

COMMUNITY PARTICIPATION PLAN Garden City Comprehensive Plan



Submitted to:
**Georgia Department of
Community Affairs**

By:
City of Garden City



December 31, 2007

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Introduction

The word community can be defined as a population of people living in a common location. There can be a wide variation when it comes to the basic social, professional, economic, and political values of the residents that make up a community. In preparing a Comprehensive Plan, it is important to work with citizens to identify the issues and challenges unique to their community. The comprehensive planning process begins with an evaluation of the current strengths and needs of the community followed by a vision for the future. This Community Participation Program is designed to give citizens the opportunity to take part in the planning process in an effort to gain support for proposed programs from the public and to produce a document that best reflects the overall vision for the community. An innovative and comprehensive public involvement program will ensure that the public feels vested in results of the planning process.

The Department of Community Affairs (DCA) requires that a Community Participation Program be implemented as part of the Comprehensive Planning Process as outlined in the Rules for Comprehensive Planning, Section 110-12-1-.04. The goal for the Program as outlined in the Rules is as follows:

“The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.”

The DCA also requires that a plan for the Community Participation Program be developed and submitted to DCA for approval prior to the start of the public involvement process. This document outlines the City’s strategy to develop and implement a public involvement program for the City of Garden City’s Comprehensive Plan and is hereby submitted to DCA for approval.

1. Scope

The mission of the Community Participation Plan is to provide citizens the opportunity to make their voices heard by taking part in the development of the Comprehensive Plan. An effective community participation program should be designed to educate the public as well as provide an opportunity for citizens to be part of the planning process. The participation strategies outlined in this report have been selected to assure that citizens understand the planning process and that multiple opportunities for public involvement exist.

To facilitate the development and submittal of the Community Assessment and this document (the Community Participation Plan), one public involvement strategy has already been implemented. Two public meetings were held, in accordance with the DCA Rules for Comprehensive Planning, to introduce the Plan and increase public awareness before the Community Assessment and Community Participation Plan are submitted to the DCA.

Upon approval of the Community Participation Plan from the DCA, the City will “kick-off” its public involvement program with an Open House. The Open House will give citizens the chance to learn about the Plan and express their opinions in an informal setting. Educational material will be available at City Hall, on the website, and on the cable channel to keep the public informed throughout the process. A Stakeholder Committee will be convened to review the draft development strategies, and the issues and opportunities presented in the Community Assessment. Finally, prior to submittal of the Community Agenda, at the conclusion of the planning process, a third public meeting will be held to present the Agenda to the public.

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

- Open House
- Stakeholders Committee
- Community Survey
- Handouts
- Website
- Cable Channel

In most cases, informing and educating the public is not enough. The most successful strategy is one that also gets citizens involved in the decision making process that will shape the future of their community. The City intends to accomplish this goal by providing various levels of public involvement, which have the potential to reach all citizens. A web survey will be administered in order to provide an avenue for the general public to provide input. Citizens that want to take a greater role in the planning process will have the option to participate in community events such as public meetings and the Open House. Lastly, the Stakeholders Committee will allow citizen representatives the opportunity to work directly with the Project Team.

Implementing the tasks outlined in this report will improve the overall quality of the Plan by defining the values of the community and working together to accomplish those goals. Additionally, involving the public during the planning stage will help to garner support for the Comprehensive Plan and its eventual implementation.

2. Public Hearing

The state minimum standards require that a Public Hearing be held before City Council to inform the public regarding the status of the Comprehensive Plan and to adopt a resolution to submit the Community Assessment and Community Participation Plan to the DCA. The Project Team presented the Comprehensive Plan elements to the Garden City Council on September 24, 2007 at a public planning session. City staff presented the Plan and the Resolution for adoption at the City Council Meeting on December 17, 2007. Both meetings were open to the public and advertised in accordance with City procedures. Schedules were posted on the City's website and agendas were made publicly available at City Hall before the meetings. Please see Appendix A for copies of the agendas for these meetings. The following items were presented at one or both public meetings.

- Existing Land Use Map
- Community Character Map
- Areas that Require Special Attention Map
- Issues & Opportunities
- Data Assessment
- Quality Community Objectives Assessment
- Public Involvement Strategy
- Project Schedule

The initial public meetings will provide citizens with an opportunity to ask questions and voice any concerns about the proposed strategy for public involvement and plan development. Another round of Public Hearings will be held prior to final adoption of the Community Agenda.

3. Identification of Public Participation Techniques

3.1. Stakeholder Committee

A great part of the success of the Comprehensive Plan will be dependent on Stakeholder involvement. Effective involvement of key individuals/groups from the community will ensure that the Plan gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented. The benefits of Stakeholder involvement include:

- Citizens increasingly desire to be involved in decisions that affect their community.
- People with different areas of expertise contribute ideas, resulting in a well thought out plan with better solutions.
- Fellow citizens tend to support programs that have Stakeholder involvement.
- By allowing residents, special interest groups, and business leaders to be involved, planners and decision makers have the chance to think “outside the box.”
- Involving “citizen experts” helps facilitate communication.
- Working together provides the opportunity to understand other people’s concerns and issues.
- Stakeholder involvement allows for a more interconnected community.
- Stakeholder support builds program momentum and keeps the project moving forward.
- Stakeholder comments are heard and responded to early in the process, which leads to more effective program implementation and future acceptance.

The Stakeholder process allows individuals to make significant contributions to the planning process. It has been our experience that Stakeholders in a community often agree that government needs to take action to protect them from various perceived risks (health, safety, environmental issues, undesired development patterns, etc.).

It is important that a free flow of information be maintained between the City and the Stakeholders as well as within the Stakeholder Committee. This is important because the people that comprise the Stakeholder Committee live and work within the community, and they will be the best resource to convey the Plan’s message. The City should consider that in order to effectively implement the future Comprehensive Plan, the Community Participation Program must create an awareness of land use, development, and community related issues and opportunities.

3.1.1 Selecting the Stakeholders Committee

The key stakeholders are typically comprised of representatives from the general public, residents, professionals, business and industry leaders, church and civic leaders, media representatives, special interest groups, City staff and elected officials. It is important that the stakeholder group consist of a diverse assortment of local representatives with different perspectives on the issue. The initial focus of the Community Participation Program will include the involvement of key stakeholders that possess a high degree of trust and credibility with their fellow citizens. These stakeholders will represent a broad range of backgrounds from business leaders to church leaders to neighborhood groups to developers. Garden City has identified the following stakeholder groups to be represented in this process:

- Project Team Members
- City Council
- Planning Commission
- Environmental Advocacy Groups
- Business Owners
- Economic Development Representatives
- Homeowners Associations
- Religious Groups
- Georgia Ports Authority
- Interested Citizens

In the selection of stakeholders, the City will make an effort to recognize and be cognizant of what the general public's perception typically entails. The selected group of stakeholders should be chosen such that their diversity ensures that the City's Comprehensive Plan reflects the goals and objectives of the various communities within the City. The key to success will be achieving a consensus among the group on the future vision for the City of Garden City. Once this is accomplished, this diverse group of stakeholders should be able to "get the word out" to their fellow citizens and business associates that the Comprehensive Plan will be beneficial to the citizens of Garden City and the future of their community.

3.1.2 Stakeholder Meeting Strategy

The Stakeholder Committee will be scheduled to meet four times throughout the planning process to review progress and provide feedback to the Project Team. The following is a proposed list of topics to be discussed at each Stakeholder meeting.

- Meeting 1 – Visioning
- Meeting 2 – Development Patterns & Strategies (Character Areas)
- Meeting 3 – Issues & Opportunities
- Meeting 4 – Policies & Short-term Work Program

The Project Team will provide “read ahead” material to the Stakeholder Committee prior to each meeting. Experience has shown that supplying “read ahead” material leads to more productive meetings by allowing the Stakeholders to review the information in advance. Stakeholder meetings will be held in an informal but professional manner to create an environment that will facilitate participation and to show due respect to the participants who are donating their time. Meetings will be held after work hours and will be limited to a maximum of two hours per meeting. If more meetings are required to meet the goals set above, the Stakeholder Committee will be asked for an additional commitment.

