types of commercial development.

4.2.2 Natural & Cultural Resources

Main Objective: The City of Tybee Island places protection of natural and historic resources a top priority as the City moves forward with the various planning tasks defined in the Agenda. The natural and cultural resources on Tybee Island are among the biggest draw for

tourists. There is a limited amount of land remaining on the Island, which makes protection of the natural resources a top priority.

Policies for Natural & Cultural Resource Protection:

- Support protection of sensitive habitats and natural features (coastal marshlands, beaches, dune systems, etc.).
- Pursue acquisition of greenspace.
- Protect surface water supplies by controlling pollution in water supply watersheds.
- Support historic preservation efforts.
- Encourage preservation/restoration of historic structures.
- Encourage adaptive reuse of historic structures.

The preservation of natural and cultural resources is an important component to consider as the City faces increasing development pressures. Maintaining and redeveloping the existing cultural resources are essential if the City is to achieve the community vision outlined in this Plan. The implementation of these strategies will increase the overall quality of life for both current residents and tourists in the City.

4.2.3 Facilities & Services

Main Objective: Tybee Island will continue to maintain City facilities and offer services for residents and visitors. Priority has been placed on creating community facilities to provide additional recreational opportunities in the City, as well as to serve the year-round population and seasonal population.

Policies for Facilities & Services:

- The City will make efficient use of existing infrastructure.
- Encourage development of new public facilities that can be utilized by residents.
- Minimize the impact new developments have on existing natural resources, public infrastructure, and undeveloped land.
- Invest in appropriate capital improvement projects to minimize the impacts of development.
- Support investment to improve or add parks and open space.
- Support open space/recreational/transportation projects that link existing open space, sidewalks, or trails.
- Promote infill development and redevelopment in areas where infrastructure is already in place.
- Support innovative approaches to infrastructure related projects.

As Tybee Island continues to develop, it is important that the City continue to provide quality services to residents and tourists. Implementation of these strategies and policies will give the City a set of guidelines to help reduce the cost of new infrastructure, accommodate development, and maintain the high standard of available City services.

4.2.4 Housing

Main Objective: The City will provide various housing options to meet the needs of current and future residents and the seasonal population.

Policies that Relate to Housing:

- Identify opportunities for infill residential development and redevelopment of vacant structures.
- Encourage new residential development to be consistent with the character of the area as the development is taking place.
- Promote pedestrian-friendly residential developments that contain trails, paths, and open space.
- Promote restoration and preservation of historic homes.
- Promote mixed-use development in appropriate areas.
- Discourage higher density development in low density neighborhoods.

The City of Tybee Island is projected to see a growth in population in both the permanent and seasonal sectors. The City currently contains a variety of options to accommodate the increased demand for housing on the Island. However, current development trends are leading to development that is undesired and out of character with the existing neighborhood. The policies and implementation strategies will help the City promote desirable residential development while protecting the unique neighborhoods that exist on the Island.

4.2.5 Land Use

Main Objective: The City will take a management-minded approach to land use development. Focus will be placed on commercial development along the identified corridors and appropriate small business development in the Strand District. Residential development will continue in scattered locations throughout the City in a manner that is consistent with the existing neighborhood character. The City will encourage conservation of existing natural, historical, and cultural resources and promote the preservation of greenspace whenever possible.

Policies that Relate to Land Use:

- New development, redevelopment, and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.
- Promote residential and commercial infill development in identified areas.
- Promote redevelopment and reuse of existing structures.
- Limit higher density development and mixed-use development to appropriate areas near commercial corridors / districts.
- Continue to enforce standards and guidelines to ensure new development is consistent with the community vision.
- Promote innovative developments that incorporate landscape design, preservation of open space, and multi-use trails linked to other uses.

- Encourage connectivity within and between new and existing commercial developments.

The demand for land on Tybee Island continues to increase. Achieving the community vision outlined in this Plan will be directly related to the manner in which future development occurs. It is essential that the City utilize these policies and implementation strategies to manage land use patterns.

4.2.6 Transportation

Main Objective: The City will increase the availability of alternative forms of transportation and create a pedestrian-friendly network of movement in the City. Better connection between existing neighborhoods, areas of concentrated commercial uses, and recreational areas are a main priority for the City. The goal is to create a City that is more pedestrian-oriented since many of the island activities are tailored to this type of environment. Safe pedestrian movement for permanent residents and visitors that includes pedestrian paths, sidewalks, multi-use trails, bike lanes, etc. are all components of this vision. The City will also encourage and support alternative transportation options for travel around the Island.

Policies Related to Transportation:

- Support projects that minimize traffic congestion.
- Encourage corridors and connections between commercial uses, recreational uses, and other public uses.
- Incorporate bike lanes into street development, and maintenance.
- Support shuttle operations to provide transportation around the Island.
- Support projects that improve safe movement in pedestrian concentrated areas.
- Support projects that improve mobility.

5. Supplemental Plans

5.1 *Department of Community Affairs – Quality Growth Resource Team Report (2006)*

The DCA quality growth resource team was brought together April 6 - 10, 2006 to establish and define development issues and needs for the City of Tybee Island. The team was made up of a diverse group of members that included planners, representatives from real estate development, urban design, historic preservation, architecture, resource conservation, and housing.

The report provided an overall development concept for the City and made recommendations for the City. The report focused on traditional elements of quality growth including proposed character areas, community objectives, areas requiring special attention, economic development, housing, natural and cultural resource protection, and land use. The report provides a number of visual aids to illustrate the recommendations and includes information about potential funding sources.

The Quality Growth Report was a tremendous asset for the City of Tybee Island as they began drafting the Community Assessment and Agenda. Many of the ideas and recommendations from this report have been revised and included in the implementation strategy in Section 3 above.

5.2 *Service Delivery Strategy*

The City of Tybee Island has recently updated its Service Delivery Strategy with Chatham County by electing to continue the existing Service Delivery Strategy until October 2008. Tybee Island signed the updated Service Delivery Strategy on August 24, 2006 and it was accepted by the Chatham County – Savannah Metropolitan Planning Commission (MPC) on August 28, 2006. The City will continue to work with the MPC, Chatham County, and other local governments to update this Service Delivery Strategy prior to its expiration in October 2008.

5.3 *Solid Waste Management Plan*

The Georgia Comprehensive Solid Waste Management Act was passed in order to guide solid waste management planning at local, regional and state levels. The Act requires that all communities create a local and/or regional solid waste management plan that achieves the States goals related to waste reduction, collection, disposal, land limitation, and public education. The Act stipulates that Solid Waste Management Plans be updated every ten years. The City of Tybee Island will work to update the Solid Waste Management Plan in

accordance with the schedule and requirements set forth by the Department of Community Affairs.

5.4 Strategic Cultural Plan

In April 2005, the City of Tybee Island re-activated the Tybee Island Fine Arts Commission to manage growth of arts on the Island. The commission received a grant from the Georgia Council of Arts to develop a strategic plan that focused on building community culture and promoting cultural tourism. The Strategic Cultural Plan for Tybee Island addresses the potential for heritage tourists and the need for a varied cultural life for its residents. The main goals of the Plan are listed below:

- Preserving, promoting, and celebrating the native arts and coastal low country traditions, while maintaining the quirky, unique Tybee
- Developing strategic alliances among arts organizations
- Ensuring access to venues and programs, and promoting diversity within the arts on Tybee
- Expanding arts for youth
- Developing a marketing strategy for arts on Tybee
- Securing the commitment of the public and private sector for arts development

In addition to identification of the goals above, the Plan also includes both short-term and long-term implementation steps.

5.5 City of Tybee Island – Stormwater Management Plan

The Environmental Protection Division (EPD) requires Phase I communities to develop a comprehensive stormwater management plan (SWMP). The City of Tybee Island's Stormwater Management Program addresses structural and source control measures, illicit discharge detection and elimination, industrial facility stormwater runoff control, and construction site runoff management. Also discussed within the plan is the City's approach to impaired waterways/listed stream segments, highly visible pollutant sources, public education, and pollution prevention/good housekeeping.

The City's SWMP reflects Tybee Island's commitment to effective water resources management, which ensures sustainable economic growth and quality of life for all residents. Addressing the issues in the SWMP allows the City of Tybee Island to protect the aesthetics, ecological integrity, function, and recreational use of water resources within the City.

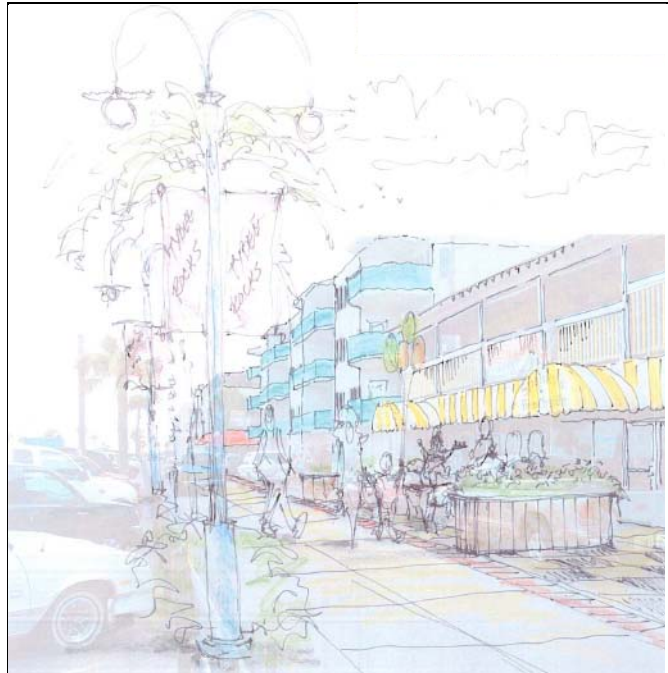
5.6 Beach Management Plan

The purpose of the Beach Management Plan is to provide a usable planning document to the Tybee Island government and community that will serve several functions: serve as standard operating procedures for beach management by outlining responsibilities for management and maintenance of the beach; recommend specific duties to Stakeholders and government officials, and provide pertinent information to residents and interested parties. The Beach Management Plan serves as official policy of the City of Tybee Island. It provides long-term direction and guidance for city policy makers and the Tybee Island Beach Task Force (BTF) as well as best management practices to city personnel for beach re-nourishment and maintenance.

5.7 South Beach District Design Charrette

The City of Tybee Island contracted with the architectural firm of HDR to host a 3-day design charrette to develop a design concept for the redevelopment and improvement to the Strand Downtown Historic Business District. The charrette process included meetings with City staff, elected officials and the general public. The input was assimilated into design sketches and implementation strategies. The final report includes the following elements:

- Existing Conditions Inventory
- Issues & Needs
- Opportunities & Constraints
- Vision Statement
- Conceptual Design Vision
- Recommendations
- Implementation Strategies



5.8 Tybrisa Improvement Project

The City is currently implementing a series of improvements for Tybrisa Street and the Strand on Tybee Island. The improvements will include: streetscape enhancements, wider sidewalks, new streetlights, diagonal parking improvements, improved drainage, and a roundabout at the corner. The existing Lifeguard Building at the South Beach lot (formerly the Parking Office) will be demolished to make room for the roundabout. The Tybrisa Improvement Project was first envisioned in 2004 to revitalize the Strand Historic Downtown Business District, and approval was given by the City Council in the 2007 budget.



APPENDIX **A**

Public Participation Program Documentation



PRESS RELEASE:

The City of Tybee Island to Update Master Plan

The City of Tybee Island has begun the process of updating the City's Master Plan. The Master Plan will address City-wide issues such as population growth, housing affordability, City facilities and services, transportation, and natural resource preservation, etc. New comprehensive planning requirements, developed and administered by the Georgia Department of Community Affairs, include three main components: 1) a Community Assessment, 2) a Community Participation Plan, and 3) a Community Agenda. The City has contracted with the local firm of Integrated Science & Engineering to provide support and technical assistance to City staff throughout the duration of this project.

The Community Participation Plan has been completed and identifies opportunities for citizen to provide input throughout the planning process. The City has selected a variety of different public involvement strategies to ensure that all citizens have the opportunity to participate. An Open House will be held at City Hall on Wednesday, May 23, 2007 to present work completed to date to the public. This event will give people the chance to learn about the planning process and to offer feedback with regard to various issues faced by the community.

The City has also formed a Stakeholder Committee that will be meeting on a regular basis throughout the duration of the plan. The Stakeholder Committee will consist of representatives from the City staff, local elected and appointed officials, home owners, business owners, representatives from environmental groups, historic preservationists, builders, etc. This group will work together to ensure that the concerns of the many different stakeholders on Tybee Island are addressed through the Master Plan update. The first meeting of the Stakeholder Group will be on Wednesday, May 16, 2007.



The City will be mailing a survey to all property owners and residents living on the island. The survey will ask citizens to provide feedback on different topics and issues as they relate to the island. Feedback from the survey will be analyzed and addressed in the plan. Information about the plan will also be available at City Hall and other public places around the island. Information will also be available on the City's website (www.cityoftybee.org) for citizens to view and see the current status of the plan. Lastly, presentations will be given at Planning Board and City Council meetings throughout the planning process.

For more information about the Master Plan please contact Diane Schleicher, City Manager, City of Tybee Island at (866) 786-4573 ext. 109.

City of Tybee Island

Master Plan

Open House

The City of Tybee Island invites you to attend an Open House to provide input on the City's plan for the future.

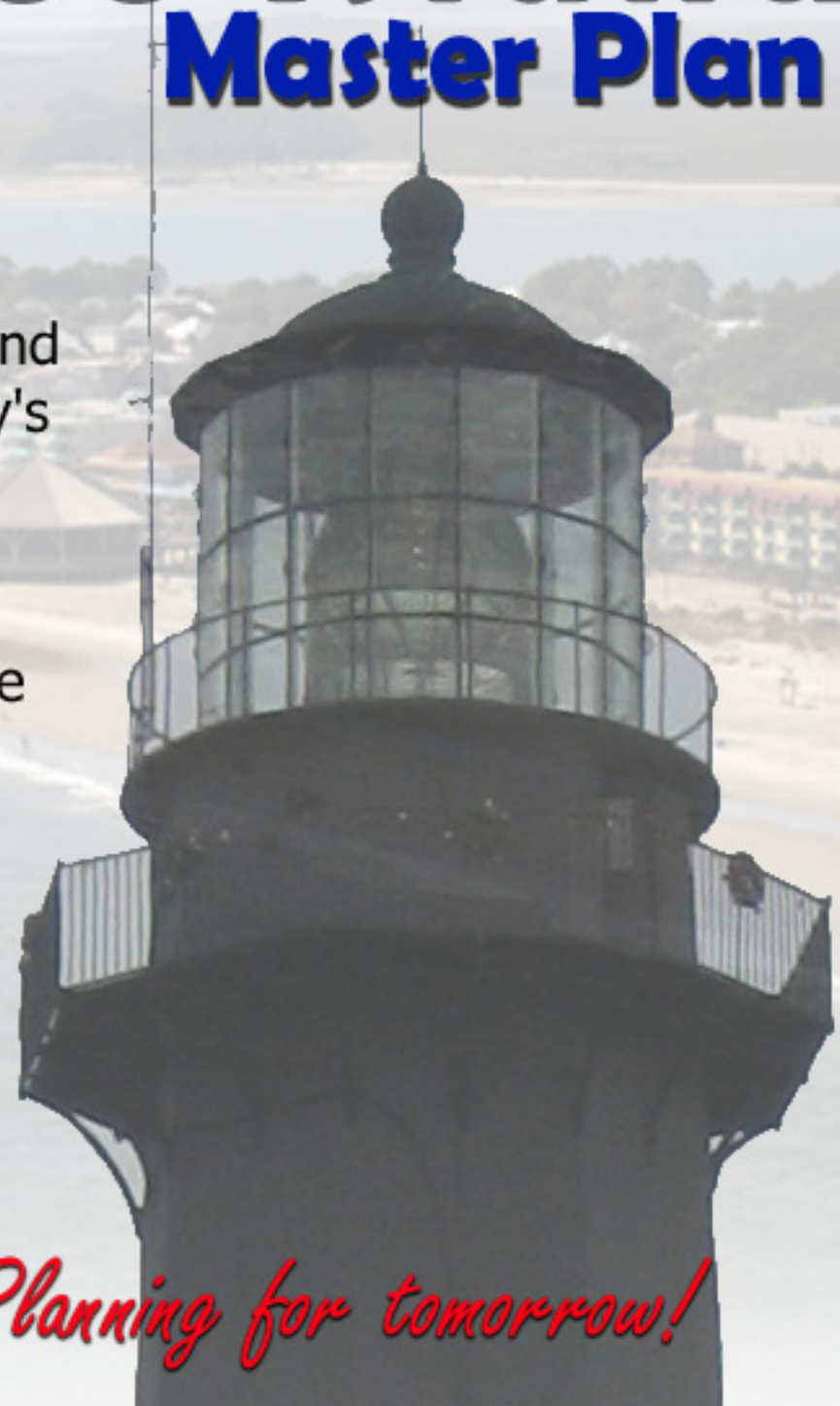
Public participation is critical in developing a plan that best represents the needs of the community.

Join us and support your community!

When: May 23rd from 6:30-8:30pm

Where: Tybee Island City Hall

Learning from yesterday, Planning for tomorrow!

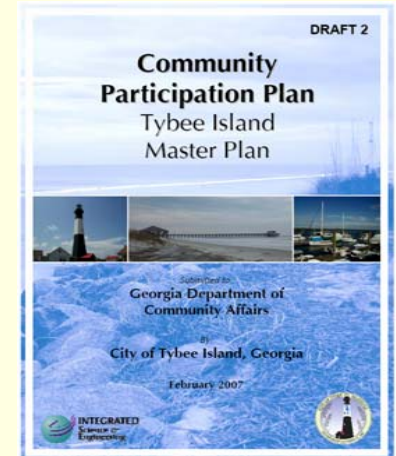
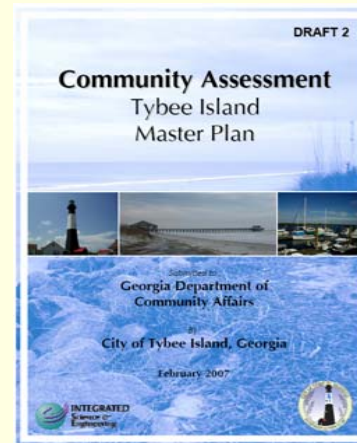


City of Tybee Island Vision

- *As concerned citizens of The City of Tybee Island, we will be conscientious stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community. We will also ensure that our growth does not exceed the island's carrying capacity.*
- *We will foster a year-round economy and support a business community that serves the needs of residents and visitors. We will provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a four-season vacation destination, while enhancing the distinctive atmosphere of our island life*

City of Tybee Island

MASTER PLAN



Presentation to:

Tybee Island Master Plan

Open House

May 23, 2007



Tybee Island Master Plan

DCA Requirements

- Rules of Georgia Department of Community Affairs, Chapter 110-12-1
 - Updated May 2005
- Comprehensive Plan
 - Community Assessment
 - Community Participation Program
 - Community Agenda
- Tybee Island Partial Update Submission Deadline: October 31, 2008
 - Assessment and Participation Program: March 2007
 - Agenda: December 2007



Tybee Island Master Plan

Community Assessment

■ Development Pattern Assessment

- Existing Land Use
- Community Character Areas
- Areas Requiring Special Attention



■ Census Data Assessment

- Technical Addendum

■ Community Issues & Opportunities

- Based on existing conditions and future vision

■ Quality Community Objectives

- Fifteen objectives proposed by DCA





Tybee Island Master Plan

Existing Land Use

- Current, parcel-based land use in November 2006
- Field GIS survey
- Land Use Categories:
 - Residential - Single-Family
 - Residential - Multi-Family
 - Commercial – Office
 - Commercial – Retail
 - Public / Institutional
 - Recreation – Active
 - Greenspace
 - Tidal Marsh
 - Trans / Commercial / Utility
 - Right-of-Way
 - Undeveloped



Tybee Island Master Plan

Character Areas



- Identify the defining and desirable character of the unique areas/neighborhoods
- Develop recommended development strategies for each Character Area
- Character Areas will influence future Land Use and Zoning decisions within the City

Tybee Island Master Plan

Character Areas



Arts, Eats, Eco Activity Center

- Encourage commercial and mixed-use infill development along Highway 80 corridor
- Establish standards and guidelines for signage
- Development should be consistent with the vision for this area
- Establish architecture and design standards
- Eliminate down zoning



Back River Neighborhood

- Encourage traffic calming measures
- Restoration/preservation of historic homes
- Preserve and enhance public access to beaches and waterways



Beaches

- Should be maintained in a natural state
- Prohibit development in beach and dune system
- Promote conservation of greenspace in adjacent areas
- Utilize crossing to provide education on beach and dune system



Tybee Island Master Plan

Character Areas



Beachfront Neighborhood

- Preserve existing tree canopy
- Enhance the pedestrian environment
- Maintain and enhance public beach access points
- Provide appropriate incentives for historic cottage restoration projects



Coastal Marshlands

- Promote the use of conservation easements to protect marshlands
- Maintain in a natural state
- Require natural vegetated buffers for development near marshlands
- Promote areas as passive use tourism and recreation



Inland Cottage Neighborhood

- Permit only compatible uses
- Develop design and architectural standards
- Encourage and provide incentives for restoration of historic cottages

Tybee Island Master Plan

Character Areas



Lazaretto Creek Maritime District

- Develop a “theme” for signage that includes signage for island landmarks
- Consider design and installation of gateway signs and island beautification
- Allow for development of retail, restaurants, and other services



Marshfront Neighborhood

- Permit only compatible uses
- Ensure development is consistent with existing character and desired character of the neighborhood
- Require natural vegetated buffers for development near marshlands



North Beach Neighborhood

- Ensure development / redevelopment is consistent with existing character
- Encourage restoration of historic structures
- Preserve old trees, parks, and greenspace
- Allow development of low impact commercial uses





Tybee Island Master Plan

Character Areas

Riverfront Neighborhood

- Work with Ft. Pulaski on preservation of battery park areas
- Encourage projects that will implement the proposed multi-use trail
- Consider providing parking in this area with transportation to other areas

Tybrisa District

- Development should place high priority on pedestrian movement
- Area should contain a variety of residential densities
- Encourage mixed-use developments

The Strand

- Streetscaping and beautification projects are needed to improve aesthetics
- Encourage infill development projects on vacant lots
- Develop a plan to “re-install” the Strand boardwalk and multi-use trail





Tybee Island Master Plan

Areas Requiring Special Attention

- Areas where current land use patterns, environmental issues, and development trends necessitate special attention
- DCA requirements:
 - Natural or cultural resources
 - Areas where rapid development is likely to occur
 - Areas where the pace of development has and/or may outpace the availability of public facilities and services
 - Redevelopment areas
 - Large abandoned structures or sites
 - Infill development opportunities
 - Areas of significant disinvestment and/or under-utilized areas

Tybee Island Master Plan

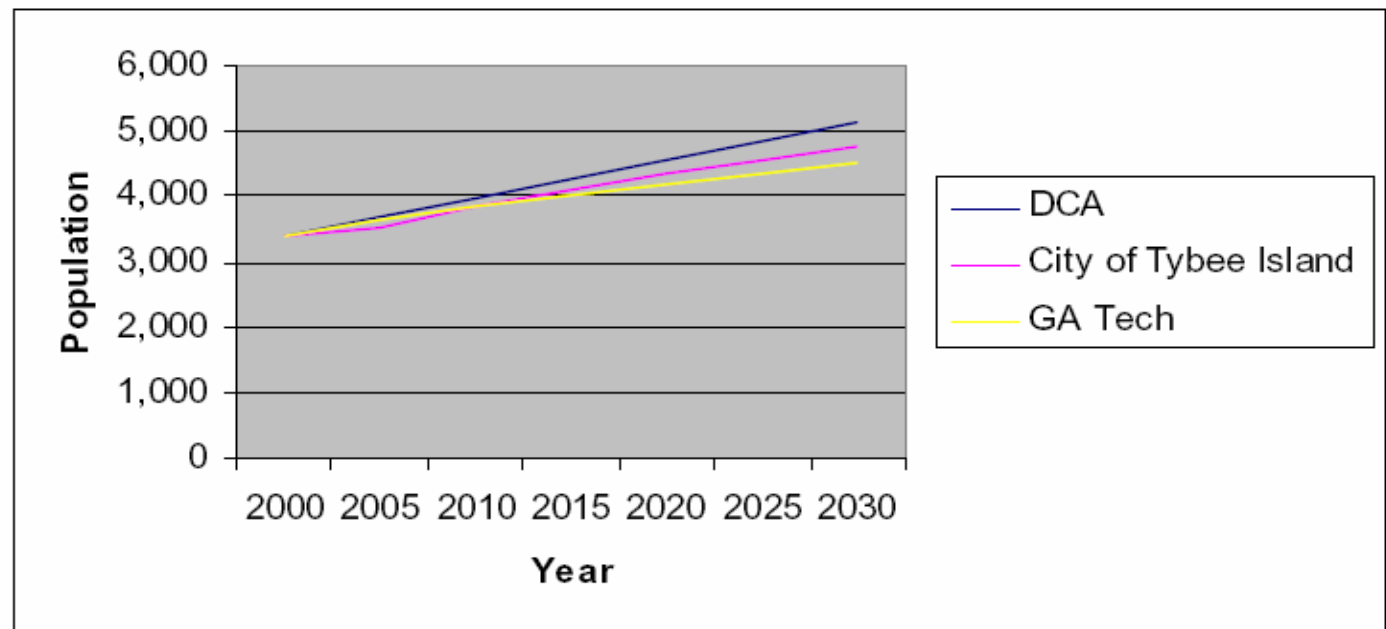
Data Assessment



■ Population Projections

	2000	2005	2010	2015	2020	2025	2030
DCA Projections	3,392	3,680	3,968	4,256	4,544	4,832	5,120
City of Tybee Island (COs)	3,392	3,536	3,832	4,100	4,346	4,564	4,746
GA Tech Study	3,392	3,626	3,832	4,021	4,193	4,347	4,495

Source: DCA, City of Tybee Island, Georgia Tech





Tybee Island Master Plan *Data*

Assessment

■ Seasonal Population

Total Residential Properties	3,091
Total Rental Properties	852
Percentage of Rental Properties	27.6%



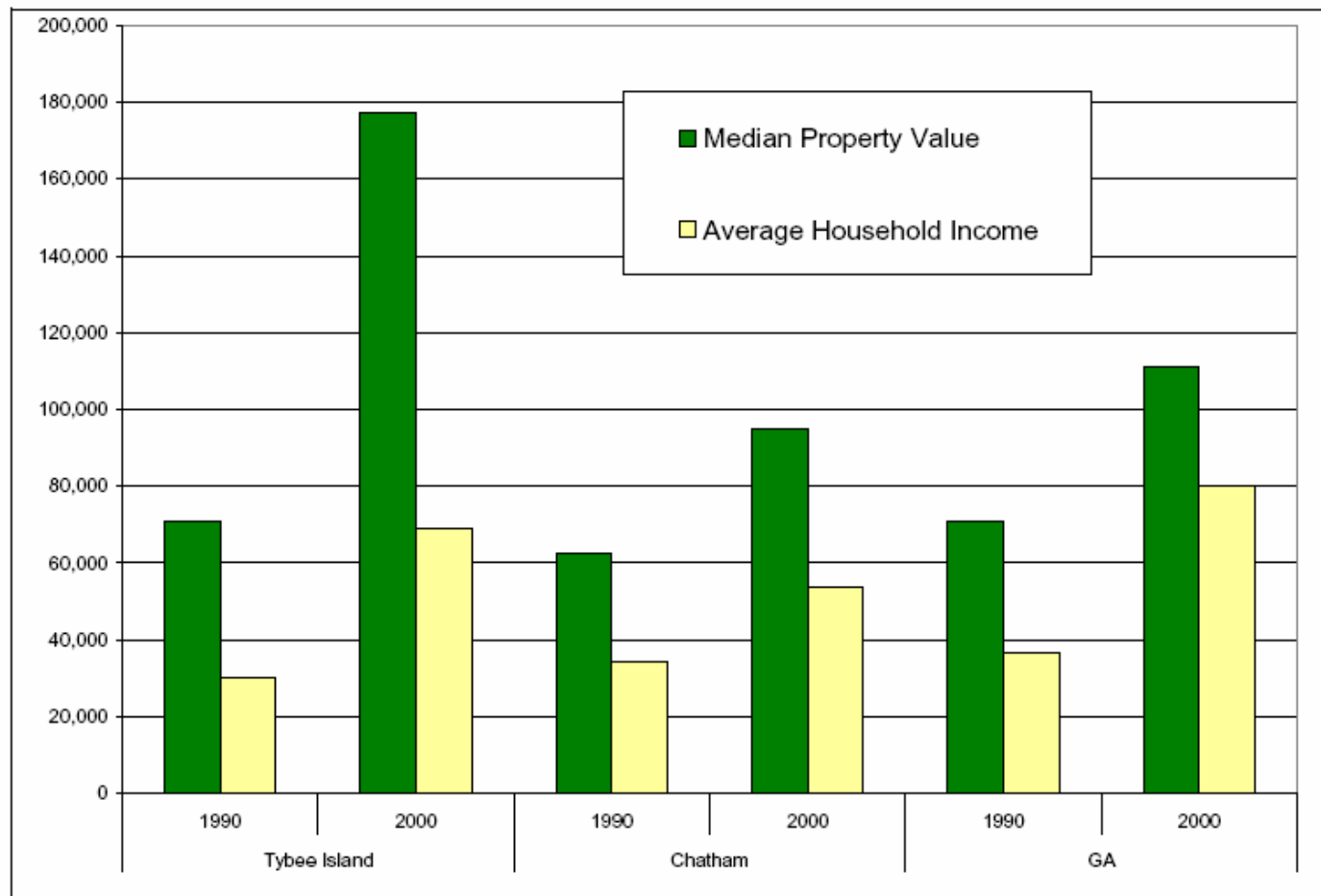
Type of Seasonal Rental	Number of Units
Residential Seasonal Rental Units	852
Atlantis Hotel	11
DeSoto Hotel	37
Dunes Inn	53
Howard Johnson's Admirals Inn	41
Ocean Plaza Beach Resort	200
Royal Palm Motel	22
Sandcastle Inn	60
Sea Breeze Inn	60
Tybee Beachside Inn	15
Total Units	1351
Seasonal Population (2 people per unit)	2702
Population Increase	76.41%



Tybee Island Master Plan *Data*

Assessment

■ Income vs. Property Value





Tybee Island Master Plan

Issues & Opportunities

- Population Growth
- Economic Development
- Natural & Cultural Resources
- Facilities & Services
- Intergovernmental Coordination
- Transportation
- Housing
- Land Use





Tybee Island Master Plan

Issues & Opportunities



■ Population

- Population growth
- Permanent Population vs. Seasonal Population

■ Economic Development

- Business Retention
- Drawing New Businesses
- Off season economy





Tybee Island Master Plan

Issues & Opportunities

■ **Natural & Cultural Resources**

- Redevelopment vs. Restoration
- No inventory of Historic Structures
- Growth can adversely impact natural resources



■ **Facilities and Services**

- New development will require the City to address existing facilities and services
- Residents not aware of Services



■ **Housing**

- Affordability
- New development is often out of character with existing neighborhood





Tybee Island Master Plan

Issues & Opportunities



■ **Transportation**

- Traffic congestion during peak season
- Address the movement along Butler
- Lack of public transportation / island shuttle services
- Signage
- Streetscape improvements

■ **Land Use**

- Development patterns in the City should be reflective of the community vision
- Demand for property



Tybee Island Master Plan

Quality Community Objectives

DCA has adopted fifteen QCOs:

1. Traditional Neighborhoods
2. Infill Development
3. Transportation Alternatives
4. Regional Identity
5. Resource Conservation
6. Open Space Preservation
7. Environmental Protection
8. Growth Preparedness
9. Appropriate Business
10. Employment Options
11. Housing Choices
12. Education Opportunities
13. Local Self-Determination
14. Regional Cooperation
15. Sense of Place

QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.