3.2. Community Survey

In an effort to increase public involvement, the Project Team will develop a community survey to gain feedback from citizens. The community survey is an effective tool as it is available to a large population at a minimal cost for the City and a minimal time commitment to the participants. A digital survey will be posted on the City website and hard copy surveys will be available at City Hall and at the Open House. The survey will contain questions on a wide range of community related topics.

The results of the surveys will be tabulated and examined by the Project Team. Based on the results, the Project Team will incorporate the main issues and concerns of the citizens into the development of the future vision.

3.3. Open House

Community meetings or “open houses” are one of the best and most commonly utilized approaches to facilitate public education and involvement. Typically, the public is invited to meet with City staff and the City’s representatives. At these meetings, the various issues will be presented in an informal manner such that citizens will have the opportunity to ask questions and provide feedback on the direction of the planning process.

The City will host an Open House to introduce the Community Assessment to the public at the beginning of the Community Participation Program. The Open House will be held at City Hall and will allow for informal interaction between the citizens and members of the Project Team. Citizens will be able to view map displays and have one-on-one discussions with Project Team members about specific elements of the Plan. Handouts, the community survey, comment cards, and other information will be distributed in an effort to educate the public and get feedback. The City will advertise the event by issuing a press release through the local newspaper, posting information on the website and cable channel, and providing information about the Open House at City Hall.

3.4. Public Information & Outreach

In addition to the strategies identified above, the City will produce handouts to update citizens about the content and progress of the comprehensive planning process. The City will also ensure that all community participation opportunities are well publicized, so that all residents and property owners in Garden City have an opportunity to provide input. The City will utilize the following Public Information techniques:

- Media Kit (Press Package). A packet of information will be provided to the press containing information/facts to write an article (or a series of several articles) on the Comprehensive Plan. This press release will also contain information on the Stakeholder Committee, Open House, and Community Survey. A City contact name and phone number will also be included.
- Informational Handouts(s). These handouts and/or fact sheets will be simple and straightforward in order to explain the Comprehensive Planning process and what it is designed to accomplish. There may be more than one handout to explain various aspects of the Comprehensive Plan. The brochures will be made available at City Hall and will be distributed at public meetings.
- Websites. Websites are a great method of getting information out to a large group of people. A section or link will be added to the City's website for the Comprehensive Plan that will allow for quick immediate information for the general public. The webpage will include information on the program, dates for public meetings, the community survey, and a link to e-mail any questions or concerns. This website address will be listed in all materials designed for the program. The website also provides an opportunity to catalog appropriate public documents and make them available to the public through use of downloadable PDF files.

3.5. Public Involvement Schedule

Public Involvement Tasks	2008									
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Approval of Strategy from DCA	■									
Open House		■								
Stakeholder Committee										
Select Stakeholders and Read Ahead Packet		■								
Meeting 1 – Visioning			■							
Meeting 2 – Development Patterns (Character)				■						
Meeting 3 – Issues & Opportunities					■					
Meeting 4 – Policies & STWP						■				
Survey		■	■	■	■	■	■	■		
Public Information		■	■	■	■	■	■	■		
Media Press Kit		■								
Informational Brochures		■	■	■	■	■	■	■		
Cable Access Channel		■	■	■	■	■	■	■		
Website		■	■	■	■	■	■	■	■	■
Final Public Meeting										■

APPENDIX A

Public Meeting Agendas

A G E N D A

City Council

Monday, December 17, 2007 – 7:00 p.m.

Mayor Andy Quinney Presiding

Opening

- **Devotional & Pledge**
- **Presentation to the Garden City Fire Department of a \$2,000 grant from Factory Mutual for fire safety technical equipment computer, projection equipment, screen and supplies.**

Public Hearings

- **Tree Protection & Landscape Ordinance:** Receipt of public comment on an ordinance to enact a Tree Protection and Landscape Ordinance to promote and to provide for the health, safety and general welfare of its citizens.
- **PC0773, Zoning Map Amendment (Pages 1-4):** Receipt of public comment on a request by Don Adams, property owner to rezone 2790 Highway 80 West from R-1 to C-1. The Planning Commission at the December 11, 2007 meeting recommended approval.
- **PC0774, Zoning Map Amendment (Pages 5-7):** Receipt of public comment on a request by Randall Mullally, property owner to rezone 3804 Old Louisville Road from R-2 to C-1. The Planning Commission at the December 11, 2007 meeting recommended approval.

- **PC0776, Zoning Map Amendment (Pages 8-11):** Receipt of public comment on a request by Wilbur E. New, property owner to rezone N.E. corner of Old Louisville Road and Heidt Avenue from R-2 to C-1. The Planning Commission at the December 11, 2007 meeting recommended approval.
- **PC0775, Zoning Map Amendment (Pages 12-15):** Receipt of public comment on a request by Robert Beck to rezone 0 Dean Forest Road, Part of TCT 2 from R-1 to I-2. The Planning Commission at the December 11, 2007 meeting recommended approval.
- **PC0779, Ordinance to no longer require site plan approval by Mayor and Council (Pages 16-18):** Receipt of public comment on a request by the City of Garden City to amend the Code of Ordinances of Garden City, Georgia as amended, by amending Chapter 90, Article II, Section 90-48, and Chapter 90, Article IV, Section 90-102, to no longer require final approval by the Mayor and Council of site plans submitted under code section 90-48; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes. The Planning Commission at the December 11, 2007 meeting recommended approval.
- **PC0780, Ordinance to create a consolidated Planning Commission/Board of Zoning Appeals (Pages 19-21):** Receipt of public comment on a request by the City of Garden City to amend the Code of Ordinances of Garden City to create a consolidated Planning Commission/Board of Zoning Appeals to carry out all of the powers and duties currently exercised by the City's Board of Zoning Appeals and Planning Commission; to establish the powers and duties of the consolidated board; to establish the terms of membership on the consolidated board; to disqualify the membership of the consolidated board from compensation for services rendered; to provide reimbursement for necessary expenses incurred by board members; to provide an effective date; to repeal all ordinances in conflict herewith; and for other purposes. The Planning Commission at the December 11, 2007 meeting recommended approval.
- **PC0781, Ordinance to require approval of the Planning Commission for all outdoor advertising and separate use signs (Pages 22-23):** Receipt of public comment on a request by the City of Garden City to amend the Code of Ordinances by amending Chapter 90, Article VI, Section 90-158, for the purpose of requiring the approval of Planning Commission for all outdoor advertising and separate use signs; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes. The Planning Commission at the December 11, 2007 meeting recommended approval.

Public Hearings (Continued)

- **PC0783, Ordinance to amend Chapter 18 “Buildings & Building Regulations” (Pages 24-30):** Receipt of public comment on a request by the City of Garden City to amend the Code of Ordinances of Garden City as amended, to amend Chapter 18 entitled “Buildings and Building Regulations” for the purpose of re-establishing permit procedures and enforcement, and for clarifying the City’s liability for Code Enforcement; to repeal all ordinances in conflict herewith; and provide an effective date; and for other purposes. The Planning Commission at the December 11, 2007 meeting recommended approval.

City Council Minutes

- **City Council Minutes (Pages 31-37):** Approval of the minutes from the December 3, 2007 city council meeting.

Zoning & Building Committee Report Bessie Kicklighter, Chairperson

- **Tree Protection & Landscape Ordinance:** First reading of an ordinance to enact a Tree protection and Landscape Ordinance to promote and to provide for the health, safety and general welfare of its citizens. **(Copy available at council meeting).**
- **Minor Subdivision Request, Fred Hazard (Pages 38-41):** Consideration of a requesty by Alan Hazard, Jr., property owner, for a minor subdivision of 2103 Shaw Avenue for future development.

Personnel, Finance & Administration Committee Report Judy Shuman, Chairperson

- Committee Report

Parks & Recreation Committee Report Gwyn Hall, Chairperson

- Committee Report

***Fire Committee Report
Misty Bethune, Chairperson***

- Committee Report

***Police Committee Report
Durward Motes, Chair person***

- Committee Report

***Public Works Committee Report
Tennyson Holder, Chairperson***

- Committee Report

***Water/Sewer Committee Report
Bowen Jones, Chairperson***

- Committee Report

***City Administrator Report
Brian Johnson, City Administrator***

- **Ordinance Re-establishing Water & Sewer Rates and Charges:** First reading of an ordinance to re-establish water & sewer rates and charges. (**Ordinance available at the Pre-Agenda Session**)
- **FY08 Budget Resolution (Page 42):** Consideration of a resolution to adopt the FY08 Operating and Capital Budgets; to provide appropriation of funds for operation and capital expenditures; and to appropriate funding for specific operating and capital funds of Garden City Government.
- **Resolution to exercise the City's Right of Eminent Domain (Pages 43-45):** Consideration of a resolution authorizing Garden City to exercise its Right of Eminent Domain as to the Property located at 1462 Dean Forest Road in Garden City, Georgia.