Tybee Island Master Plan

Community Participation Plan



■ Community Participation Strategies:

- Project Team
- Public Meetings
- Stakeholders Committee
- Community Survey
- Open House
- Handouts
- Website
- Utility Bill Insert
- General Mail-out
- Press Release

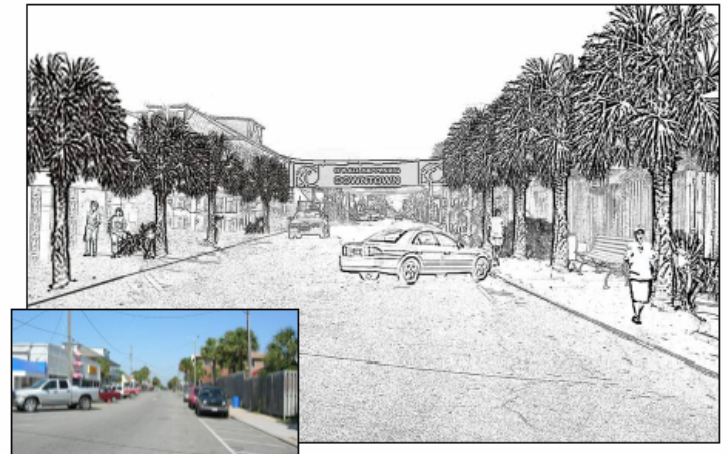


Tybee Island Master Plan

Community Agenda



- Vision
 - Character Areas
 - Future Land Use Map
 - Quality Community Objectives
 - Desired Design Patterns and Architectural Styles
- Issues and Opportunities for Tybee Island
- Implementation Plan
 - Policies
 - Short-Term Work Program



A wooden swing set is positioned on a sandy beach. The swing set consists of a horizontal top bar supported by two vertical posts, with two chains hanging from the bar. The background shows the ocean with waves breaking on the shore under a cloudy sky.

Contacts:

Courtney Power

Ed DiTommaso

Ron Feldner

Integrated Science & Engineering, Inc.

7 E. Congress St. Suite 309

Savannah, GA 31401



**CITY OF TYBEE ISLAND
MASTER PLAN**

Open House
May 23, 2007
6:30 PM – 8:30 PM

OPEN HOUSE SUMMARY

ATTENDEES

Chuck Powell
Dot Mohs
Beth Hodges
Henry Levy
Lisa McDowell
Kim Mohs
Cullen Chambers
Sandy and Charlie B.
Anne Miller
Polly Stramm
Denise Vernon
Laura Zulliger
Paul Wolff
Dave Postle
Sandi Postle
Kathryn Williams
Sue Off

Lou Off
Bill Corbett
Jack Higham
Harry Spirides
Keith Gay
Laura Mackey
Mel and Natalie Gordon
Rusty Fleetwood
Freda Rutherford
Brad Wittford
Janice Bentley
Edward DiTommaso
Courtney Power
Ron Feldner
Diane Schleicher
John & Sandy Major

Introduction to the Master Plan Update

General presentation on the planning process. The presentation included the new DCA planning requirements, current status of the Master Plan, and the public participation techniques.

Public Input received at Open House

A comment box and a number of clipboards were placed around the room. Residents were encouraged to submit issues, opportunities, and any concerns they thought were important to address in the Master Plan. The following list includes feedback received from the clipboards and comment box:

1. Create a development authority

2. Investigate whether the County is taxing businesses according to the current use. The Tybee Strand corridor cannot be developed as condos, yet are being taxed for the "highest & best" use for condo development.
3. New development is out of character with surrounding properties. Generally, new development is larger and putting more strain on infrastructure.
4. One of the prime attractions of Tybee is the physical and visual charm, lower density. New development changes look and threatens this charm. Implementation of design and architectural standards is a key element of plan. In addition, smaller, single-family homes will be more affordable.
5. Investigate alternative water sources, such as desalination, and/or deeper aquifers. Also explore wind as alternative energy source.
6. Conduct infrastructure study. We keep building and the infrastructure cannot support continued development and added density.
7. Water Issues, explore future installation of reverse osmosis water units as salt water intrusion occurs
8. Vision Statement comments.
 - a. Four Season vacation and meeting destination
9. Research down zoning
10. Change title to "Vacation" rental properties
11. The development of the Hwy 80 corridor as an art district has long been discussed – with my action to adhere. Allowing housing over studios is an excellent strategy to market the community to artists
12. I have concerns about the low impact commercial development suggestions for the north beach character area. Which commercial uses would be allowed and in which areas? This is a neighborhood with many narrow streets and many historic structures. We need to be very careful about the way in which this area is allowed to develop.
13. Traffic control and enforcement of speed limits is a critical issue ... mainly in the summer months.
14. Transportation – concern for pedestrian safety crossing Hwy 80/Butler, bike routes/paths to promote safety. Also enforce helmet laws
15. N & C Resources – realize that the Arts Commission must include all art / cultural resources including art galleries (for profit) as well as non-profit resources
16. Economic Development – support small businesses for year round operation
17. Do not encourage out of town vendors on the island as money leaves the island with the vendor versus being spent on the island. Incentives should be equally offered to all businesses, not to certain ones. Encourage business owners to provide input
18. Negative impacts of increasing amount of visitors. Concern over increase in vacation rentals in neighborhoods. Visitors do not enhance the neighborhood. Rather there is more noise, traffic, and speeding thru neighborhoods.
19. Concern over illegal drug activity on island especially in the business district area.
20. Include the RV / Campground in the seasonal population estimates (100 sites)
21. It has been suggested that in the future the City can get water from Savannah, but they are facing the same problems as Tybee Island. Is this an option?
22. Close connection to Little Tybee Island. The City needs to communicate with the managers of the Little Tybee Conservation area. At this point, for example,

- there is no control over free camping. Is this something that should be controlled or monitored better?
23. Tybee Island has a launch site for car top boats, most of which are self propelled. Should Tybee Island be facilitating the launching of jet skis.
 24. There needs to be a zoning category that allows for multi-generational families. This allows for a degree of privacy, yet families are close by for the City's aging population.
 25. The price of land and structures built on Tybee has risen so fast that rentals affordable for service workers has outstripped the ability for these workers to afford rent on the island. Consider helping service workers locate housing within their price ranges on Wilmington Island or elsewhere.
 26. Consider providing parking, gas reimbursement, etc to workers that have to travel to and from Tybee for work
 27. Provide other fringe benefits to encourage people to work on the island.

Next Stakeholder Meeting

The next meeting will be on June 19th from 5:30 – 7:30 PM at City Hall

APPENDIX **B**

Online Survey Description & Results

Public Opinion Survey - City of Tybee Island Master Plan

The City of Tybee Island has been working on a Comprehensive Plan to evaluate the current strengths of the community and create a vision for the future. The plan addresses items such as population growth, development patterns, economic development, natural and historic resource preservation, and other items as they relate to Tybee Island. The plan is broken down into three main elements: Community Assessment, Data Assessment, and Public Participation. The Community Assessment evaluates the current conditions in the City and identifies issues, opportunities, strengths, and weaknesses in the community. The Data Assessment examines current and past demographic trends and forecasts future trends based on these assumptions. The Public Participation component relies on feedback from residents, business owners, and other people with a vested interest in the future of the City. The following survey is designed to give citizens the opportunity to take part in the planning process. This effort hopes to increase public awareness of proposed programs and aims at producing a Plan that best reflects the overall vision for the community.

The information you provide in this survey is confidential. Your responses will be combined with those from other participants for statistical analysis. In an effort to ensure that results of this survey accurately reflect the opinion of the community as a whole, and to prevent tampering with the survey results, special security measures must be followed by respondents to this survey. Tybee Island property owners, as well as citizens who are registered to vote on Tybee Island, have been contacted by mail and have been individually asked to participate in this survey. Each person was issued a unique identification code which was included on the post card mailing received by property owners and registered voters. This code must be entered below in order for the web survey to be included with the results. Each person issued a unique identification code will be allowed to take this survey once and only once. **Please note:** Once you click ENTER at the end of the survey, your results will be posted and you will not be able to return to or retake the survey.

Please enter your unique identification code: _ _ _ _

Background Information:

1) Which of the following categories describes your age?

- Under 20
- 20-34
- 35-49
- 50-64
- 65 and older

2) Are you a year round resident of Tybee Island?

- Yes
- No

3.) If Tybee Island is not your primary residence now, do you plan to make Tybee Island your primary residence in the future?

- Yes
- No

Tybee Island is currently my primary residence

4.) How long have you lived or owned property in Tybee Island?

- 0-5 yrs
- 6-10 yrs
- 11-15 yrs
- Over 15 yrs
- All my life

5.) Which of the following best describes your current status?

- Home owner
- Renter
- Property owner
- Business owner
- None of these

Survey Questions:

General

6.) Please rate the following characteristics according to how important they were to you when you moved to Tybee Island.

	Most Important	Important	Not Important
Employment/Job	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To be close to family and friends	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To be located in the Coastal Georgia Region	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The general aesthetics and attractiveness of the area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The variety of retirement living options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of health care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The cultural activities available here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The recreational activities available here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to the natural environment and activities related to the natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality/pace of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Being a part of a beach community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is close to a tourist-centric area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Housing

7.) Do you think the City needs more, less, or the same amount of the following types of housing?

	More	Less	Same	Don't Know
Single-Family Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes/Row Houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes & triplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8.) Do you feel there is a need for more of the following special housing in the City?

	Yes	No	Don't Know
Housing for young couples/families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for low income households	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Housing (50+)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for disabled or individuals with special needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable Housing for people who are employed on the Island	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Land Use

9.) Which of the following land uses do you think is most appropriate for the Highway 80 corridor before the bend where it becomes Butler Ave?

Commercial development only, residential down-zoning prohibited	<input type="radio"/>
A mix of single family detached residential development and commercial development	<input type="radio"/>
Mixed use development that is primarily commercial development with some upstairs residential development.	<input type="radio"/>
None of the above	<input type="radio"/>

10.) Are you satisfied with the layout and architectural design of the following types of new development?

	Yes	No	Don't Know
Commercial Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominium Developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Historic Restoration

<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
-----------------------	----------------------------------	-----------------------

Residential Development

<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
-----------------------	----------------------------------	-----------------------

11.) Would you be in favor of setting aside portions of land as permanently protected greenspace?

- Yes
- No
- Don't know

12.) Please rate your agreements with the following statements:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
If development patterns continue, Tybee Island will lose its uniqueness	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Development patterns of single-family homes should continue	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Commercial development patterns should continue	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The City should develop programs/regulations/incentives that preserve historic buildings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The City should develop programs/regulations/incentives for architectural design	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The City should develop regulations that require green space preservation in new development	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The City should consider the following when new development is proposed:					
a. public costs for new services	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
b. the availability of adequate infrastructure	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
c. impacts on residential and small business property taxes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Variances should be granted only when they meet the land code's definition of a hardship.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Present and planned condominium developments are negatively impacting our Island and challenging our infrastructure resources.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

13.) Are you aware of how your area is zoned and what is allowed or not allowed to be built in your area?

- Yes
- No
- Don't know

14.) Do you think the City of Tybee Island has done enough to protect historic resources?

- Yes
- No
- Don't know

Economic Development

15.) Where are you employed?

- In Tybee Island
- In Chatham County
- Outside Chatham County
- I'm Retired
- I'm Unemployed

16.) Do you feel there are adequate employment opportunities in the City of Tybee Island?

- Yes
- No
- No Opinion

17.) Do you think more of the following shops and services are needed in Tybee Island?

	More	Less	Same
Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail/Shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic character bed and breakfast	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An indoor art and cultural facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crafts and Art Galleries/Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural area/Greenspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family entertainment/activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	More	Less	Same
Teen entertainment/activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
After work hours entertainment/activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Citizen Services/Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Day care (child)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eco-tourism businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Privately funded & operated Convention Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/> Which kind?		

18.) Do you think we need the following recreational facilities on Tybee Island?

	Yes	No	Don't Know
Public Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Miniature Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Updated Marine Science Center/Aquarium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Amphitheatre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Theatre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19.) Which of the following patterns of commercial development do you think is best for the City?

- Concentrated in limited locations along major streets
- Scattered throughout the City
- In designated areas within each neighborhood
- I don't know

Natural Resources

20.) Please rank the following natural resources issues in accordance with their importance.

	Very Important	Moderately Important	Not Important
Greenspace/openspace preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Habitat preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very Important	Moderately Important	Not Important
Dune system preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational beach preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water conservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Future water supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate wastewater treatment capacity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Threatened & endangered species protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light pollution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise pollution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree canopy/preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Public Facilities and Services

21.) Please rank the following recreational public facilities in accordance with their importance for Tybee Island.

	Very Important	Moderately Important	Not Important
Greenspace/openspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trails/multiuse paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Museums/Historic Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very Important	Moderately Important	Not Important
Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Gym	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Camp Ground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

22.) Please rate your level of satisfaction with each of the following.

	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied
Tree protection efforts in your neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solid waste collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike paths and biking trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drainage Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cleanliness of Public Spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic accident rate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law enforcement response time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire-fighting response time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambulance response time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic laws enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street and road identification	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storm warning mechanism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disaster/emergency planning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing numbering system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Code enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforcement of speed limits on the Island	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of City Streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequacy of curb cuts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall appearance and cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

23.) How much of a priority do you feel the following issues are for the City of Tybee Island?

	High Priority	Priority	Low Priority	Not a Priority
Community Character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Main Street Beautification/Redevelopment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation of homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of cultural activities within the City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alternate transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating a guideline for future development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant/retail development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walkable Communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greenspace/openspace preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water conservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Policing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic congestion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small business retention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High Property Taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Permitted, regulated beach access for dogs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Permitted, regulated beach access for dogs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A safe and family oriented environment on all parts of the Island.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establishment of a neighborhood watch program	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Transportation

24.) In order to alleviate the parking problem on Tybee, especially during the tourist season, would you be in favor of adding a public parking garage?

- Yes
- No
- Don't know

25.) If so, where would the most appropriate location for a parking garage be?

Yes
 No
 No Opinion

- North End
- South End
- Mid-Island
- Near Lazaretto Creek

<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26.) Is there a need for the following forms of transit?

- Chatham Area Transit buses providing service off island.
- An island shuttle that would transport residents and tourists to spots of interest on Tybee Island.
- A park and ride with parking located off island.

Yes	No	No Opinion
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

27.) Are you in favor of the following transportation related projects:

- Four-laning Highway 80
- Adding a third lane to Highway 80
- Providing a safe bike path/lane along Highway 80
- Providing safe wildlife crossings along Highway 80
- Installing a tree-lined median down Highway 80 (on Tybee) and Butler Ave

Yes	No	No Opinion
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Conclusion

28.) Do you expect to move during the next 5 years?

- Yes
- No If no, skip to end.

29.) Where do you plan to move?

- Different neighborhood or another area within Tybee Island
- Same neighborhood, just a different house or apartment.
- Nearby area (Savannah, Chatham County, Effingham County, etc.)
- Out of the area
- Not Sure

30.) What are your primary reasons for moving?

- Change in employment

- Family considerations
- Housing prices to high
- Taxes to high
- Feel crowded
- Too much traffic
- Schools
- Crime
- Want a bigger home
- Want a smaller home
- Want a less expensive home
- Want a more expensive home
- Too much tourist activity
- Not enough tourist activity
- Not enough activities for my age group
- No Reason

31. What issues do you feel should be included in the Comprehensive Plan that were not mentioned in this survey?

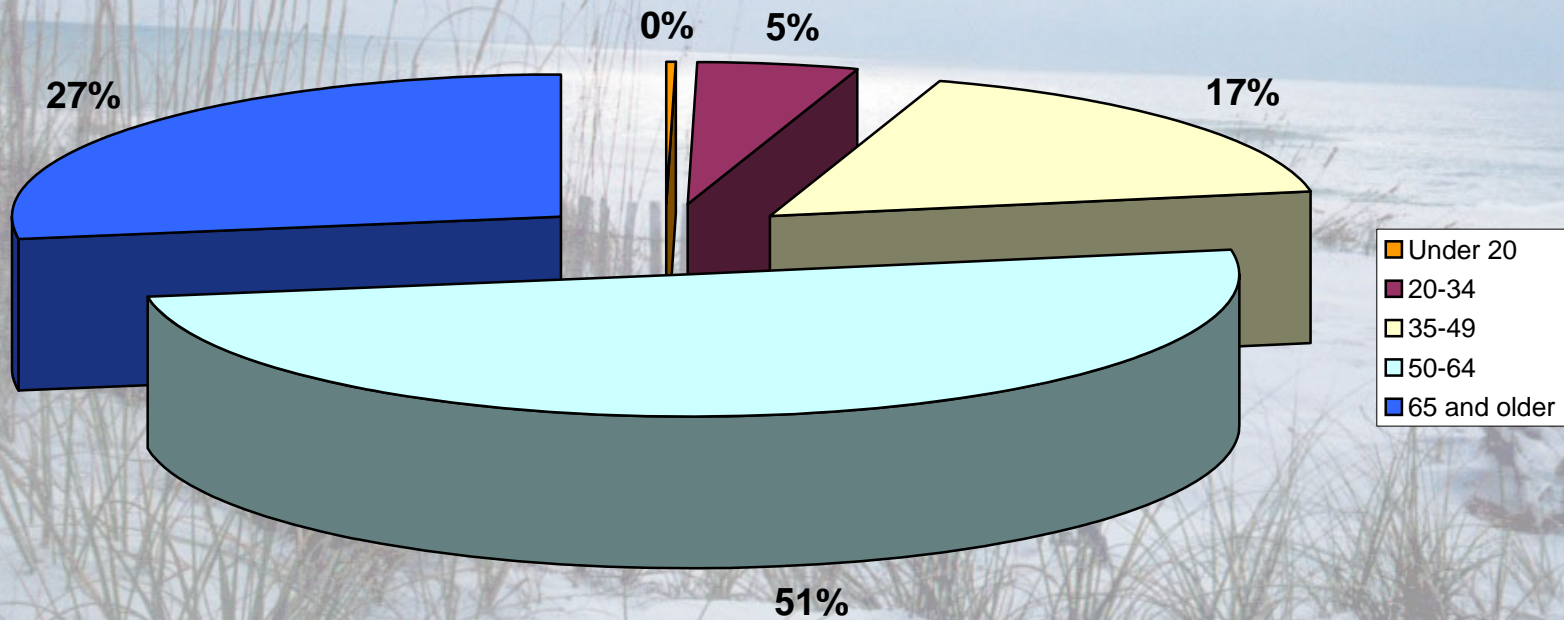
A coastal landscape featuring tall, thin grasses in the foreground, a sandy beach, and the ocean under a cloudy sky. The text is overlaid on the image.

City of Tybee Island Master Plan

Community Survey Results

Which of the following categories describes your age?

Response	Count	Percent
Under 20	1	0.20%
20-34	31	4.70%
35-49	114	17.40%
50-64	331	50.40%
65 and older	180	27.40%



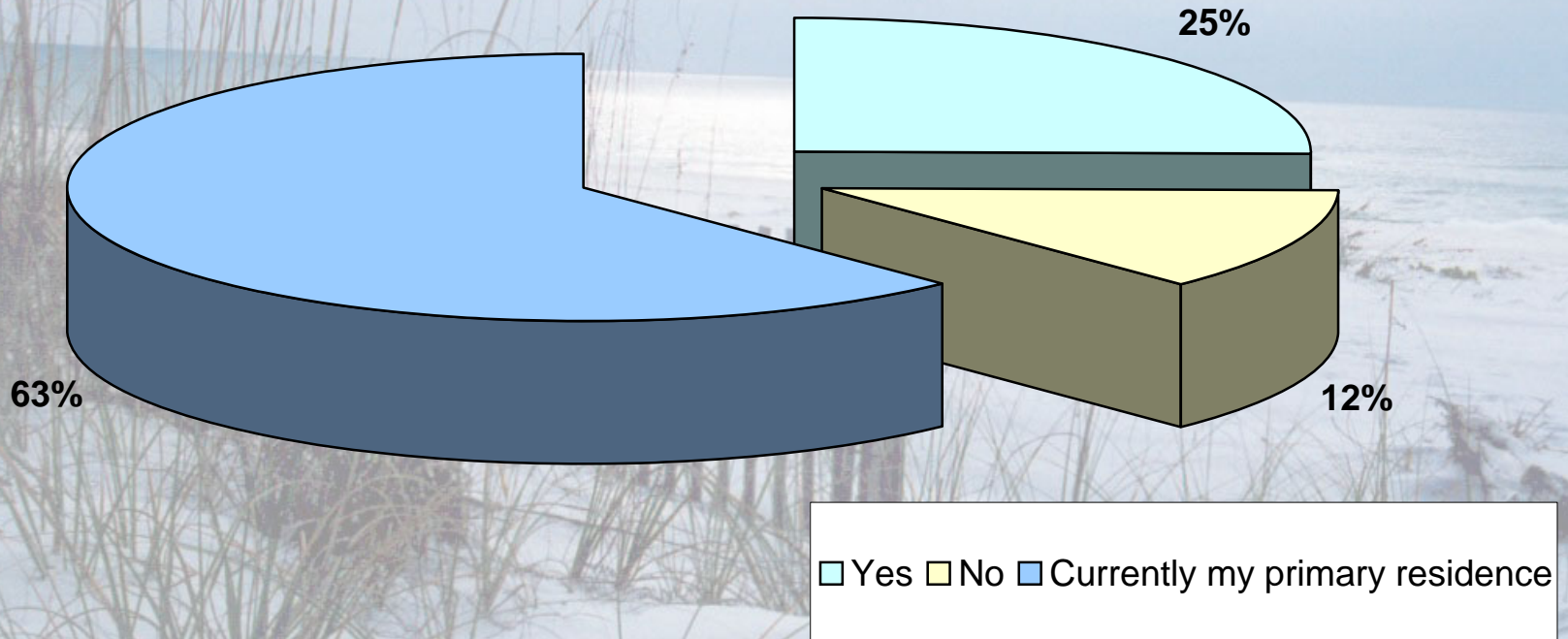
Are you a year round resident of Tybee Island?

Response	Count	Percent
Yes	427	65.40%
No	226	34.60%

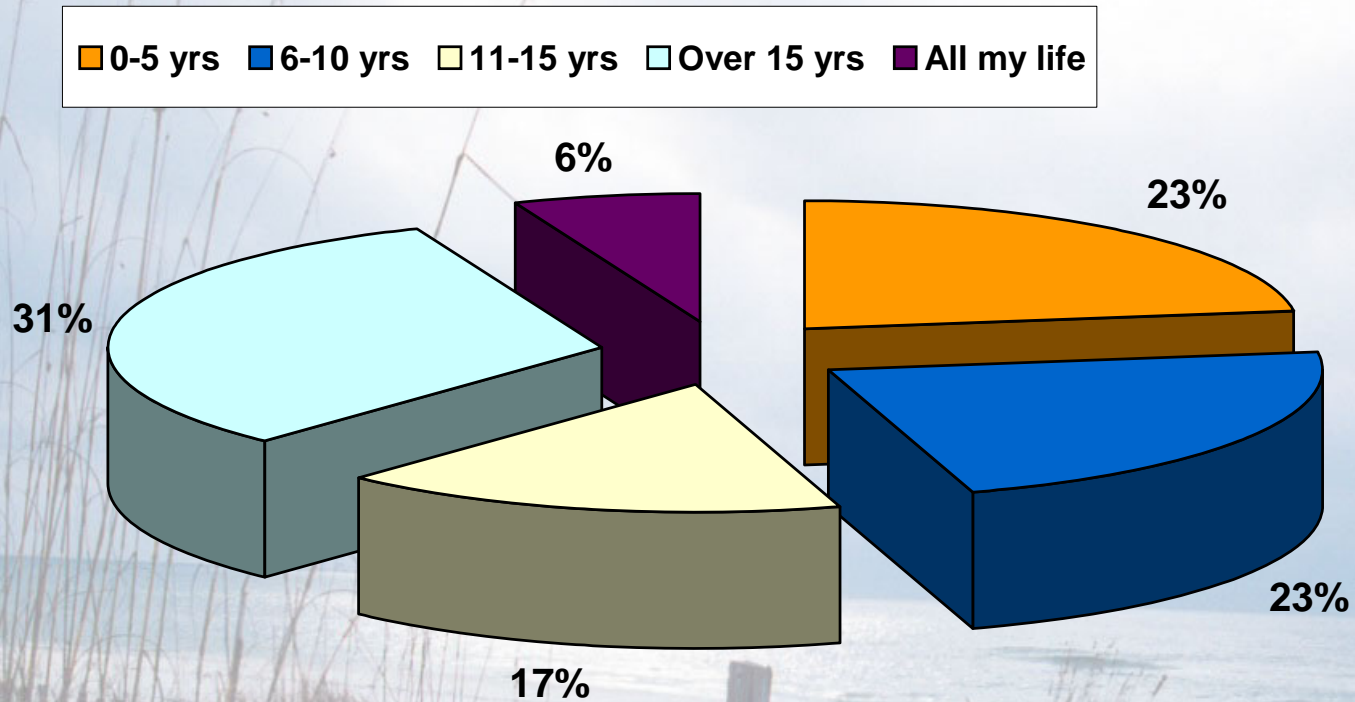


If Tybee Island is not your primary residence, do you plan to make Tybee Island your primary residence in the future?

Response	Count	Percent
Yes	157	25.40%
No	76	12.30%
Currently my primary residence	386	62.40%



How long have you lived or owned property in Tybee Island?



Which of the following best describes your current status?

Response	Count	Percent
Home owner	533	80.30%
Renter	31	4.70%
Property owner	107	16.10%
Business owner	26	3.90%
None of these	14	2.10%

Please rate the following characteristics according to how important they were to you when you moved to Tybee Island.

	Most Important	Important	Not Important
Employment/Job	7.2% (46)	17.8% (114)	75.0% (481)
To be close to family and friends	20.0% (127)	27.4% (174)	52.7% (335)
To be located in the Coastal Georgia Region	56.4% (364)	35.5% (229)	8.1% (52)
The general aesthetics and attractiveness of the area	62.8% (405)	33.2% (214)	4.0% (26)
The variety of retirement living options	13.1% (84)	29.9% (192)	57.1% (367)
The quality of health care	13.1% (84)	41.8% (267)	45.1% (288)
The quality of schools	6.4% (41)	17.9% (115)	75.7% (487)
The cultural activities available here	17.9% (115)	52.5% (337)	29.6% (190)
The recreational activities available here	35.4% (228)	50.0% (322)	14.6% (94)
Access to the natural environment and activities related to the natural environment	65.9% (427)	27.8% (180)	6.3% (41)
Quality/pace of life	81.4% (531)	16.6% (108)	2.0% (13)
Being a part of a beach community	65.7% (427)	26.2% (170)	8.2% (53)
It is close to a tourist-centric area	11.7% (75)	24.4% (157)	63.9% (411)

Do you think the City needs more, less, or the same amount of the following types of housing?

	More	Less	Same	Don't Know
Single-Family Residential	51.8% (336)	7.4% (48)	38.2% (248)	2.6% (17)
Apartments	11.7% (75)	56.1% (360)	26.5% (170)	5.8% (37)
Townhomes/Row Houses	6.3% (40)	64.6% (411)	24.8% (158)	4.2% (27)
Condominiums	2.8% (18)	78.3% (502)	16.8% (108)	2.0% (13)
Duplexes & triplexes	5.4% (35)	69.3% (447)	21.1% (136)	4.2% (27)
Mixed Use Residential	20.8% (134)	45.0% (290)	25.6% (165)	8.5% (55)

Do you feel there is a need for more of the following special housing in the City?

	Yes	No	Don't Know
Housing for young couples/families	47.7% (310)	37.8% (246)	14.5% (94)
Housing for low income households	19.5% (127)	68.8% (447)	11.7% (76)
Adult Housing (50+)	36.3% (234)	48.3% (311)	15.4% (99)
Housing for disabled or individuals with special needs	26.3% (170)	47.6% (308)	26.1% (169)
Affordable Housing for people who are employed on the Island	57.8% (375)	32.2% (209)	10.0% (65)

Which of the following land uses do you think is most appropriate for the Highway 80 corridor before the bend where it becomes Butler Ave?

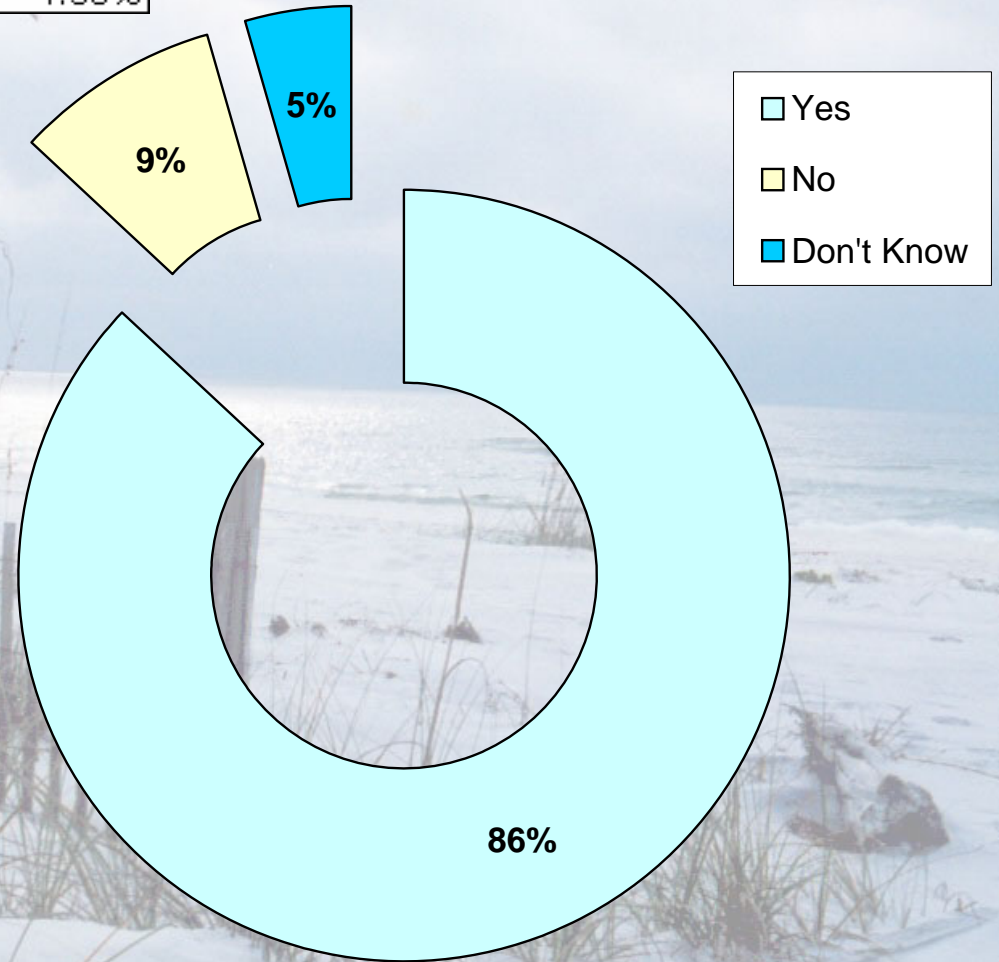
Response	Count	Percent
Commercial development only, residential down-zoning prohibited	62	9.80%
A mix of single family detached residential development and commercial development	271	42.70%
Mixed use development that is primarily commercial development with some upstairs residential development.	224	35.30%
None of the above	78	12.30%

Are you satisfied with the layout and architectural design of the following types of new development?