City Administrator Report (Continued)
Brian Johnson, City Administrator

- **Resolution to transmit Community Assessment & Community Participation Plan (Page 46):** Consideration of a resolution to transmit the Community Assessment and the Community Participation Program portions of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

- **Resolution to amend the regular city council meeting schedule (Page 47):** Consideration of a resolution to amend the regular meeting schedule of the Garden City City Council; to establish a special meeting of City Council on Monday, January 7, 2007 for the purpose of holding the Inauguration Ceremony of Mayor and City Council Members Elect; to eliminate the January 21, 2008 regular meeting of City Council in observance of Martin Luther King, Jr. Day; and to establish a meeting of City Council on Tuesday, January 22, 2008.

City Attorney Report
James P. Gerard, City Attorney

- Report

Mayor Report
Andy Quinney, Mayor

- Report

AGENDA

To: **Mayor & City Council Members**

From: Rhonda

CC: Brian Johnson, City Administrator

Date: 1/4/2008

Re: **City Council Workshop – Monday, September 25, 2007 @ 5:30 p.m.**

- **Comprehensive Plan**
- **Future Land Use Map**
- **Utility Billing Fee Study**
- **Georgia State Route 25 Beautification**



**CITY OF GARDEN CITY
COMPREHENSIVE PLAN**

*Stakeholder Meeting
April 22, 2008*

Summary

Attendees:

See attached sign in sheet.

I. Character Areas & Future Land Use

Recommended changes to the map include the following:

- Identify light and heavy industrial land uses in the future land use map.
- Identify wetland areas in the Character Area map.
- Extend the Mixed Use Urban Anchor to extend across Dean Forest and down Dean Forest to Hwy 17.
- Identify the County Park on Salt Creek as greenspace
- Include newly annexed areas.
- Extend greenway up Horseshoe Canal to Savannah Christian and Civil War Monument.

II. Short Term Work Program & Policies

The revised Short Term Work Program & Policies have been attached.

III. Adjourn

a. Future Steps

Stakeholders should review these and all meeting minutes and provide comments to Garden City if there is anything that has not been covered or is in error. The City and ISE will work to complete a draft of the Agenda and Future Land Use Appendix.

b. Schedule for Adoption

The tentative schedule for completion is July.

POPULATION

Policies

- Work with the Census Bureau to ensure that future Census counts are as accurate as possible.

STWP Items

- Participate in Local Update of Census Addresses (LUCA.)
- Perform a population study specific to Garden City. Coordinate with the County on population study and associated LOST allocation.
- Work with the Census bureau to perform a “special census” that will focus on the Hispanic community.
- Coordinate with Port Wentworth to support “Our Lady of Guadeloupe Day” festival.

COMMUNITY FACILITIES

Policies

- Continue to request LARP funds to resurface streets that meet priority requirements
- Continue work to maintain and improve ISO rating.
- Proactively maintain public property; including MS4, medians, and roadways.
- Proactively plan for infrastructure improvements

STWP Items:

- Design and Build New Public Works Facility, ensure site is designed to comply with NPDES No Exposure Exclusion
- Work to have contaminated State Patrol Site certified as a brownfield.
- Construct new City Hall / Municipal Complex
- Set up a stormwater utility.
- Develop a drainage masterplan for the City
- Develop and implement a prioritized capital improvement program for the MS4.
- Upgrade/purchase new fire protection equipment
- Develop and implement a system to track citizen requests and monitor city/staff response.
- Develop a Parks and Recreation Masterplan
- Evaluate the feasibility of establishing a multi-use greenway along Raspberry Canal and Horse Shoe Canal that connects the area south of I-16, the new City Hall, Savannah Christian, and the Historic Savannah – Ogeechee Canal.
- Evaluate current water and wastewater infrastructure.
- Continue to expand water & wastewater service south of I-16
- Expand service capacity of the Public Works/stormwater department to include proactive maintenance of the MS4 as required by the Phase I NPDES MS4 permit.
- Gain Water First certification through the DCA.

- Complete a hydrology study and increase the number of fire hydrants to lower ISO rating.

ECONOMIC DEVELOPMENT

Policies

- Support the functions of the Tourism Council
- Enforce property maintenance and vacant property ordinances.
- Better utilize the Farmers Market as a draw for visitors and a resource for citizens.
- Focus marketing and tourism campaigns on Port and Railroad history.

STWP Activities

- Enter into a agreement with GPA for public safety services and buffer zone improvements
- Work with the GPA on the de-annexation of the Triangle Tract.
- Hold annual BBQ festival, First Saturday craft markets, art festivals, flea markets, etc. at Farmers Market.
- Restore the Dotson House at the new City Hall location as the Visitors Center for the City.
- Create an inventory of potential infill and redevelopment commercial properties along the redevelopment corridors.
- Work with Tourism Council to develop and Economic Development Plan for Garden City. This plan should include branding, marketing, and appropriate commercial business recruitment and support.

HOUSING

Policy

- Continue to provide a sense of neighborhood pride through the elimination of nuisances, incompatible land use development, and negative neighborhood images
- Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life through code enforcement and the application of appropriate regulations
- Continue to support neighborhood crime fighting programs for all neighborhoods
- Continue to encourage the inclusion of handicapped units in new multi-family and special type residential facilities
- Work towards providing adequate housing of all types and price points to accommodate future projected population growth.

STWP Activities

- Review and revise existing development regulations to identify and eliminate barriers to the provision of safe, decent, and affordable housing
- Identify a mechanism to acquire vacant property to provide purchase/reuse opportunities.
- Review codes related to vacant structures to evaluate if the process for enforcement or acquisition can be streamlined.

- Evaluate vacant structure demolition program, where the owner retains the property and the City demolishes the structure.
- Expand the Wipe Out program to include targeted neighborhood clean ups.
- Create a Mixed-Use Zoning District that allows for a variety of housing types and densities.

LAND USE

Policy

- Work to achieve “Excellence Standards” with regards to compliance with the Coastal Comprehensive Plan.

STWP Activities

- Achieve “Minimum Standards” of compliance with the Coastal Comprehensive Plan.
- Review and revise zoning code to ensure conformance with the Comprehensive Plan and Future Land Use Appendix.
- Update STWP
- Develop design guidelines or form based codes for the commercial redevelopment corridors of Hwy 17, 21, & 80.
- Develop a Masterplan for the Farmers Market area that includes high-end restaurants and retail as well as connectivity to surrounding neighborhoods and commercial areas.
- Update charter to reflect recent annexations, four-year terms, and any other recent changes.
- Adopt mixed-use zoning category.
- Allow for upstairs residential/downstairs commercial in mixed use and commercial areas.

NATURAL & CULTURAL RESOURCES

Policy

- Continue to review and fully implement erosion and sedimentation control regulations based upon State criteria
- Continue to participate fully in the National Flood Insurance Program
- Prioritize environmental protection, education, and preservation of local natural resources.
- Continue to encourage the use of Low Impact Development and the Green Growth Guidelines, through the site plan review process.
- Continue to encourage the establishment or reintroduction of permanent natural buffers through the site plan review process
- Continue to implement public awareness programs to encourage protection natural resources
- Continue to implement water conservation programs through public awareness campaigns

- Support Countywide implementation and enforcement of NPDES; Implement necessary street, ditch & canal cleaning programs.

STWP Activities

- Perform a tree inventory of trees in the public ROW.
- Work with FEMA to expand the City's NFIP to participate in the Community Rating System
- Implement the new Water Withdrawal permit conditions as outlined in the Coastal Water and Wastewater Permitting Plan
- Update stormwater regulations in conjunction with the completion of the Georgia Stormwater Management Manual Coastal Supplement and Model Ordinance.
- Participate in the 2010 update of the Comprehensive Water Supply Management Plan
- Participate in the West Chatham Solid Waste Plan.
- Seek LEED certification for the Dotson House restoration project.
- Create an inventory and perform an assessment of the City's cultural, archeological, and historic resources.
- Identify greenspace property for acquisition.
- Consider the development of a City-operated Wetland Mitigation Bank as a method to fund the protection of wetlands.
- Consider participate in the MPC's Historic Preservation program or adopt a City Historic Preservation Ordinance and appoint a Historic Preservation Committee.
- Participate in the Natural Resources Protection Commission and program through the MPC.
- Require that all new planned unit developments preserve a certain percentage of greenspace.
- Have an archeological survey performed at the Civil War site adjacent to Savannah Christian school facility.
- Preserve this Civil War site as a permanently protected park.

TRANSPORTATION

Policy

- Work with local transportation planning agencies to incorporate gateway improvements into Bay Street Improvement project.
- Work with GPA to address train traffic and train/automobile safety concerns.
- Support Regional Transportation projects that improve the level of service on Hwy 21 and 80.
- Work to improve connectivity throughout the City.
- Work to improve the pedestrian environment where feasible.
- Work with Georgia DOT to review roadway safety standards to address the maintenance and/or establishment of tree canopies.
- Work with other governments in a cooperative effort to establish bicycle, pedestrian, and water heritage trails by participating in any countywide bikeway/greenway plan.

- Work with Chatham Area Transit (CAT) to provide better connectivity (i.e. more stops, additional routes, and more buses) to Garden City.

STWP Activities

- Build elevated walkways over Hwy 21
- Repave and establish curb & gutter on Old Louisville Road and Kessler Avenue.
- Apply for TE grant for Hwy 21 and Hwy 80 streetscape projects.
- Work with GPA and local residents to facilitate the Big Hill Road Train Crossing Closure.

GARDEN CITY STAKEHOLDER COM.

Sign-In

4/22/08

Courtney Power	ISE
Ed DiTomasso	ISE
Nothan MJ	G.C.
Kim Ace	DC
Bessie K... ..	DC
Tom Wilson	ISE
Carol Lindsey	GCCVB
Garland	GCCVB
...	GC
Cliff Ducey	GC Rec.
...	G.C. W.P.C.P.

Community Survey

WHICH OF THE FOLLOWING CATEGORIES DESCRIBES YOUR AGE?

Response	Count	Percent
Under 20	0	0.00%
20-34	8	20.50%
35-49	15	38.50%
50-64	12	30.80%
65 and older	4	10.30%

HOW LONG HAVE YOU LIVED OR OWNED PROPERTY IN GARDEN CITY?

Response	Count	Percent
0-5 yrs	9	23.10%
6-10 yrs	9	23.10%
11-15 yrs	4	10.30%
Over 15 yrs	10	25.60%
All my life	7	17.90%

WHICH OF THE FOLLOWING BEST DESCRIBES YOUR CURRENT STATUS?

Response	Count	Percent
Home owner	32	82.10%
Renter	2	5.10%
Undeveloped property owner	2	5.10%
Business owner	0	0.00%
Other (please specify)	3	7.70%

PLEASE RATE THE FOLLOWING CHARACTERISTICS ACCORDING TO HOW IMPORTANT THEY WERE TO YOU WHEN YOU MOVED TO GARDEN CITY.

	Important	Not Important
Employment/Job	62.2% (23)	37.8% (14)
To be close to family and friends	65.7% (23)	34.3% (12)

	Important	Not Important
To be located in the Coastal Georgia Region	67.6% (23)	32.4% (11)
The general aesthetics and attractiveness of the area	75.0% (27)	25.0% (9)
The variety of retirement services	28.6% (10)	71.4% (25)
The quality of health care	54.3% (19)	45.7% (16)
The quality of schools	68.6% (24)	31.4% (11)
The cultural activities available here	61.8% (21)	38.2% (13)
The recreational activities available here	65.7% (23)	34.3% (12)
Youth activities available here	57.1% (20)	42.9% (15)
Access to the natural environment and activities related to the natural environment	63.9% (23)	36.1% (13)
Quality/pace of life	89.2% (33)	10.8% (4)
Affordability of property and homes	91.9% (34)	8.1% (3)
It is close to City of Savannah	78.4% (29)	21.6% (8)

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	84.2% (32)	0.0% (0)	10.5% (4)	5.3% (2)
Apartments	23.7% (9)	36.8% (14)	26.3% (10)	13.2% (5)
Town homes	59.5% (22)	13.5% (5)	18.9% (7)	8.1% (3)
Multi-Families	13.5% (5)	54.1% (20)	16.2% (6)	16.2% (6)
Mixed Use Residential	34.2% (13)	31.6% (12)	18.4% (7)	15.8% (6)
Mobile Homes	0.0% (0)	81.6% (31)	10.5% (4)	7.9% (3)

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	81.6% (31)	10.5% (4)	7.9% (3)
Workforce Housing	40.0% (14)	34.3% (12)	25.7% (9)
Affordable Housing	70.3% (26)	21.6% (8)	8.1% (3)
Senior Adult Housing (55+)	81.6% (31)	2.6% (1)	15.8% (6)
Housing for disabled or individuals with special needs	64.9% (24)	10.8% (4)	24.3% (9)

WOULD YOU BE IN FAVOR OF SETTING ASIDE PORTIONS OF LAND AS PERMANENTLY PROTECTED OPEN SPACE/PARKS?

Response	Count	Percent
Yes	33	84.60%
No	2	5.10%
Don't Know	4	10.30%

PLEASE RATE YOUR AGREEMENTS WITH THE FOLLOWING STATEMENTS:

	Agree	Disagree	No Opinion
If current development patterns continue, Garden City will lose its uniqueness	56.4% (22)	33.3% (13)	10.3% (4)
Development patterns of single-family homes should continue	81.6% (31)	7.9% (3)	10.5% (4)
Commercial development patterns should continue	34.2% (13)	60.5% (23)	5.3% (2)
The City should develop programs/regulations/incentives that preserve historic buildings	69.2% (27)	7.7% (3)	23.1% (9)
The City should develop programs/regulations/incentives for architectural design	71.8% (28)	10.3% (4)	17.9% (7)
The City should develop regulations that require green space preservation in new development	79.5% (31)	2.6% (1)	17.9% (7)
The City should consider the following when new development is proposed:	81.8% (9)	0.0% (0)	18.2% (2)

	Agree	Disagree	No Opinion
a. public costs for new services	91.9% (34)	2.7% (1)	5.4% (2)
b. the availability of adequate infrastructure	89.2% (33)	0.0% (0)	10.8% (4)
c. impacts on residential and small business property taxes	89.5% (34)	5.3% (2)	5.3% (2)

ARE YOU AWARE OF HOW YOUR PROPERTY AND SURROUNDING PROPERTY IS ZONED AND WHAT IS ALLOWED OR NOT ALLOWED TO BE BUILT IN YOUR AREA?

Response	Count	Percent
Yes	27	69.20%
No	8	20.50%
Don't Know	4	10.30%

DO YOU THINK THE CITY OF GARDEN CITY HAS DONE ENOUGH TO PROTECT HISTORIC RESOURCES?

Response	Count	Percent
Yes	7	17.90%
No	17	43.60%
Don't Know	15	38.50%

WHERE ARE YOU EMPLOYED?

Response	Count	Percent
In Garden City	14	35.90%
In Port Wentworth	2	5.10%
In Unincorporated Chatham County	0	0.00%
In Savannah	14	35.90%
In Effingham County	2	5.10%
I'm Retired	4	10.30%
I'm Unemployed	0	0.00%
Other	3	7.70%

DO YOU FEEL THERE ARE ADEQUATE EMPLOYMENT OPPORTUNITIES IN THE CITY OF GARDEN CITY?

Response	Count	Percent
Yes	10	25.60%
No	19	48.70%
Don't Know	10	25.60%

DO YOU THINK MORE OF THE FOLLOWING COMMERCIAL BUSINESSES ARE NEEDED IN GARDEN CITY?