	Yes	No	Don't Know
Commercial Development	35.8% (234)	48.3% (316)	15.9% (104)
Condominium Developments	18.6% (121)	73.1% (476)	8.3% (54)
Historic Restoration	73.9% (482)	16.1% (105)	10.0% (65)
Residential Development	50.2% (326)	38.0% (247)	11.8% (77)

Would you be in favor of setting aside portions of land as permanently protected greenspace?

Response	Count	Percent
Yes	562	87.00%
No	55	8.50%
Don't Know	29	4.50%

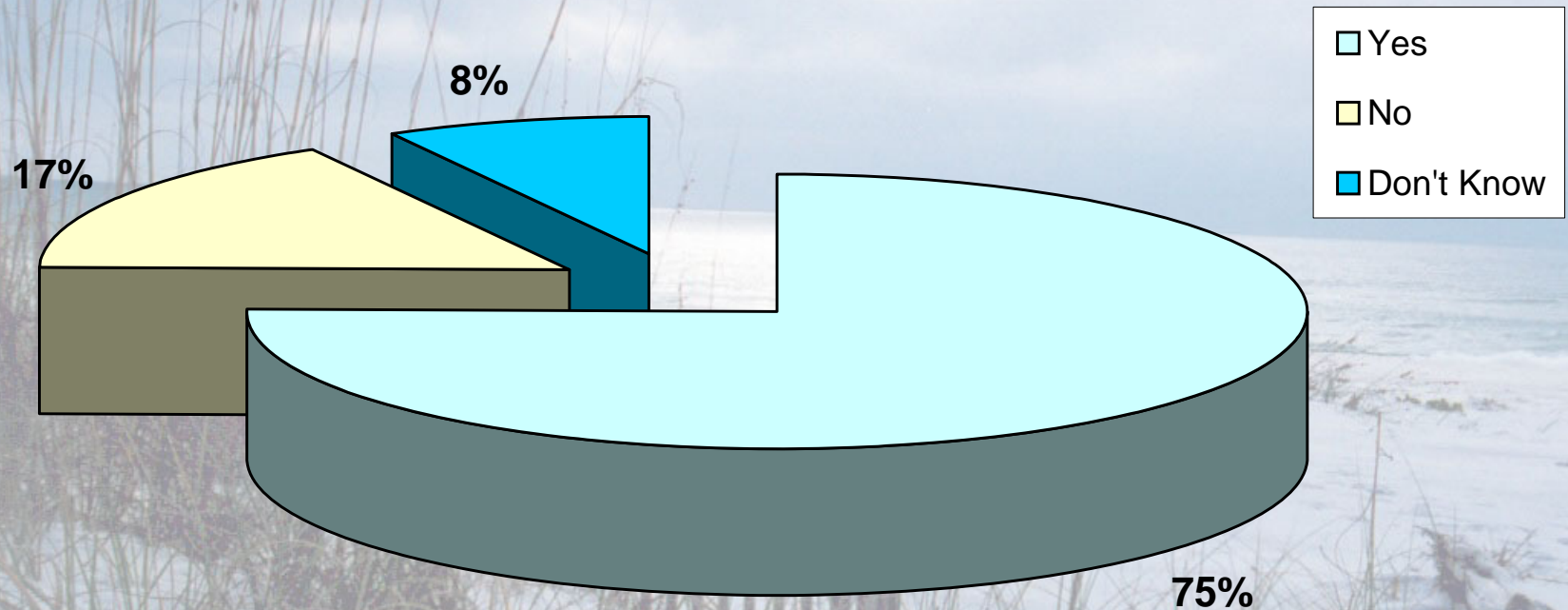


Please rate your agreements with the following statements:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
If development patterns continue, Tybee Island will lose its uniqueness	67.6% (442)	19.1% (125)	2.9% (19)	7.0% (46)	3.4% (22)
Development patterns of single-family homes should continue	31.8% (207)	41.1% (267)	9.2% (60)	12.9% (84)	4.9% (32)
Commercial development patterns should continue	7.2% (47)	35.4% (231)	13.3% (87)	32.4% (211)	11.7% (76)
The City should develop programs/regulations/incentives that preserve historic buildings	62.7% (411)	27.5% (180)	3.7% (24)	4.3% (28)	1.8% (12)
The City should develop programs/regulations/incentives for architectural design	45.1% (296)	32.6% (214)	7.3% (48)	10.5% (69)	4.4% (29)
The City should develop regulations that require green space preservation in new development	68.0% (443)	18.7% (122)	4.5% (29)	5.8% (38)	2.9% (19)
The City should consider the following when new development is proposed: a. public cost for new services b. the availability of adequate infrastructure c. impacts on residential and small business property taxes	73.5% (482)	20.9% (137)	3.2% (21)	1.5% (10)	0.9% (6)
Variances should be granted only when they meet the land code's definition of a hardship.	52.8% (345)	24.3% (159)	7.4% (48)	10.7% (70)	4.7% (31)
Present and planned condominium developments are negatively impacting our Island and challenging our infrastructure resources.	68.6% (448)	17.8% (116)	5.2% (34)	4.7% (31)	3.7% (24)

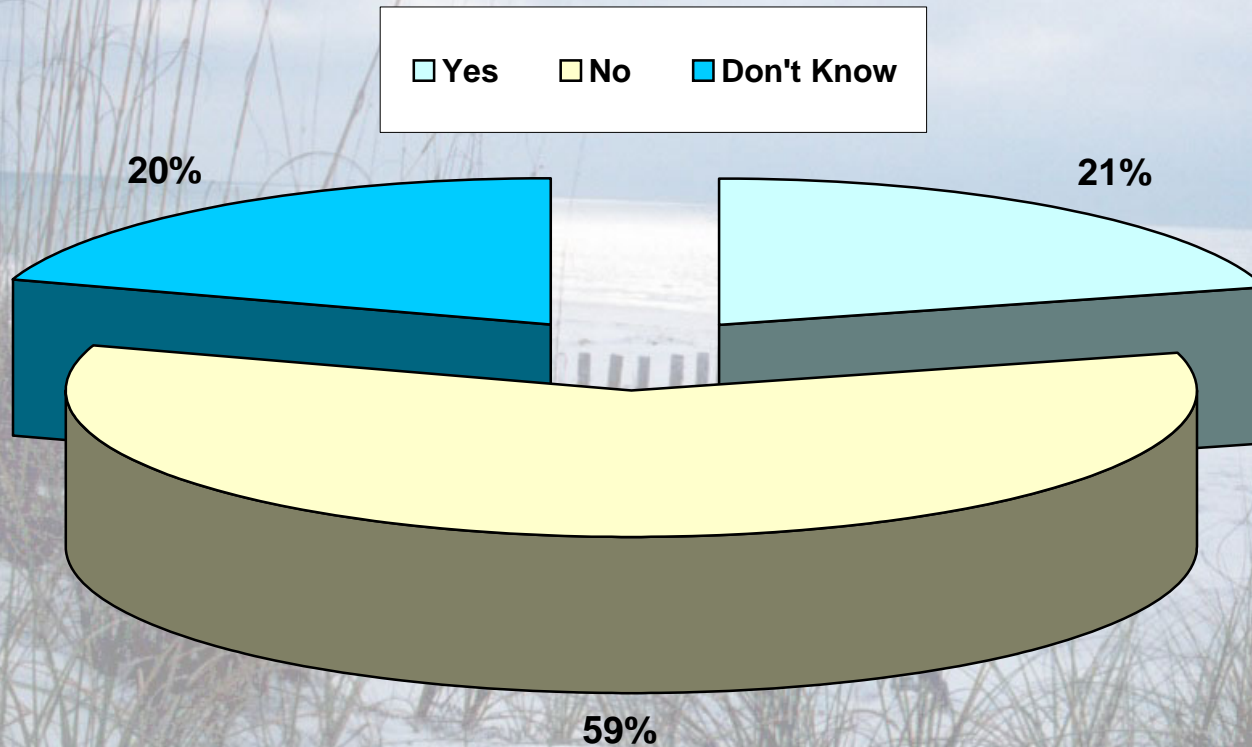
Are you aware of how your area is zoned and what is allowed or not allowed to be built in your area?

Response	Count	Percent
Yes	495	75.30%
No	109	16.60%
Don't Know	53	8.10%



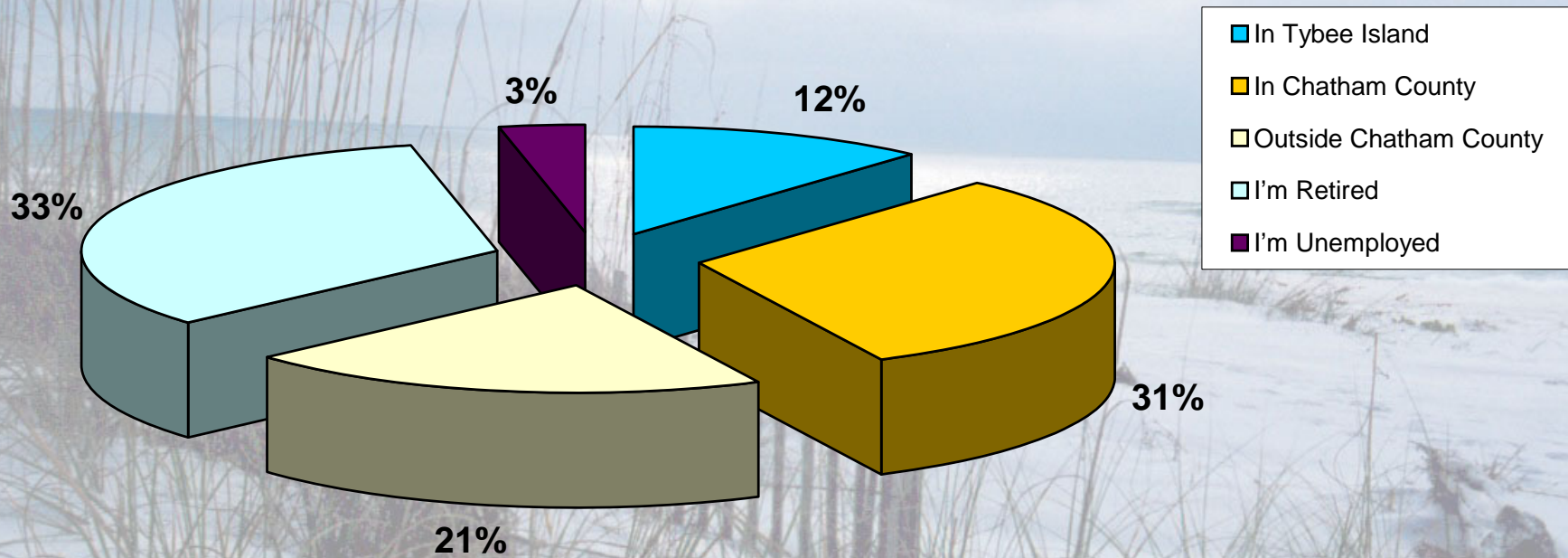
Do you think the City of Tybee Island has done enough to protect historic resources?

Response	Count	Percent
Yes	137	20.80%
No	390	59.20%
Don't Know	132	20.00%



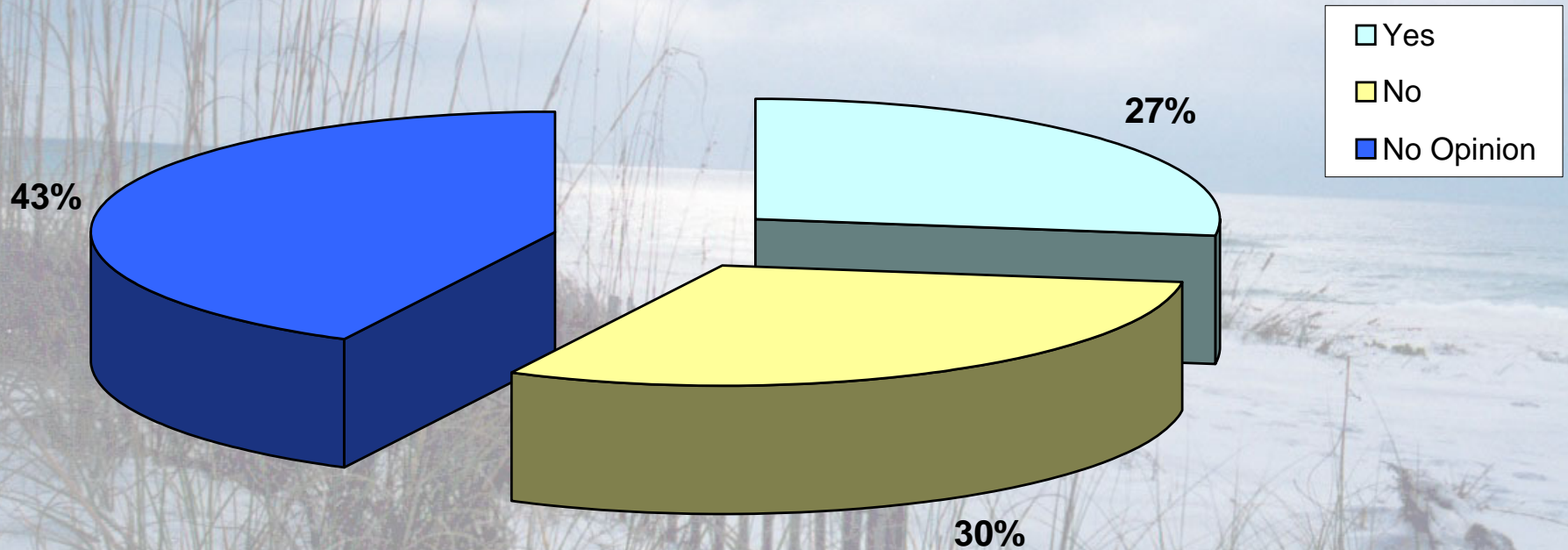
Where are you employed?

Response	Count	Percent
In Tybee Island	77	11.70%
In Chatham County	205	31.10%
Outside Chatham County	136	20.60%
I'm Retired	220	33.40%
I'm Unemployed	21	3.20%



Do you feel there are adequate employment opportunities in the City of Tybee Island?

Response	Count	Percent
Yes	178	27.30%
No	198	30.30%
No Opinion	277	42.40%



Do you think more of the following shops and services are needed in Tybee Island?