	More	Less	Same
Restaurant	87.2% (34)	2.6% (1)	10.3% (4)
Retail/Shopping	82.1% (32)	2.6% (1)	15.4% (6)
Hotel	36.1% (13)	22.2% (8)	41.7% (15)
Family entertainment	94.9% (37)	0.0% (0)	5.1% (2)
Teen entertainment	88.6% (31)	0.0% (0)	11.4% (4)
After work hours entertainment	53.8% (21)	17.9% (7)	28.2% (11)
Day care (child)	50.0% (18)	8.3% (3)	41.7% (15)
Tourism businesses	56.8% (21)	18.9% (7)	24.3% (9)
Parking	28.6% (10)	11.4% (4)	60.0% (21)
Warehousing	11.4% (4)	57.1% (20)	31.4% (11)
Other	30.0% (3)	20.0% (2)	50.0% (5)

DO YOU THINK WE NEED THE FOLLOWING RECREATIONAL FACILITIES IN GARDEN CITY?

	Yes	No	Don't Know
Public Pool	61.5% (24)	28.2% (11)	10.3% (4)
Sports Fields	76.9% (30)	17.9% (7)	5.1% (2)
Greenways / Paths / Trails	89.7% (35)	5.1% (2)	5.1% (2)
Playground / Picnic Facilities	94.9% (37)	5.1% (2)	0.0% (0)
Outdoor Amphitheatre	61.5% (24)	25.6% (10)	12.8% (5)
Visitors Center	48.7% (19)	30.8% (12)	20.5% (8)
Historical Interpretive Center	39.5% (15)	31.6% (12)	28.9% (11)
Indoor Theatre	76.3% (29)	13.2% (5)	10.5% (4)

PLEASE RANK THE FOLLOWING NATURAL RESOURCES ISSUES IN ACCORDANCE WITH THEIR IMPORTANCE.

	Very Important	Not Important
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	Very Important	Not Important
Greenspace/openspace preservation	89.7% (35)	10.3% (4)
Habitat preservation	86.5% (32)	13.5% (5)
Water Quality	100.0% (39)	0.0% (0)
Stormwater management	97.4% (38)	2.6% (1)
Water conservation	94.9% (37)	5.1% (2)
Future water supply	97.4% (38)	2.6% (1)
Adequate wastewater treatment capacity	97.4% (37)	2.6% (1)
Threatened & endangered species protection	76.9% (30)	23.1% (9)
Light pollution	76.9% (30)	23.1% (9)
Noise pollution	92.3% (36)	7.7% (3)
Tree canopy/preservation	89.7% (35)	10.3% (4)

PLEASE RANK THE FOLLOWING RECREATIONAL PUBLIC FACILITIES IN ACCORDANCE WITH THEIR IMPORTANCE FOR GARDEN CITY.

	Very Important	Not Important
Parks	97.4% (37)	2.6% (1)
Trails/multiuse paths	89.7% (35)	10.3% (4)
Museums/Historic Sites	70.3% (26)	29.7% (11)
Library	94.7% (36)	5.3% (2)
Sports fields	78.9% (30)	21.1% (8)
Playgrounds	92.1% (35)	7.9% (3)
Public Gym	75.7% (28)	24.3% (9)
Senior Community Center	92.3% (36)	7.7% (3)

PLEASE RATE YOUR LEVEL OF SATISFACTION WITH EACH OF THE FOLLOWING.

	Satisfied	No Opinion	Dissatisfied
Solid waste collection	81.6% (31)	13.2% (5)	5.3% (2)
Parks	44.7% (17)	13.2% (5)	42.1% (16)
Sidewalks	42.1% (16)	7.9% (3)	50.0% (19)
Drainage Systems	50.0% (19)	7.9% (3)	42.1% (16)
Cleanliness of Public Spaces	42.1% (16)	23.7% (9)	34.2% (13)
Traffic congestion	28.9% (11)	15.8% (6)	55.3% (21)
Law enforcement response time	73.7% (28)	21.1% (8)	5.3% (2)
Fire-fighting response time	71.1% (27)	28.9% (11)	0.0% (0)

	Satisfied	No Opinion	Dissatisfied
First Responder response time	64.9% (24)	32.4% (12)	2.7% (1)
Traffic laws enforcement	68.4% (26)	18.4% (7)	13.2% (5)
Street and road signage	65.8% (25)	21.1% (8)	13.2% (5)
Storm warning mechanism	67.6% (25)	24.3% (9)	8.1% (3)
Disaster/emergency planning	50.0% (19)	47.4% (18)	2.6% (1)
Housing numbering system	68.4% (26)	13.2% (5)	18.4% (7)
Code enforcement	55.3% (21)	28.9% (11)	15.8% (6)
Condition of City Streets	55.6% (20)	8.3% (3)	36.1% (13)
Adequacy of curb cuts	52.6% (20)	13.2% (5)	34.2% (13)
Overall appearance and cleanliness	55.3% (21)	5.3% (2)	39.5% (15)

HOW MUCH OF A PRIORITY DO YOU FEEL THE FOLLOWING ISSUES ARE FOR THE CITY OF GARDEN CITY?

	High Priority	Low Priority	Not a Priority
Community Character	86.5% (32)	5.4% (2)	8.1% (3)
Main Street Beautification/Redevelopment	76.5% (26)	14.7% (5)	8.8% (3)
Historic preservation of homes	51.4% (18)	37.1% (13)	11.4% (4)
Availability of cultural activities within the City	54.1% (20)	35.1% (13)	10.8% (4)
Alternate transportation	40.0% (14)	45.7% (16)	14.3% (5)
Creating a guideline for future development	88.6% (31)	11.4% (4)	0.0% (0)
Restaurant/retail development	77.1% (27)	22.9% (8)	0.0% (0)
Walkable Communities	86.5% (32)	5.4% (2)	8.1% (3)
Greenspace/openspace preservation	91.4% (32)	5.7% (2)	2.9% (1)
Water conservation	91.4% (32)	5.7% (2)	2.9% (1)
Recreation opportunities	75.7% (28)	21.6% (8)	2.7% (1)
Community Policing	78.4% (29)	10.8% (4)	10.8% (4)
Education Opportunities	80.0% (28)	14.3% (5)	5.7% (2)
Traffic congestion	67.6% (23)	26.5% (9)	5.9% (2)
Parking	38.2% (13)	50.0% (17)	11.8% (4)
Small business retention & recruitment	71.4% (25)	22.9% (8)	5.7% (2)
A safe and family oriented environment.	97.2% (35)	2.8% (1)	0.0% (0)

Neighborhood watch program	82.9% (29)	14.3% (5)	2.9% (1)
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WOULD YOU BE MORE LIKELY TO USE PUBLIC TRANSPORTATION (BUSES), IF THERE WERE MORE STOPS AT VARIOUS LOCATIONS AROUND GARDEN CITY?

Response	Count	Percent
Yes	9	24.30%
No	20	54.10%
Not Sure	8	21.60%

ARE YOU IN FAVOR OF THE FOLLOWING TRANSPORTATION RELATED PROJECTS (PLEASE SEE THE MAP BELOW):

	Yes	No	Not Sure
Improvements to 307 (Dean Forest) from R.B. Miller Rd to Highway 21	68.4% (26)	10.5% (4)	21.1% (8)
Widening of Dean Forest from two lanes to four lanes between 17 and I-16	65.8% (25)	10.5% (4)	23.7% (9)
Widening of Highway 21 from 4 to 6 lanes between Dean Forest and Smith Rd	57.9% (22)	15.8% (6)	26.3% (10)
Widening of Dean Forest from 4 to 5 lanes from I-16 for 1-half mile north	54.1% (20)	16.2% (6)	29.7% (11)
Interchange improvements at I-16 and Dean Forest	68.4% (26)	13.2% (5)	18.4% (7)
Bridge over Norfolk Southern rail line on Bourne Ave between Highway 21 and 25	55.3% (21)	18.4% (7)	26.3% (10)
Brampton Rd Connector. This is a new road project designed to alleviate truck traffic related to Ports	73.7% (28)	5.3% (2)	21.1% (8)
Improvements at intersection of Highway 26 and 80	52.6% (20)	13.2% (5)	34.2% (13)

DO YOU EXPECT TO MOVE DURING THE NEXT 5 YEARS?

Response	Count	Percent
Yes	18	47.40%
No, if no move to end	20	52.60%

WHERE DO YOU PLAN TO MOVE?

Response	Count	Percent
Different neighborhood or another area within Garden City	2	10.00%
Same neighborhood, just a different house or apartment.	3	15.00%
Nearby area (Savannah, Chatham County, Effingham County, etc.)	8	40.00%
Out of the area	1	5.00%
Not Sure	6	30.00%

WHAT ARE YOUR PRIMARY REASONS FOR MOVING? (CHECK ALL THAT APPLY)

Response	Count	Percent
Change in employment	2	5.00%
Family considerations	5	12.50%
Housing prices too high	0	0.00%
Feel crowded	5	12.50%
Too much traffic	8	20.00%
Schools	1	2.50%
Crime	7	17.50%
Want a bigger home	7	17.50%
Want a smaller home	2	5.00%
Want a less expensive home	1	2.50%
Want a more expensive home	1	2.50%
Too much tourist activity	0	0.00%
Not enough tourist activity	1	2.50%
Not enough activities for my age group	5	12.50%
No Reason	1	2.50%

A G E N D A

City Council

Monday, August 18, 2008 – 7:00 p.m.

Mayor Andy Quinney Presiding

Opening

- **Devotional & Pledge**

Public Hearings

- **Solid Waste Management:** Receipt of public comment on the West Chatham Solid Waste Management Plan.
- **Comprehensive Plan:** Receipt of public comment on the Comprehensive Plan.
- **PC0838, Main Street Properties Rezoning (Pages 1-23):** Receipt of public comment on a request by the City of Garden City to rezone the following properties located on Main Street from C-2A to PC-2A: 6-0015-07-012, 6-0015-07-013, 6-0015-07-014, 6-0015-07-015, 6-0011-03-001, 6-0011-03-002, 6-0011-03-003, 6-0011-03-004, & 6-0011-03-005. The Planning Commission and staff recommend approval of the proposed rezoning.

City Council Minutes

- **City Council Minutes (Pages 24-30):** Approval of the minutes from the July 21, 2008 City Council Meeting.

Planning & Zoning Committee Report
Gwyn Hall, Chairperson

- **Resolution, Solid Waste Management (Page 31):** Consideration of a resolution authorizing the submittal of the 2008 – 2018 Solid Waste Management Plan to the Coastal Georgia Regional Development Center and the Department of Community Affairs for review and approval. Staff recommends submitting the 2008 – 2018 Solid Waste Management Plan document to RDC and DCA for review and approval.

- **Resolution, Comprehensive Plan (Page 32):** Consideration of a resolution authorizing the submittal of 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. Staff recommends submitting the Comprehensive Plan document to RDC and DCA for official review.

Personnel, Finance & Administration Committee Report
Judy Shuman, Chairperson

- Report

Parks & Recreation Committee Report
Misty Selph, Chairperson

- Report

Fire Committee Report
Durward Motes, Chairperson

- Report

Police Committee Report
Bessie Kicklighter, Chairperson

- **Surplus Vehicles/Equipment:** Chief Lyons will present a list of Police Department Vehicles/Equipment to be declared surplus.

Public Works Committee Report
Tennyson Holder, Chairperson

- Report

Water/Sewer Committee Report
Bowen Jones, Chairperson

- **Bids for the Lift Station Upgrade Projects (Page 33):** Consideration of the following bids received for the Lift Station Upgrade Projects:

Southern Champion Construction	\$1,092,250.00
J.S. Haren Company	\$1,155,000.00
BRW Construction Group, LLC	\$1,218,780.00
PINCO	\$1,257,550.00
Malphrus Construction Company	\$1,346,876.00
E&D Contracting Services, Inc.	\$1,371,075.00

Staff and the engineers recommend accepting the bid from the low bidder Southern Champion Construction, Inc. in the amount of \$1,092,250.00

City Administrator Report
Brian Johnson, City Administrator

- **State of the City Report:** Brian Johnson, City Administrator will present The State of the City Report to City Council and Residents of Garden City, Georgia, highlighting the City's accomplishments over the past 18 months, the initiatives for the upcoming year and their impact on the City's future.

Mayor Report
Andy Quinney, Mayor

➤ Report

CITY OF GARDEN CITY

COMMUNITY AGENDA



PRESENTED TO: CITY COUNCIL OF GARDEN CITY
AUGUST 18, 2008

PRESENTED BY: EDWARD DITOMMASO, AICP



OVERVIEW

Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1

- Updated May 2005

Comprehensive Plan

- Community Assessment
- Public Participation Program
- Community Agenda

Garden City Submission Schedule:

- Community Agenda Report: August 2008
- Community Agenda Adoption: October 2008



COMMUNITY AGENDA DOCUMENT

Community Vision

- Summary of Public Participation

Future Development Strategy

- Community Character Areas
- Land Use and Zoning Considerations

Quality Community Objectives

- 15 Quality Growth Controls established by DCA

Issues and Opportunities

- Population, Economic Development, Housing, Land Use, Transportation, Facilities & Services.

Implementation Strategy

- Short-term Work Program
- Land Use Policies

Future Land Use Plan Addendum

COMMUNITY VISION

The Vision of Garden City is to create:

A safe, clean, family-oriented community with parks and trees that is poised for future growth and dedicated to the advancement of community quality of life;

A city governed by the principals of responsibility, fiscal soundness, accessibility, and success for a culturally diverse and multi-generational community.

PUBLIC PARTICIPATION

- Project Team
- Stakeholder Committee
- Open House
- Public Opinion Survey
- Handouts
- Website

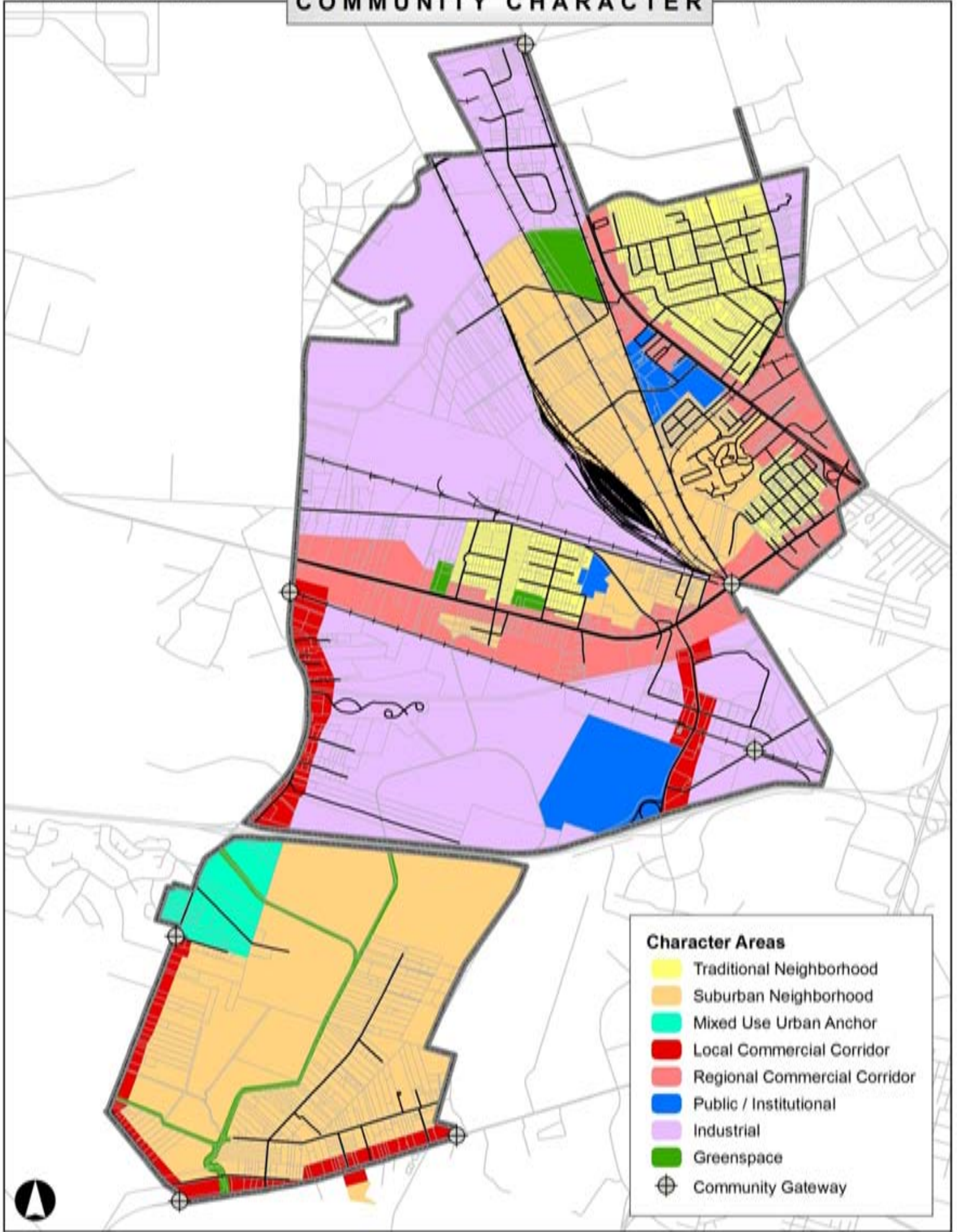


FUTURE DEVELOPMENT STRATEGY

Community Character Areas

- Traditional Neighborhood
- Suburban
- Mixed Use Urban Anchor
- Industrial
- Public / Institutional
- Local Commercial Corridor
- Regional Commercial Corridor
- Greenspace
- Community Gateways