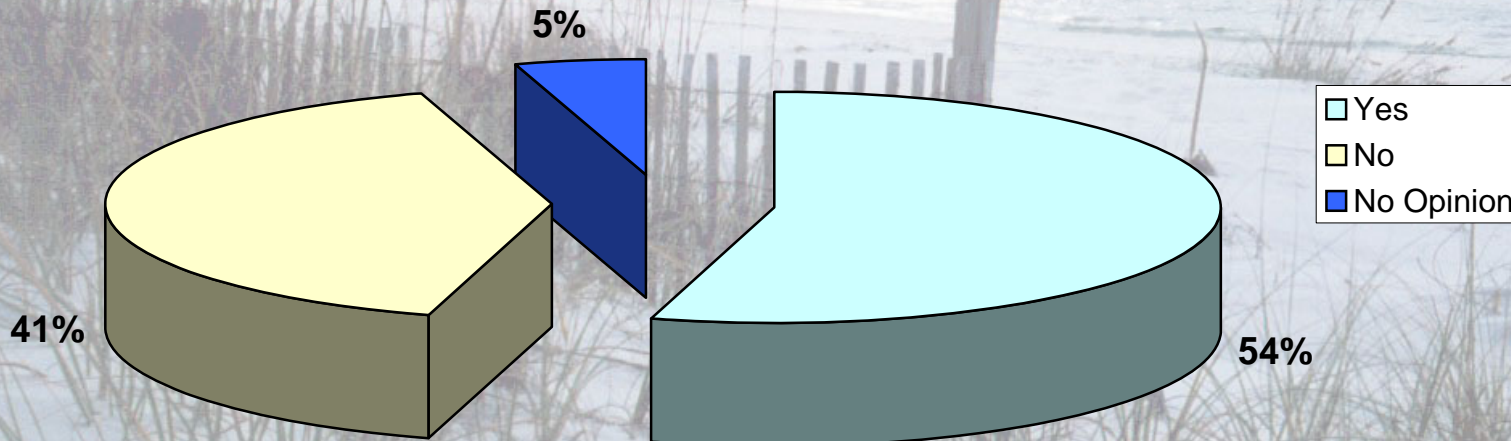
	More	Less	Same
Restaurant	34.7% (221)	3.6% (23)	61.7% (393)
Retail/Shopping	45.4% (293)	7.6% (49)	47.0% (303)
Hotel	10.0% (63)	26.4% (167)	63.6% (402)
Historic character bed and breakfast	48.4% (312)	7.1% (46)	44.5% (287)
An indoor art and cultural facility	47.2% (301)	13.6% (87)	39.2% (250)
Crafts and Art Galleries/Shops	40.3% (259)	9.0% (58)	50.7% (326)
Natural area/Greenspace	80.0% (523)	2.8% (18)	17.3% (113)
Recreational facilities	53.1% (344)	3.5% (23)	43.4% (281)
Family entertainment/activities	60.0% (390)	2.8% (18)	37.2% (242)
Teen entertainment/activities	45.8% (298)	7.2% (47)	46.9% (305)
After work hours entertainment/activities	33.9% (216)	8.2% (52)	58.0% (370)
Senior Citizen Services/Activities	43.3% (279)	4.5% (29)	52.2% (336)
Day care (child)	24.5% (151)	9.2% (57)	66.3% (409)
Eco-tourism businesses	48.4% (308)	10.8% (69)	40.7% (259)
Parking	45.2% (289)	10.2% (65)	44.7% (286)
Privately funded & operated Convention Center	28.0% (175)	42.8% (268)	29.2% (183)
Other - Please Specify in Comments Field	44.4% (76)	13.5% (23)	42.1% (72)

Do you think we need the following recreational facilities on Tybee Island?

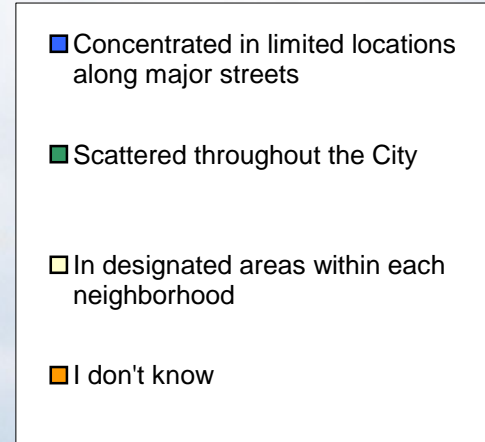
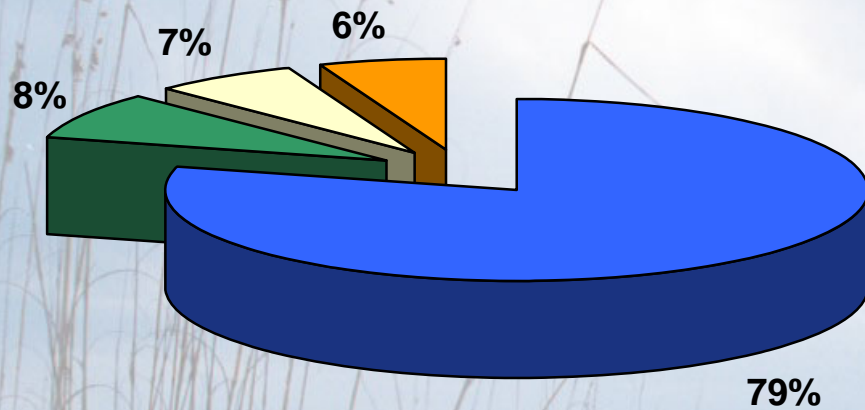
	Yes	No	Don't Know
Municipal Swimming Pool	44.4% (288)	49.2% (319)	6.3% (41)
Miniature Golf	46.9% (305)	45.4% (295)	7.7% (50)
Updated Marine Science Center/Aquarium	81.3% (531)	12.4% (81)	6.3% (41)
Outdoor Amphitheatre	54.8% (355)	33.8% (219)	11.4% (74)
Indoor Theatre	62.8% (410)	25.7% (168)	11.5% (75)

Are you in favor of allowing dogs on leashes on portions of the beach?

Response	Count	Percent
Yes	359	54.60%
No	269	40.90%
No Opinion	30	4.60%



Which of the following patterns of commercial development do you think is best for the City?



Response	Count	Percent
Concentrated in limited locations along major streets	520	79.30%
Scattered throughout the City	54	8.20%
In designated areas within each neighborhood	43	6.60%
I don't know	39	5.90%

Please rank the following natural resources issues in accordance with their importance.

	Very Important	Moderately Important	Not Important
Greenspace/openspace preservation	79.0% (519)	17.4% (114)	3.7% (24)
Habitat preservation	76.5% (502)	19.4% (127)	4.1% (27)
Water Quality	97.4% (642)	2.3% (15)	0.3% (2)
Dune system preservation	89.0% (585)	9.4% (62)	1.5% (10)
Recreational beach preservation	85.3% (561)	13.7% (90)	1.1% (7)
Stormwater management	83.2% (548)	15.9% (105)	0.9% (6)
Water conservation	77.9% (512)	20.9% (137)	1.2% (8)
Future water supply	89.8% (589)	9.6% (63)	0.6% (4)
Adequate wastewater treatment capacity	90.0% (587)	9.2% (60)	0.8% (5)
Threatened & endangered species protection	67.2% (440)	26.9% (176)	6.0% (39)
Light pollution	52.8% (345)	35.5% (232)	11.6% (76)
Noise pollution	63.9% (419)	30.5% (200)	5.6% (37)
Tree canopy/preservation	73.6% (483)	21.5% (141)	4.9% (32)

Please rank the following recreational public facilities in accordance with their importance for Tybee Island.

	Very Important	Moderately Important	Not Important
Greenspace/openspace	77.9% (512)	17.5% (115)	4.6% (30)
Trails/multiuse paths	60.2% (395)	32.0% (210)	7.8% (51)
Museums/Historic Sites	61.2% (403)	34.4% (227)	4.4% (29)
Library	65.2% (429)	31.2% (205)	3.6% (24)
Sports fields	33.4% (219)	56.1% (368)	10.5% (69)
Playgrounds	47.0% (308)	48.2% (316)	4.7% (31)
Public Gym	20.1% (132)	41.6% (274)	38.3% (252)
Camp Ground	34.3% (224)	40.0% (261)	25.7% (168)



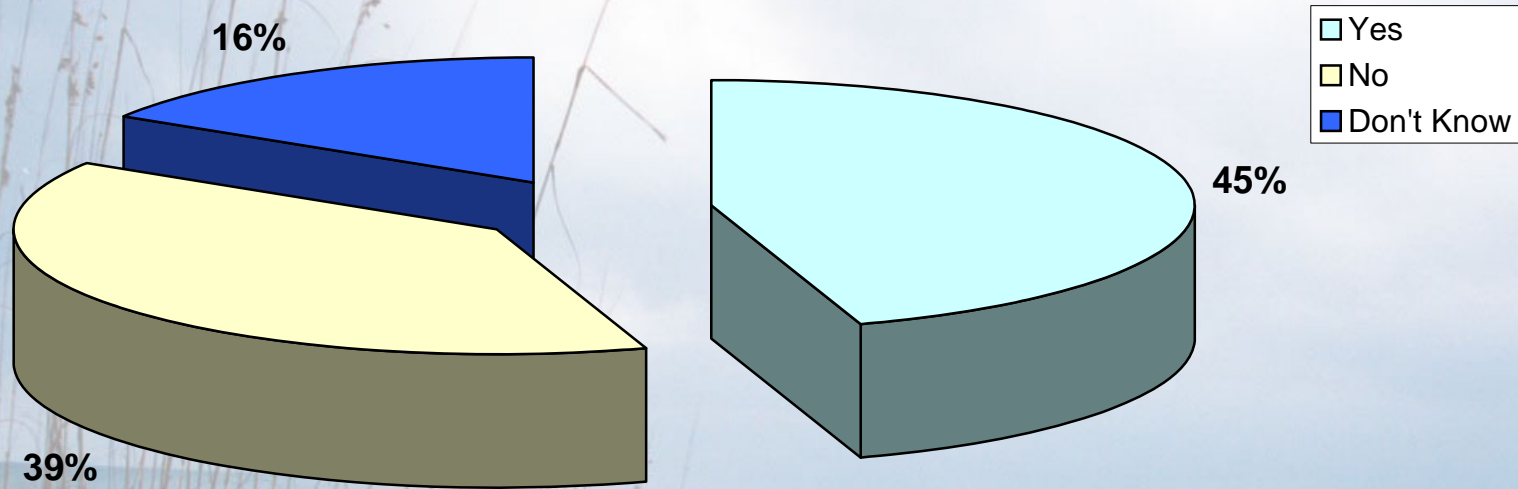
Please rate your level of satisfaction with each of the following.

	Very satisfied	Somewhat satisfied	No Opinion	Somewhat dissatisfied	Very dissatisfied
Tree protection efforts in your neighborhood	24.5% (161)	33.2% (218)	19.2% (126)	16.2% (106)	6.9% (45)
Solid waste collection	43.0% (282)	38.4% (252)	7.3% (48)	8.2% (54)	3.0% (20)
Parks	29.3% (192)	53.0% (347)	7.8% (51)	8.7% (57)	1.2% (8)
Bike paths and biking trails	16.9% (111)	38.8% (254)	16.0% (105)	20.2% (132)	8.1% (53)
Sidewalks	13.9% (91)	35.9% (235)	13.1% (86)	26.4% (173)	10.7% (70)
Drainage Systems	11.3% (74)	36.2% (237)	18.3% (120)	24.7% (162)	9.5% (62)
Cleanliness of Public Spaces	9.3% (61)	37.2% (244)	5.8% (38)	29.3% (192)	18.4% (121)
Traffic accident rate	14.5% (95)	33.0% (216)	42.2% (276)	7.3% (48)	2.9% (19)
Law enforcement response time	31.0% (204)	32.1% (211)	31.6% (208)	4.0% (26)	1.4% (9)
Fire-fighting response time	31.0% (204)	24.9% (164)	38.2% (252)	3.9% (26)	2.0% (13)
Ambulance response time	22.0% (145)	27.8% (183)	41.9% (276)	5.2% (34)	3.0% (20)
Traffic laws enforcement	20.5% (135)	35.6% (234)	22.1% (145)	15.2% (100)	6.5% (43)
Street and road identification	25.4% (167)	45.7% (300)	10.0% (66)	14.2% (93)	4.7% (31)
Storm warning mechanism	17.5% (115)	33.7% (222)	38.8% (256)	7.9% (52)	2.1% (14)
Disaster/emergency planning	22.8% (150)	32.7% (215)	38.1% (251)	4.7% (31)	1.7% (11)
Parking enforcement	20.3% (131)	40.2% (259)	18.5% (119)	13.5% (87)	7.5% (48)
Housing numbering system	18.1% (115)	37.8% (241)	27.5% (175)	10.5% (67)	6.1% (39)
Code enforcement	10.8% (69)	26.6% (170)	23.4% (150)	22.8% (146)	16.4% (105)
Enforcement of speed limits on the Island	20.5% (131)	38.4% (245)	12.1% (77)	15.4% (98)	13.6% (87)
Condition of City Streets	9.5% (61)	44.7% (286)	9.1% (58)	24.5% (157)	12.2% (78)
Adequacy of curb cuts	7.8% (49)	36.0% (227)	29.7% (187)	16.8% (106)	9.7% (61)
Overall appearance and cleanliness	11.6% (74)	53.0% (338)	5.6% (36)	21.9% (140)	7.8% (50)

How much of a priority do you feel the following issues are for the City of Tybee Island?

	High Priority	Priority	Low Priority	Not a Priority
Community Character	67.0% (422)	25.4% (160)	4.3% (27)	3.3% (21)
Main Street Beautification/Redevelopment	44.8% (285)	39.9% (254)	11.8% (75)	3.5% (22)
Historic preservation of homes	50.7% (326)	35.3% (227)	11.0% (71)	3.0% (19)
Availability of cultural activities within the City	26.5% (169)	39.4% (251)	26.5% (169)	7.5% (48)
Alternate transportation	20.4% (130)	28.0% (178)	37.9% (241)	13.7% (87)
Creating a guideline for future development	71.5% (458)	22.8% (146)	5.5% (35)	0.3% (2)
Restaurant/retail development	18.5% (119)	41.0% (263)	33.3% (214)	7.2% (46)
Walkable Communities	43.2% (275)	39.2% (250)	13.0% (83)	4.6% (29)
Greenspace/openspace preservation	67.2% (430)	20.8% (133)	8.1% (52)	3.9% (25)
Water conservation	63.9% (409)	28.6% (183)	7.0% (45)	0.5% (3)
Recreation opportunities	32.5% (206)	42.0% (266)	21.8% (138)	3.6% (23)
Community Policing	32.8% (207)	47.6% (301)	16.3% (103)	3.3% (21)
Education Opportunities	14.8% (93)	36.4% (229)	34.7% (218)	14.1% (89)
Traffic congestion	38.1% (242)	39.2% (249)	18.2% (116)	4.6% (29)
Parking	38.5% (246)	38.2% (244)	19.2% (123)	4.1% (26)
Small business retention	46.7% (292)	36.2% (226)	13.1% (82)	4.0% (25)
High Property Taxes	77.9% (494)	12.8% (81)	5.5% (35)	3.8% (24)
Permitted, regulated beach access for dogs	32.0% (198)	16.8% (104)	19.6% (121)	31.6% (195)
A safe and family oriented environment on all parts of the Island.	69.6% (440)	22.2% (140)	5.1% (32)	3.2% (20)
Establishment of a neighborhood watch program	26.7% (169)	42.6% (270)	24.1% (153)	6.6% (42)

In order to alleviate the parking problem on Tybee, especially during the tourist season, would you be in favor of adding a public parking garage?



If so where would the most appropriate location for a parking garage be?

	Yes	No	No Opinion
North End	27.4% (115)	51.2% (215)	21.4% (90)
South End	48.6% (216)	33.6% (149)	17.8% (79)
Mid-Island	30.7% (130)	48.1% (204)	21.2% (90)
Near Lazaretto Creek	37.8% (165)	38.7% (169)	23.6% (103)

Is there a need for the following forms of transit?

	Yes	No	No Opinion
Chatham Area Transit buses providing service off island.	39.7% (252)	45.4% (288)	15.0% (95)
An island shuttle that would transport residents and tourists to spots of interest on Tybee Island.	64.7% (413)	19.6% (125)	15.7% (100)
A park and ride with parking located off island.	51.9% (329)	30.8% (195)	17.4% (110)

Are you in favor of the following transportation related projects:

	Yes	No	No Opinion
Four-laning Highway 80	43.0% (275)	51.4% (329)	5.6% (36)
Adding a third lane to Highway 80	40.5% (253)	51.0% (319)	8.5% (53)
Providing a safe bike path/lane along Highway 80	77.5% (496)	15.6% (100)	6.9% (44)
Providing safe wildlife crossings along Highway 80	57.6% (367)	21.8% (139)	20.6% (131)
Installing a tree-lined median down Highway 80 (on Tybee) and Butler Ave	54.8% (351)	35.4% (227)	9.8% (63)

Do you expect to move during the next 5 years?

Response	Count	Percent
Yes	51	7.90%
No	593	92.10%

Where do you plan to move?

Response	Count	Percent
Different neighborhood or another area within Tybee Island	11	22.90%
Same neighborhood, just a different house or apartment.	6	12.50%
Nearby area (Savannah, Chatham County, Effingham County, etc.)	10	20.80%
Out of the area	10	20.80%
Not Sure	11	22.90%

What are your primary reasons for moving?

Response	Count	Percent
Change in employment	7	1.10%
Family considerations	11	1.70%
Housing prices to high	8	1.20%
Taxes to high	20	3.00%
Feel crowded	5	0.80%
Too much traffic	8	1.20%
Schools	1	0.20%
Crime	3	0.50%
Want a bigger home	5	0.80%
Want a smaller home	2	0.30%
Want a less expensive home	5	0.80%
Want a more expensive home	1	0.20%
Too much tourist activity	6	0.90%
Not enough tourist activity	0	0.00%
Not enough activities for my age group	2	0.30%
No Reason	6	0.90%

APPENDIX **C**

Community Character Map

Community Character Map

- Character Areas**
- ◆ Arts, Eats, Eco-Business Corridor
 - ◆ Back River Neighborhood
 - ◆ Beaches
 - ◆ Beachfront Neighborhood
 - ◆ Coastal Marshlands
 - ◆ Inland Cottage Neighborhood
 - ◆ Lazaretto Creek Maritime District
 - ◆ Marshfront Neighborhood
 - ◆ North Beach Neighborhood
 - ◆ Historic Battery Neighborhood
 - ◆ The Strand Downtown Historic Business District
 - ◆ 17th Street Neighborhood
 - ◆ South End Neighborhood



APPENDIX **D**

Desired Design Patterns & Architectural Styles Guidebook

City of Tybee Island MASTER PLAN



**DESIRED
DESIGN
PATTERNS &
ARCHITECTURAL
STYLES**



Residential Redevelopment & Restoration

Desired Styles & Design Patterns

- Consistent development in terms of mass, scale, use and density
- Restoration of historic cottage architecture
- Connected to existing trail/sidewalk system
- Use of approved pervious surfaces
- Preservation of mature trees
- Xeriscape/ native plant landscaping
- Adaptive reuse of historic structures



New Residential Development

Desired Styles & Design Patterns

- Consistent development in terms of mass, scale, use, and density
- Preserve scenic value of the area
- Architecture consistent with character of the area
- Preservation of mature trees
- Protection of coastal marshlands through riparian buffers
- Connect to existing trail/sidewalk system
- Use of pervious materials
- Xeriscape/ native plant landscaping



Duplex & Multi-Family Residential Development

Desired Styles & Design Patterns

- Consistent development in terms of mass, scale, use, and density.
- Density and architecture should be consistent with the character of the neighborhood.
- Adaptive reuse of historic structures
- Connection to nearby neighborhoods and beaches
- Mixed use development (upstairs residential/ downstairs commercial)
- Safe pedestrian environment
- Connect to island trail/sidewalk system
- Preserve mature trees
- Install green roofs where feasible
- Xeriscape/ native plant landscaping



Maritime Commercial

Desired Styles & Design Patterns

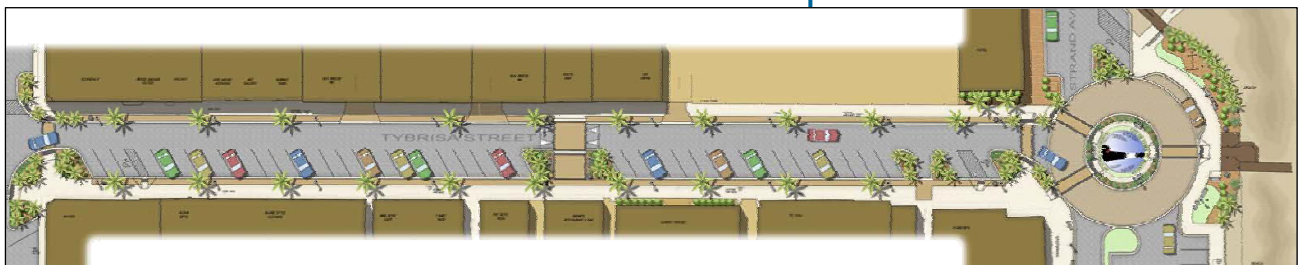
- Mixed uses encouraged (commercial/services)
- Transportation connectivity to surrounding neighborhoods
- Connection to island trail/sidewalk system
- Attractive facades
- Aesthetically pleasing signage tied to island wide signage theme
- Safe public access to the water
- Outdoor seating
- Xeriscape/ native plant landscaping



Highway 80 Commercial

Desired Styles & Design Patterns

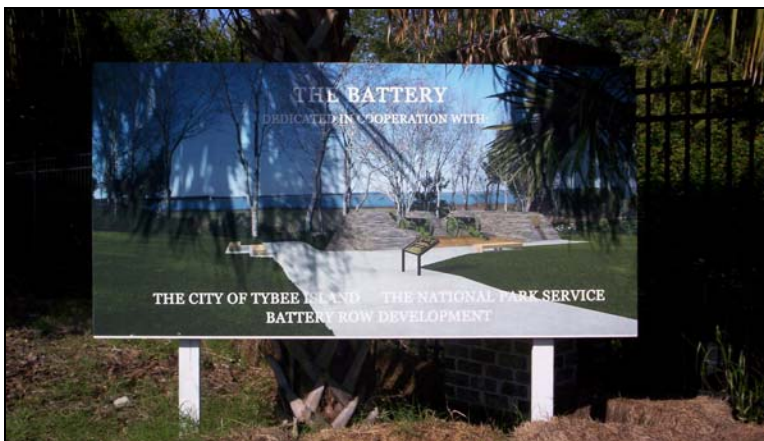
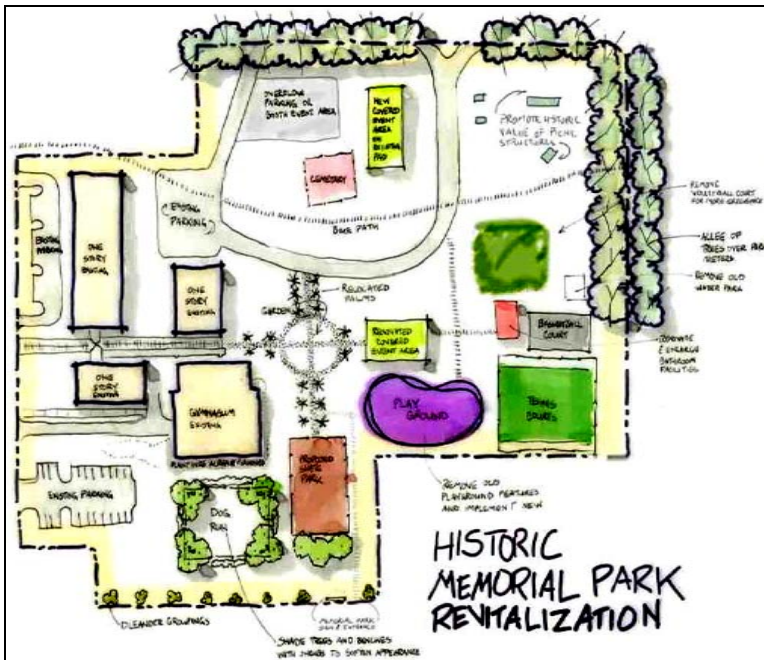
- Mixed uses encouraged (commercial/services/arts)
- Transportation access
- Alternative transportation accommodation
- Connection to island trail/sidewalk system
- Attractive facades
- Aesthetically pleasing signage tied to island wide signage theme
- Safe public access to the water
- Adaptive reuse of existing structures
- Preservation of mature trees
- Creative architecture
- Use of pervious materials
- Xeriscape/ native plant landscaping



The Strand Commercial

Desired Styles & Design Patterns

- Consistency in terms of mass, scale, use, and density
- Historic preservation, adaptive reuse, and restoration
- Neighborhood commercial infill development
- Xeriscape/ native plant landscaping
- Safe pedestrian environment
- Connect to existing trail/ sidewalk network
- Uses should include activities/services for tourists and residents
- Connection to beaches
- Façade improvements
- Shaded outdoor seating
- Streetscape improvements
- Parking
- Commercial uses consistent with zoning
- Coordination with Strand/ Tybrisa Improvement Masterplan



Public Open Spaces

Desired Styles & Design Patterns

- Preservation of natural resources
- Connection to beaches, community facilities, neighborhoods and commercial areas
- Implementation of island-wide trail/sidewalk system
- Activities for residents and visitors
- Safe pedestrian environment
- Xeriscape/ native plant landscaping
- Preservation of mature trees
- Amenity to support eco-tourism and heritage tourism
- Masterplanning of greenspace/park/trail system
- Historical/archeological connections & preservation

APPENDIX **E**

Quality Community Objectives: Character Area Analysis

Quality Community Objectives: Character Area Analysis

In an effort to determine the City's level of compliance with the Quality Community Objectives identified by the DCA, the City has utilized the QCO Assessment Tool created by the Office of Planning and Quality Growth to evaluate their progress towards sustainable and livable community. The assessment is a tool, much like a demographic analysis or a land use map, showing a community "you are here."

Each of the fifteen QCOs has been issued a yes/no designation, with additional space provided for assessors' comments. A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No's" may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. The tables below show how current development patterns within each Character Area comply with each objective.

Quality Community Objectives: Character Area Analysis

Arts, Eats, Eco-Business Corridor - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	Traditional neighborhoods are not a major component in the Arts, Eats, Eco-Business Corridor.
Infill Development	X		There are vacant and underutilized properties within the Arts, Eats, Eco-Business Corridor, which provide a great opportunity for compatible infill development. This development will bring residents and tourists to the various businesses and restaurants provided along this corridor.
Sense of Place	X		The unique businesses, services, and attractions along this corridor give it a sense of place unique to any other place on the Island.
Transportation Alternatives	X		Encouraging pedestrian traffic throughout the day and evening is an important element for this area. Improving the pedestrian environment is an essential to the success of many of the businesses that choose to locate along this corridor. This corridor is also the main access road to the Island, which presents other opportunities for transportation alternatives.
Regional Identity	X		As one of the barrier islands and a tourist destination, the regional identity of Tybee Island is the main feature that draws people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located along this corridor. Restoration and adaptive reuse of these historic structures will provide for aesthetics and history, as well as shopping and restaurant options that will make this corridor a unique destination point for residents and tourists.
Open Space Preservation	X		There is very little open space to be preserved along this corridor, although incorporating open spaces is important for drawing people to the area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as this corridor develops.
Growth Preparedness	X		Availability of land along this corridor is limited, which makes preparing for growth a non-issue. The City is more concerned with retention of existing businesses.
Appropriate Businesses	X		It is essential that the City develop a program to retain existing businesses and draw new businesses that are consistent with the desired character of this area.
Employment Options	X		While some professional employment opportunities exist along this corridor, the majority of jobs will always be in services related industries.
Housing Choices		X	Housing options are not being encouraged in this area; however, connection between this area and surrounding neighborhoods is important.
Educational Opportunities		X	No educational opportunities are currently available along this corridor.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Back River Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique cottage homes and proximity to the Back River give this neighborhood a sense of place.
Transportation Alternatives	X		Improving the pedestrian environment and its connection to other areas is important. Mainly safe pedestrian movement and creation of bike lanes would allow for residents and visitors to move safely through this area.
Regional Identity	X		As one of the barrier islands and a tourist destination, the regional identity of Tybee Island is the main feature that draws people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation		X	There is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Commercial development is not an issue in this neighborhood.
Employment Options		X	Employment options do not apply to this area.
Housing Choices	X		There are a number of different housing options available in this area. More single-family housing is being encouraged in this area to protect the unique character of the neighborhood.
Educational Opportunities		X	Not applicable.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Beaches - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	Does not apply to this area.
Infill Development		X	Does not apply to this area.
Sense of Place			The beaches at Tybee Island are the major draw for tourism and certainly define the Island's sense of place.
Transportation Alternatives		X	While the beaches do not offer many opportunities for transportation alternatives, the beach is the main draw for the Island. There are large numbers of residents and tourists accessing the beaches from adjacent areas. Transportation alternatives need to be explored in these areas to create a safer pedestrian environment for people going to the beach.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere of Tybee Island is the main feature that draws people from all over on an annual basis.
Heritage Preservation		X	Does not apply to this area.
Open Space Preservation	X		It is essential that Tybee Island do everything possible to preserve the beach and dune system.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. The beaches and dune system on the Island are unique environmental features and protection of these systems is essential.
Growth Preparedness		X	It is vital that development in other areas around the Island does not have a negative effect on the beaches.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices		X	Does not apply to this area.
Educational Opportunities	X		The beaches offer opportunities for in-the-field-learning for both adults and children. Eco-tourism tours, Tybee 4-H programs and TIMSC programs all take advantage of this resource for education.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Beachfront Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes and proximity to the ocean give this neighborhood a sense of place.
Transportation Alternatives	X		It is essential that the beachfront neighborhood provide a safe pedestrian environment since many residents and tourists move through this area on their way to and from the beaches. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere and ocean views are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area, mainly in the form of raised beach cottages. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities		X	Does not apply to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Coastal Marshlands - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	Does not apply to this area.
Infill Development		X	Does not apply to this area.
Sense of Place	X		The coastal marshlands at Tybee Island are unique features that define the Island's sense of place.
Transportation Alternatives		X	Does not apply to this area.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere coastal marshlands are the main features that draw people from all over on an annual basis.
Heritage Preservation		X	Does not apply to this area.
Open Space Preservation	X		It is essential that Tybee Island do everything possible to preserve coastal marshlands.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. The coastal marshlands on the Island are unique environmental features and protection of these areas is essential.
Growth Preparedness		X	It is vital that development in other areas around the Island does not have a negative effect on the remaining coastal marshlands.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices		X	Does not apply to this area.
Educational Opportunities	X		The coastal marshlands offer opportunities for in-the-field-learning for both adults and children. Eco-tourism tours, Tybee 4-H programs and TIMSC programs all take advantage of this resource for education.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Inland Cottage Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes and proximity to the ocean give this neighborhood a sense of place.
Transportation Alternatives	X		It is essential that the inland cottage neighborhood provide a safe pedestrian environment since many residents and tourists move through this area on their way to and from the beaches. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere and island live style are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area, mainly in the form of raised cottages. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities	X		The Tybee Gymnasium & YMCA offer classes for children as well as adult continuing education classes. This resource should be further expanded.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Lazaretto Creek Maritime District - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	Does not apply to this area.
Infill Development	X		The possibility for commercial infill development exists within this district.
Sense of Place	X		The unique commercial development and history of maritime industries still present in this district add to its sense of place.
Transportation Alternatives	X		Transportation alternatives exist within this district mainly in the form of providing public shuttles and parking to alleviate traffic in other areas of the Island. There is also the opportunity to extend the trail system to connect this area with the rest of the Island by providing safe pedestrian options.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere, creeks, and waterways draw people from all over on an annual basis.
Heritage Preservation		X	There is no inventory of significant historic or cultural resources within this area.
Open Space Preservation	X		Preservation of open space in this area is possible since parcels are large with little development having already taken place. Open space preservation would most likely occur in the form of small pockets parks and trails.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of land along this corridor is limited, which makes preparing for growth a non-issue. The City is more concerned with retention of existing businesses.
Appropriate Businesses	X		It is essential that the City develop a program to retain existing businesses and draw new businesses that are consistent with the desired character of this area.
Employment Options	X		Some employment options exist in this district, mainly in services related industries. This trend is likely to continue.
Housing Choices		X	Does not apply to this area.
Educational Opportunities		X	Does not apply to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Marshfront Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The scenic views over the coastal marshlands give this neighborhood a sense of place.
Transportation Alternatives	X		Improving the pedestrian environment and its connection to other areas is important. Mainly safe pedestrian movement and creation of bike lanes would allow for residents and visitors to move safely through this area.
Regional Identity	X		As one of the barrier islands and a tourist destination, the regional identity of Tybee Island is the main feature that draws people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation		X	There is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Commercial development is not an issue in this neighborhood.
Employment Options		X	Employment options do not apply to this area.
Housing Choices	X		There are a number of different housing options available in this area. More single-family housing is being encouraged in this area to protect the unique character of the neighborhood.
Educational Opportunities	X		The Tybee Island 4-H center offers environmental and marine science education for children.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