Character Areas

-  Traditional Neighborhood
-  Suburban Neighborhood
-  Mixed Use Urban Anchor
-  Local Commercial Corridor
-  Regional Commercial Corridor
-  Public / Institutional
-  Industrial
-  Greenspace
-  Community Gateway



CITY OF GARDEN CITY – COMPREHENSIVE PLAN

FUTURE DEVELOPMENT STRATEGY

Land Use and Zoning Considerations

General Land Use Categories	Percent of Garden City	Percent of West Chatham	Percent of Savannah	Percent of Port Wentworth
Agriculture/Forestry	2.4%	27.4%	7.2%	2.8%
Commercial	4.0%	0.9%	5.3%	1.6%
Greenspace	0.70%	23.70%	2.70%	0.60%
Industrial	23.2%	5.2%	5.3%	7.0%
Public / Institutional	4.50%	0.50%	19.90%	0.80%
Recreation - Active	1.20%	1.10%	3.50%	0.30%
Residential	25.0%	8.8%	15.8%	20.5%
Transportation / Communications / Util	1.80%	1.60%	2.10%	0.40%
Undeveloped Land / Other	34.8%	6.20%	9.90%	65.70%
Other	2.4%	24.6%	28.3%	0.3%

QUALITY COMMUNITY OBJECTIVES

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
Regional Solutions
Regional Cooperation

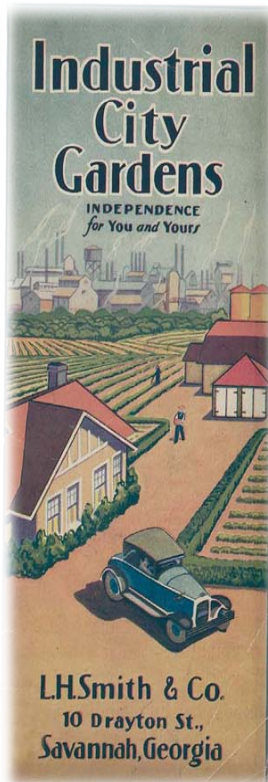


INFILL DEVELOPMENT

REGIONAL IDENTITY



ISSUES AND OPPORTUNITIES



Population
Economic Development
Land Use
Housing
Facilities and Services
Natural and Cultural Resources
Transportation
Intergovernmental Coordination

MAJOR TRENDS

- Development is diminishing ecological integrity, historic integrity, and cultural significance of community resources.
- Development in the City has put a strain on existing facilities and services.
- The City has experienced little new residential development since the 1960s. Most population growth has occurred through small infill development projects and population densification (e.g., new mobile homes and larger immigrant households).
- The existing level of service for the transportation network is poor and does not provide a useful network of roadways, connectivity, and alternative modes.

IMPLEMENTATION STRATEGY

Short-Term Work Program

- Restore Dotson House as a Visitors Center
- Develop an Economic Development Plan for the City
- Conduct a digital inventory of infill and redevelopment properties
- Implement a Stormwater Utility
- Expand water and wastewater service to areas south of I-16
- Build elevated walkways over Highway 21
- Gain “Water First” certification through DCA
- Develop form-based codes for commercial corridors in the City

Land Use Policies

- Enforce property maintenance and vacant property standards
- Support functions of the Tourism Council
- Continue to implement public awareness programs and water conservation programs to protect natural resources
- Proactively maintain public property and plan for infrastructure improvements
- Improve the pedestrian environment and connectivity throughout the City
- Support regional transportation projects

FUTURE LAND USE PLAN

Introduction

- Background Information
- Historic Growth Patterns
- Population Trends

Existing Development Patterns

- Land Use
- Zoning

Future Development Strategy

- Residential
- Mixed Use
- Commercial
- Public / Institutional
- Greenspace
- Industrial
- Transitional

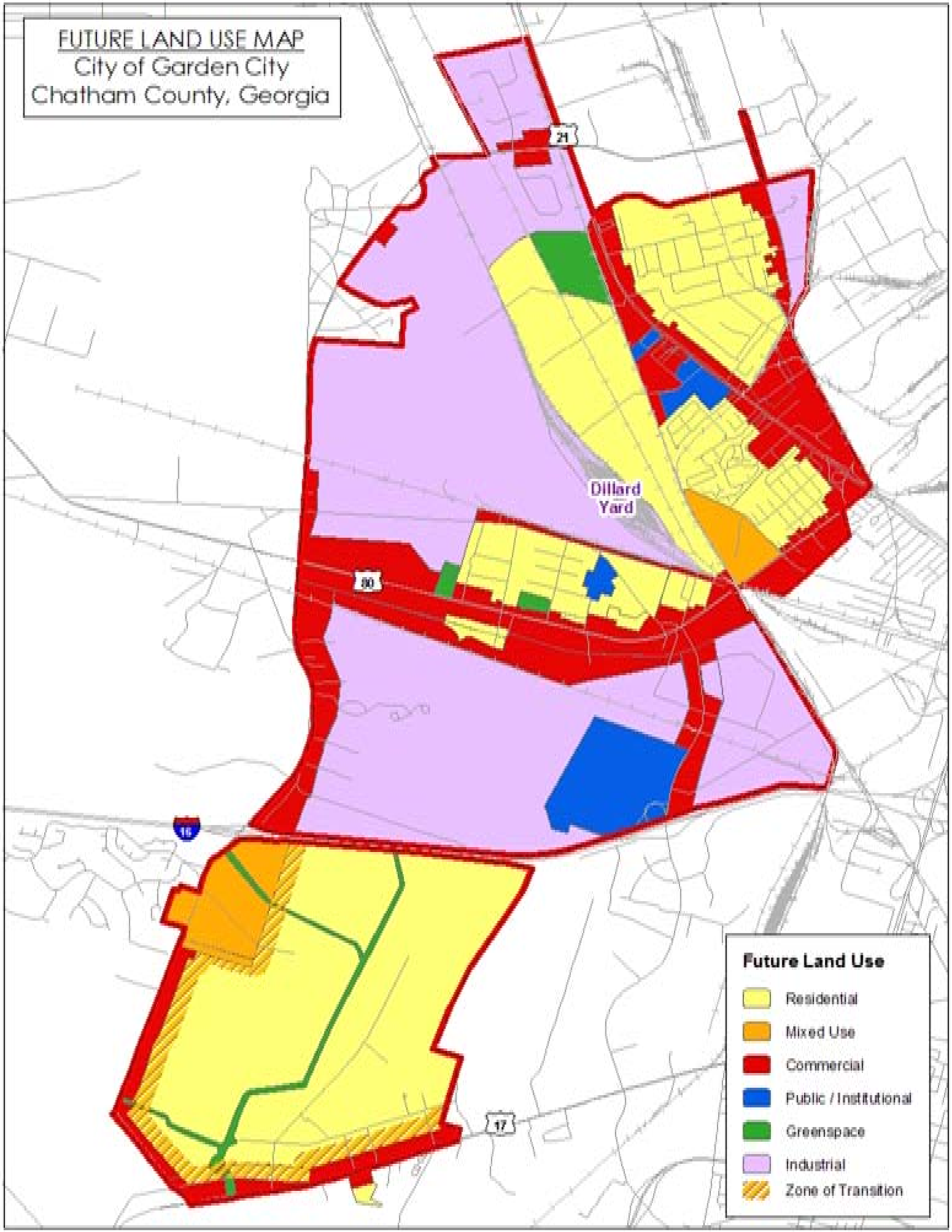
Impacts and Considerations

- Natural and Cultural Resources
- Infill Development and Redevelopment Areas
- Existing Infrastructure

Goals and Objectives

Implementation Plan

FUTURE LAND USE MAP
City of Garden City
Chatham County, Georgia



Future Land Use

- Residential
- Mixed Use
- Commercial
- Public / Institutional
- Greenspace
- Industrial
- Zone of Transition

City of Garden City

Comprehensive Plan **OPEN HOUSE**

The City of Garden City is holding an Open House to get feedback on the City's Comprehensive Plan. The Open House will give residents an opportunity to ask questions and voice any concerns they have about the future of the City. Public participation is a key element of the planning process. Join us for the Open House and support your community.