North Beach Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has occurred is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes, proximity to the ocean, and number of historic features in this neighborhood add to its sense of place on the Island.
Transportation Alternatives	X		It is essential that the North Beach neighborhood provide a safe pedestrian environment since many residents and tourists move around this area while going to and from the beaches and to the Lighthouse and Fort. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods and slow moving vehicular traffic.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach, island live style, and cultural activities are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		This neighborhood contains the largest array of historic and cultural resources on the Island. Restoration and preservation of these structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little additional open space to be preserved in this area. However, existing parks and undeveloped areas will remain as recreational areas for residents and tourists.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses	X		Some commercial developments exist in this neighborhood. It is important that commercial development in this area be done at a scale that is appropriate for the neighborhood and consistent with the surrounding development.
Employment Options	X		Few employment options exist in this neighborhood.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities	X		Educational opportunities are mainly in the form of museums. The Fort and Lighthouse offer opportunities to educate groups about the history of Tybee Island. The Tybee Marine Science Center will also be relocated to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

Historic Battery Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	There are no traditional neighborhoods in this area.
Infill Development		X	This area contains the largest area of undeveloped land remaining on the Island. As a result, there are currently no opportunities for infill development.
Sense of Place	X		As a gateway to the Island, the scenic marsh and water views help define this area's sense of place.
Transportation Alternatives	X		This area should provide a connection to the North Beach neighborhood and the Arts, Eats, and Eco Business District via a multi-use trails system.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach, Island live style, and cultural activities are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		Work is being done in this neighborhood to preserve the historic Battery Halleck site.
Open Space Preservation	X		Open space preservation should be incorporated into any new development that takes place in this neighborhood.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		With a limited amount of developable land remaining on the Island, it is essential that new development in this area be done in a manner that is consistent with the goals and objectives identified in this Plan.
Appropriate Businesses		X	Does not apply to this neighborhood.
Employment Options		X	Does not apply to this neighborhood.
Housing Choices	X		Currently, there has not been a lot of development in this area. As this neighborhood continues to develop, a number of housing options will be available.
Educational Opportunities	X		The Battery Park project will provide opportunities for education and heritage tourism related to Ft. Pulaski.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

The Strand Downtown Historic Business District - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods		X	There are no traditional neighborhoods in this district.
Infill Development	X		There are vacant and underutilized properties within the Strand District, which provide a great opportunity for compatible infill development. This development will bring residents and tourists to the various businesses, restaurants, and other activities in this already established business district.
Sense of Place	X		The proximity to the ocean, pier and pavilion, shopping activities in this area add to its sense of place on the Island.
Transportation Alternatives	X		Encouraging and improving pedestrian traffic in this district is essential. The shopping, various activities, and proximity to the beach, pier, and pavilion cause this area to already contain a high degree of pedestrian traffic. A safe pedestrian environment is critical for the success of this area as an Island downtown center.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach, island live style, and cultural activities are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		This district contains a row of historic storefronts and structures unique to any other area on the Island. Restoration, façade improvements, and preservation of these structures are a high priority based on feedback from residents.
Open Space Preservation		X	Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		It is important that commercial development be consistent with the needs of the existing residents and visitors. Commercial development that takes place in this district should provide for both the year-round resident as well as seasonal residents.
Appropriate Businesses	X		Availability of land in this district is limited, which makes preparing for growth not an issue. The City is more concerned with retention of existing businesses and drawing new businesses that have the ability to flourish in a beach environment.
Employment Options	X		While some professional employment opportunities exist in this district, the majority of jobs will always be in services related industries.
Housing Choices	X		A mix of residential densities and options are available in this neighborhood.
Educational Opportunities		X	There are no educational opportunities available in this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

17th Street Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes and proximity to the ocean give this neighborhood a sense of place.
Transportation Alternatives	X		It is essential that this neighborhood provide a safe pedestrian environment since many residents and tourists move through this area on their way to and from the beaches, the Strand, and other nearby attractions. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere and ocean views are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area, mainly in the form of raised beach cottages. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses	X		Commercial businesses must be compatible with the residential uses within this neighborhood.
Employment Options	X		There is some minor commercial development that provides jobs within this area.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities		X	Does not apply to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

South End Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes and proximity to the ocean give this neighborhood a sense of place.
Transportation Alternatives	X		It is essential that this neighborhood provide a safe pedestrian environment since many residents and tourists move through this area on their way to and from the beaches, the Strand, and other nearby attractions. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere and ocean views are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area, mainly in the form of raised beach cottages. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities		X	Does not apply to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

Quality Community Objectives: Character Area Analysis

South End Neighborhood - Quality Community Objectives			
Category	Yes	No	Comments
Traditional Neighborhoods	X		This area contains traditional residential cottage-style homes. It is vital that new development is done in a manner that is consistent with the existing layout of this neighborhood.
Infill Development	X		While the possibility for infill development exists in this neighborhood, the infill development that has been occurring is having a negative impact on the existing character of the neighborhood. Infill development can potentially continue in this area, but guidelines need to be set up in terms of size, mass, and scale.
Sense of Place	X		The unique homes and proximity to the ocean give this neighborhood a sense of place.
Transportation Alternatives	X		It is essential that this neighborhood provide a safe pedestrian environment since many residents and tourists move through this area on their way to and from the beaches, the Strand, and other nearby attractions. Movement in this area should be tailored to walking and bicycling with safe crossing and connections to adjacent neighborhoods.
Regional Identity	X		As one of the barrier islands and a tourist destination, the beach atmosphere and ocean views are the main features drawing people from all over on an annual basis.
Heritage Preservation	X		There are a number of historic structures located in this area, mainly in the form of raised beach cottages. Restoration and preservation of these historic structures is a high priority based on feedback from residents.
Open Space Preservation	X		Because of the high demand for property, there is very little open space to be preserved in this area.
Environmental Protection	X		The size and scale of the Island make environmental protection an important topic in every area on the Island. Appropriate planning and stormwater controls are also essential as development continues.
Growth Preparedness	X		Availability of developable lots is limited in this area. However, the demand for land on the Island is such that the potential exists that structures could be purchased for the land value alone. This trend could lead to undesired development within neighborhoods.
Appropriate Businesses		X	Does not apply to this area.
Employment Options		X	Does not apply to this area.
Housing Choices	X		This neighborhood offers a variety of housing options.
Educational Opportunities		X	Does not apply to this area.
Local Self Determination	X		Self determination is what makes Tybee Island such a unique place. The City needs the freedom and flexibility to make decisions regarding development and programs designed to help preserve its history, natural resources, and island life style.
Regional Cooperation	X		Regional cooperation is important, as many jurisdictions in the area benefit from people vacationing on Tybee Island. It is most important for intra-governmental coordination at the local level if the City is to achieve the goals outlined in this Plan.

City of Tybee Island Short Term Work Program Report of Accomplishments

Community Facilities						
Activity	Status	Explanation	Years	Responsible Party	Cost Estimate	Funding Source
Continue to upgrade sidewalks / public facilities to be ADA-compliant.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$50,000	General fund; DCA; SPLOST
Upgrade dune crossover boardwalks at 8th, 11th, 12, & 15th streets to be ADA-compliant.	Completed	Included in updated STWP.	2004	City	\$52,000	General fund; SPLOST; DNR
Continue to improve Storm Drainage System.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$750,000	SPLOST
Continue upgrade of sewer collection system: Improve efficiency, reduce stormwater intrusion & explore feasibility of connecting existing septic systems users to the treatment facility.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$2,225,000	SPLOST
Make improvements to Public Works complex.	Underway	Included in updated STWP.	2005	City	\$150,000	SPLOST
Continue to maintain/replace as necessary all public works equipment	Underway		2004, 2005, 2006, 2007, 2008	City	\$100,000	General fund; SPLOST
Convert all drainage, water & sewer data to digital GIS format	Underway	Included in updated STWP.	2004	City	\$20,000	General fund; DCA
Develop conceptual design & architectural drawings for project to replace Police Facility; develop public parking	Completed	Included in updated STWP.	2006	City	\$500,000	SPLOST
Complete Master Plan for City parks; upgrade playground equipment in City parks; Construct Gym	Completed and Underway	Construction of the gym and playground equipment is complete. Masterplan for City Parks is underway.	2004, 2005	City	\$2,000,000	SPLOST
Upgrade Marine Rescue Squad Facility	Completed		2004	City	\$100,000	General fund; SPLOST
Plan and develop bike paths throughout city; collect GIS/GPS data on city-owned easements and rights of way.	Underway	GIS of proposed bike trail and unopened ROW completed. Bikeway planning included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$150,000	General fund; DCA
Pave roads as necessary throughout city	Underway	Infrastructure updates included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$400,000	SPLOST
Conduct traffic/parking study	Postponed.	Postponed due to lack of staff. Included in updated STWP.	2004	City & County	\$25,000	General fund; DCA
Review development patterns to assess intrusion of commercial activity into residential areas.	Postponed.	Postponed due to lack of staff. Included in updated STWP.	2004	City	\$15,000	General fund; DCA
Develop `peak use` contingency for parking	Postponed	Postponed due to lack of staff. Included in updated STWP.	2004	City	\$15,000	General fund; DCA

Community Facilities						
Investigate feasibility of using commercial parking lots for public parking.	Postponed.	Postponed due to lack of staff. Included in updated STWP.	2004	City	Staff Time	General fund; DCA
Replace Parking Services Building on Tybrisa Street; add Lifeguard Station to new facility.	Underway	Will be completed as part of the Tybrisa Streetscape that is currently underway.	2004, 2005	City	\$14,000	General fund; SPLOST; DNR
Encourage utility companies to construct/plant attractive screens around substations and other utilities infrastructure.	Underway		2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund; DCA
Economic Development						
Activity	Status	Explanation	Years	Responsible Party	Cost Estimate	Funding Source
Work with local businesses to prepare for an application to the Better Hometown Program.	Underway	Included in updated STWP.	2004	City	Staff Time	General fund; DCA
Encourage the development of `off season` events & activities.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund; DCA
Annual Update of Capital Improvement Program (moved from Population, Land Use & Housing)	Postponed	Postponed due to lack of staff.	2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund
Prepare Economic Development Plan for Business District.	Postponed	Postponed due to lack of staff. Economic development plan included in updated STWP.	2004	City	Staff Time	General fund
Work with Chamber of Commerce and local business groups to encourage revitalization of Business District.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund
Housing						
Activity	Status	Explanation	Years	Responsible Party	Cost Estimate	Funding Source
Review Land Development Code for its impact on preservation of historic structures.	Completed	A review was completed and an ordinance adopted. This program will be further investigated and developed as part of the updated STWP.	2004	City	\$5,000	General fund; DCA
Investigate guidelines for Manufactured Homes.	Completed		2004	City	\$6,000	General fund; DCA
Land Use						
Activity	Status	Explanation	Years	Responsible Party	Cost Estimate	Funding Source
Prepare Update to Land Use Element of Master Plan.	Completed		2004, 2005	City	\$25,000	General fund; DCA
Prepare update to Master Plan.	Completed		2007, 2008	City	\$100,000	General fund; DCA
Review Land Development Code; revise as necessary	Underway	Included in updated STWP.	2004	City	\$10,000	General fund; DCA
Natural and Historic Resources						


Activity	Status	Explanation	Years	Responsible Party	Cost Estimate	Funding Source
Implement protection programs for areas of critical concern.	Underway	The City has adopted and implemented several protection programs and will continue to do so as part of the updated STWP.	2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund
Continue to support work of marine science center.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	Varies	General fund
Continue urban reforestation program.	Underway		2004, 2005, 2006, 2007, 2008	City	Varies	General fund, "Palms Up" user fees
Continue to work with DNR for wetlands/marsh protection.	Underway		2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund
Continue to support Lighthouse museum.	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	\$25,000	General fund
Review Tree Ordinance; develop incentives to promote the retention of trees.	Postponed	Postponed due to lack of staff. Included in updated STWP.	2004	City	\$6,000	General fund; DCA; GFC
Continue to monitor drainage issues in dunes	Underway	Included in updated STWP.	2004, 2005, 2006, 2007, 2008	City	Staff Time	General fund
Beach renourishment	Underway	Included in updated STWP.	2007	City	\$1,000,000	SPLOST; Corps of Engineers-Federal Government
Renovate Guard House; Theatre	Completed, Underway	Guard House renovation complete. Theater renovation underway and included in the updated STWP.	2004, 2005	City	\$600,000	SPLOST

**CITY OF TYBEE ISLAND
RESOLUTION TO TRANSMIT
Community Agenda**

WHEREAS, the City of Tybee Island Council has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 25, 2007.

BE IT THEREFORE RESOLVED, that the City of Tybee Island Council does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: 

DATE: 10/25/07

ATTEST: 

DATE: 10/25/07



City of Tybee Island

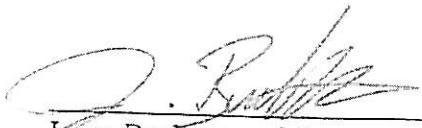
RESOLUTION TO ADOPT COMMUNITY AGENDA

WHEREAS, the Tybee Island Mayor and Council has completed the *Community Assessment* and *Community Participation Program* documents as part of the 25-year Tybee Island Master Plan Update;

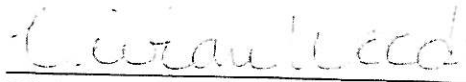
WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the Tybee Island Mayor and Council do hereby adopt the *Community Agenda* portion of the 24-year Tybee Island Master Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 24th day of January, 2008.



Jason Buelferman, Mayor



Vivian Woods, Clerk of Council

Completeness Checklist: Community Agenda

Name of Government or Plan Tybee Island RDC: Coastal Georgia

Certification of Completeness Date November 2, 2007

TRANSMITTAL RESOLUTION HAS BEEN RECEIVED WITH SUBMITTAL

Instructions: This completeness review is intended to be a brief review (7 days maximum) to ensure that a plan is not missing the minimum components required before it can be accepted into the actual plan review process. Please record the page number for the location of each numbered item if it is present in the plan. If an item is not present check **NO**. An answer of **NO** to any of the numbered items indicates that the plan is not complete and must be revised to meet the minimum standards. It is not necessary to record page numbers for the lettered or bulleted items; these appear on this checklist as a reminder to the reviewer of what type of content should be present in a completed item. 11/9/05

Page #	No	Required Item
		A. Community Vision
15		1. Future Development Map with GIS Data or Other Appropriate Data***
(also Append. C)		<ul style="list-style-type: none"> • Follows mapping requirements found in Chapter 110-12-1-07(3) • Covers entire jurisdiction • Uses appropriate types of character areas
16		2. Defining Narrative (the following must be included FOR EACH character area)
(also Append. D)		<ul style="list-style-type: none"> • Written description or illustrations of types of development to be encouraged • List of land uses or zoning categories to be allowed • List of Quality Community Objectives pursued • Identification of implementation measures
		B. Community Issues and Opportunities
42		1. Revised List of Community Issues and Opportunities
		C. Implementation Program
53		1. Short Term Work Program (Covers 5 years - STWP table must include following format)
		<ul style="list-style-type: none"> • Brief description • Timeframe • Responsible Party • Estimated cost of implementation • Funding source if applicable
		1a. Report of Accomplishments (required as part of 5-year STWP update)
Received 11/13/07		ROA table must identify current status for each activity in the previous STWP by following format indicating if the activity: <ul style="list-style-type: none"> ▪ Has been completed ▪ Is currently underway (including a projected completion date) ▪ Has been postponed (explaining why) ▪ Has not been accomplished (explaining why)
59		2. Policies

***Also GIS Data or Other Appropriate Data for Future Land Use Map if included and GIS Data for Existing Land Use Map if not previously submitted