When:

**February 26,
2008**

Time:

**5:30 PM to 7:30
PM**

Where:

**Garden City,
City Hall
100 Main Street**



The Open House will follow the general agenda below:

- Brief Presentation
- Development of a vision statement
- Public Opinion Survey



SUMMARY

Attendees:

Nathan Mai- Lombardo
Greg Reid
David Lyons
Carol Lindsey
Wayne Summer
Bessie Kicklighter
Courtney Power
Brian Johnson

Charlie Draeger
Cliff Ducey
Tom Wilson
Kimberly Wexel-Lice
Teresa Concannon
Misty Bethune
Ed DiTommaso

I. Introduction

The group discussed the Comprehensive Planning requirements, and Garden City's current status. The group also discussed the format for the stakeholder group as well as the proposed meeting schedule.

II. Character Area Map

The group discussed the definitions, desired development patterns, and locations of the various character areas and made the following comments:

a. Suburban Neighborhood

The definition for this area should now read, "These areas are where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas is encouraged to include both neo-traditional (or cluster) and suburban design patterns."

The following Desired Development Patterns were added or revised:

- Allow for roadway connectivity and use of lanes in new developments.
- Allow for smaller local roads and associated right-of-ways with emergency management approval.
- Work with the school board and local developers to identify property for and encourage the location of a charter school to serve existing families and attract new families to these areas.

It was the view of the group that while neo-traditional development patterns were desirable, it was essential to ensure a mix of residential development styles and not to make any one style prohibitive to develop.

- b. Local Commercial Corridor
The group felt that Chatham Parkway should be reclassified as a regional commercial corridor.

- c. Regional Commercial Corridor
The following Desired Development Standards have been added or amended:
 - Develop design and architectural standards to improve the aesthetics of these corridors, maintain the regional character, and minimize “franchise” architecture.
 - Create an overlay district with more restrictive design standards in areas adjacent to residential development.
 - The City should sponsor and seek funding for streetscape improvements to encourage redevelopment consistent with the desired character, infill, and investment in the corridor.

- d. Greenspace
The greenspace behind the high school will be changed to public and commercial character. The following Desired Development Standard will be added:
 - Identify opportunities to deliver reuse in greenspace areas.

III. Adjourn

- a. Homework Assignments
The group was asked to review the issues and opportunities in preparation of the next meeting.

- b. Next Meeting
The next meeting will be held on March 27, 2008 from 11:30 AM to 1:00 PM. Nathan will cater.



**CITY OF GARDEN CITY
COMPREHENSIVE PLAN**

*Stakeholder Meeting
March 27, 2008*

Summary

I. Introduction

- a. Attendees had no comments or additions to the minutes from the meeting on 3/6/08.
- b. The new date for the service delivery strategy was discussed. All local government in Chatham County must agree to an updated service delivery strategy by October 2008.
- c. It was discussed that the City is participating in the West Chatham Solid Waste Management Planning Effort.

II. Issues & Opportunities

The issues & opportunities presented in the Community Assessment were discussed and the following comments were made:

- a. Population
 - The city's charter needs to be amended to reflect recent annexations.
 - Business licenses should be used to help estimate daytime populations.
 - The City should consider working with the Census Bureau to perform a "Special Census" that will focus on the undocumented Hispanic community.
 - The issue of daytime population versus nighttime population needs to be added.
 - The difficulty in gathering an accurate census count needs to be documented in the plan.
 - The City should call upon local resources including the Armstrong Atlantic State University Outreach program *Hola*, local schools, churches, the Health Department, etc. to help estimate the population.
 - The City should sponsor multi-cultural events and public education, including participation in "Our Lady of Guadeloupe Day" festival held in Port Wentworth in December.
 - The City should work with the County to get a true population count for LOST allocation purposes.

- b. Economic Development
 - The Farmer's market should be utilized to stage art festivals, flea markets, First Saturday events, BBQ contests, etc.
 - Property adjacent to the Farmers Market should be redeveloped as high-end commercial retail and restaurants to promote this area as a destination for city residents and visitors.
 - Codes for vacant structures should be evaluated to determine if the process can be streamlined.
 - The property and code enforcement programs should be publicized to gather community support for the City's efforts.
 - Evaluate form based codes and if they are appropriate for the commercial redevelopment corridors of 21 and 25.
 - Evaluate a demolition program similar to Brunswick where the property owner gets to keep the property and the City demolishes the structure.
 - Consider developing a program similar to Savannah's Clean Sweep program.
 - Focus on Port and Railroad history to encourage tourism.
 - Begin an annual BBQ festival to showcase Garden City's cultural heritage and attract visitors.
 - Consider staging other history-related festivals.
- c. Housing
 - Add a major trend
 - Allow for upstairs residential and downstairs commercial development in mixed use and commercial areas.
 - There will be a greater demand for housing in the future in Garden City because as traffic congestion increases, workers will want to live closer to employment centers.
- d. Land Use
 - Consider adjusting the language when talking about a balance of land uses or too much industrial development. The reality of the situation should be recognized.
 - Talk about a land use plan for the Farmers Market area in this section too.
- e. Natural & Cultural Resources
 - The Dotson House should seek LEED certification
 - The 100 year floodplain opportunity may not be necessary or appropriate.
- f. Transportation
 - Accidents are increasing due to the conflict between GPA truck traffic, trains, and passenger vehicles.
 - Train traffic through the City creates traffic congestion, long delays, and fires.
 - Work with local transportation planning agencies to incorporate gateway improvements into the Bay Street Improvement project.

g. Facilities & Services

- The undocumented population issues affect public safety services ability to do their job.
- The first bullet should be changed to future development is restricted by the lack of infrastructure south of I-16.
- There is wastewater capacity available for future development but the infrastructure is not there.
- Reuse water is not really feasible in the City at this time.
- The City has just signed an agreement with City of Savannah for addition water capacity, but again the infrastructure is not there to areas south of I-16.
- Plan for expansion of the water & sewer service areas.
- Implement a water conservation program that includes education on water saving techniques such as rain barrels and complies with applicable environmental permits.
- The public works dept must be expanded to provide additional stormwater system services.

III. Adjourn

a. Homework Assignments

The next meeting will include discussion on the draft Vision Statement, and the Short Term Work Program.

b. Next Meeting

The next meeting will be held at Garden City Hall on Tuesday, April 8th from 11:30 AM to 1:00 PM.

March 27, 2008

PLEASE PRINT

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**CITY OF GARDEN CITY
COMPREHENSIVE PLAN**

*Stakeholder Meeting
April 8, 2008*

SUMMARY

I. Vision Statement

The City's Vision Statement was reviewed and amended based on public feedback received at the Open House held on February 26, 2008. The following is the official vision statement for the City's Comprehensive Plan:

The Vision of Garden City is to create:

a safe, clean, family-oriented community with parks and trees that is poised for future growth and dedicated to the advancement of community quality of life;

a city governed by the principals of responsibility, fiscal soundness, accessibility, and success for a culturally diverse and multi-generational community.

II. Short Term Work Program

The Stakeholder Group reviewed the existing 2002-2007 Short Term Work Program and developed the report of accomplishments. The Report is attached here. Some general comments included:

- Some of the "tasks" on the STWP seem vague.
- Only tasks that have an actual dollar amount or deliverable should be included in the STWP
- Policies should be in a separate section, not in the STWP.
- Each Opportunity will have an associated item in the STWP or Policies section.

III. Adjourn

a. Homework Assignments

The next meeting will address future land use, and land use policies.

b. Next Meeting

The next meeting will be held at City Hall on April 22, 2008 at 11:30 am.