Name(s) of Submitting Government(s):   **City of Bloomingdale, GA**

RC: **CGRC**

Submittal Type: **Comp Plan Update**

Preparer: ☒ **RC**   ☐ **Local Government**   ☐ **Consultant: Specify**

Cover Letter Date: **9/15/16**

Date Submittal Initially Received by RC: **9/15/16**

Explain Unusual Time-lags or Other Anomalies, when present:
Time lag between submission to CRC and DCA due to staff turn-over and email recovery. Senior Planner resigned and his email that included the comp plan had to be recovered. Hurricane Matthew also contributed to time lag.

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**

- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**

- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**

- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**

- **ALL SUBMITTALS MUST BE CHANNELED THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

Ben A. Rozier
Mayor

J. Raymond Dickey
Attorney

Charles Akridge
City Administrator

Barbara Griffin
Ernest Grizzard, Sr.
Jimmy Kerby
Virginia Key
Johnny Myrick
Paul Otto

_____

City Council

City of Bloomingdale

Post Office Box 216
Bloomingdale, Ga. 31302

September 15, 2016

Coastal Regional Commission
Attn: Lupita McLenning
1181 Coastal Drive, S.W.
Darien, GA 31305

RE: Comprehensive Plan Update Submittal

The City of Bloomingdale has completed an update of its comprehensive plan and is submitting it with this letter for review by the Coastal Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Charles D. Akridge, City Administrator at (912)748-0970.

Sincerely,

Ben A. Rozier, Mayor

Enclosures

CITY OF BLOOMINGDALE

RESOLUTION TO ADOPT

THE COMMUNITY AGENDA PORTION OF THE

4 YEAR COMPRESHENSIVE PLAN UPDATE

NOW THEREFORE BE IT RESOLVED, that the City of Bloomingdale certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing the Community Agenda portion of the 4-year Comprehensive Plan Update; and

BE IT FUTHER RESOLVED, that the City of Bloomingdale hereby adopts the Community Agenda portion of the 4-year Comprehensive Plan Update.

Adopted this 15th day of September 2016.

CITY OF BLOOMINGDALE

By: _____

BEN ROZIER, MAYOR

Attest: _____

DIANE PROUDFOOT, CITY CLERK

Bloomingdale, GA

Comprehensive Plan 2016-2036

Bloomingdale 2016-2036 Comprehensive Plan Acknowledgments

Bloomingdale Mayor and Council Members
Ben Rozier, Mayor
Jimmy Kerby, Vice Mayor
Barbara Griffin
Ernest Grizzard
Virginia Key
Johnny Myrick
Paul Otto

Steering Committee Members
Ben Rozier – Mayor
Barbara Griffin – City Council
Ernest Grizzard – City Council
Jimmy Kerby – Vice Mayor
Virginia Key – City Council
Johnny Myrick – City Council
Paul Otto – City Council

Stakeholders
Dexter Shearouse – Planning & Zoning Chairman
Betty Burke – Planning Commission
Doug McCurry – Planning Commission
Susan Rogers – Planning Commission
Libby Waller Thorne – Planning Commission
Robert Wellmaker – Planning Commission

Bloomingdale Staff
Charles D. Akridge, City Administrator
Ernest Grizzard – Public Works Superintendent
Blair Jeffcoat – Police Chief
Diane Proudfoot – City Clerk
Ferman Tyler – Fire Chief

Coastal Regional Commission Planning & Government Services
Allen Burns, Executive Director
Lupita McClenning, Director of Planning & Government Services
Hunter Key, GIS Manager
William D. Compton, AICP, Senior Planner/Grant Specialist
Russell Oliver, Senior Planner II
Lisa Fulton, Planner/GIS Analyst
Meizi Wolven, Grant Specialist
Teresa Citysend, Administrative Assistant

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

-Jane Jacobs

Executive Summary

Since the adoption of the 2008 Comprehensive Plan for Bloomingdale, the Georgia Department of Community Affairs (DCA) standards that Comprehensive Plans in Georgia are required to meet have been revised and updated. This update reassesses where Bloomingdale is today, and how it intends to develop in the future, as well as reorganizes the document to meet the requirements of the new state standards. It presents a community vision, corresponding goals and how Bloomingdale is to address working towards its vision; and includes a work program designed to make its vision a reality.

Community Vision

Bloomingdale's Vision Statement is:

"To preserve the small city charm of the City of Bloomingdale; while developing strategies for growth within available and limited resources."

Bloomingdale is committed to achieving this Vision by adhering to their Mission Statement:

"To provide effective and efficient services to the citizens of Bloomingdale at fair and equitable rates while maintaining the historical integrity of the core of the city and planning for the future with managed development and growth."

The vision addresses the community's desire to maintain a community-oriented feel with commercial, employment, and economic development opportunities. The vision is supported by the following overarching goals created to help shape Bloomingdale's future development.

- **Complete the Development of the Highway 80 Overlay District**
- **Core Area Revitalization**
- **Housing and Mixed-Use Development**
- **Preserve the "small city" sense of the Community and Traditional Values**
- **Attract Light Industrial Development and Guide Heavy Industrial Development**
- **Expand Recreation Opportunities**

Bloomingdale's vision is further defined by the **Character Area Map**. The Character Area Map plays a role in guiding future development and is further supported by the **Future Land Use Map** which also provides guidance on future land use that is in keeping with the community vision.

Needs and Opportunities

The recommendations of the Bloomingdale's plan were crafted to address the **Needs and Opportunities** identified through the public outreach effort and existing conditions analysis.

Key Recommendations

Among the recommendations of the Bloomingdale's plan, the following six items are key in achieving the community's vision for the future. These help the City to achieve multiple goals and its long-term vision.

Complete the Development of the Highway 80 Overlay District	**Core Area Revitalization**
Housing and Mixed-Use Development	**Preserve the "small city" sense of the community and traditional values**
Attract Light Industrial development and guide Heavy Industrial	**Expand recreation opportunities**

Table of Contents

Plan Overview

1.1 Purpose

Bloomingdale's Comprehensive Plan is a living document that is updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions and sets policies for City officials and staff concerning the future development of the City.

The Comprehensive Plan is a long-range land use plan to guide future growth and the physical development of the city. The goals and policies within the Comprehensive Plan are designed to help Bloomingdale become a prosperous, health, equitable, and resilient city.

Bloomingdale's Comprehensive Plan is a five year update as required by the "The Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.
In meeting these standards, this plan enables the City to maintain its Qualified Local Government Status, making it eligible to receive certain types of state funding. This update reassesses where Bloomingdale is today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents a community vision, goals and a work program designed to make the vision a reality.

1.2 Scope

In keeping with the Minimum Standards, this plan is presented in three components:

1. **Community Vision** - which lays out the future vision and goals that the community wants to achieve in text and maps;
2. **Needs and Opportunities** – which provides a list of the various needs and opportunities that the community will address; and
3. **Community Work Program** – which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program include activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained in order to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of Bloomingdale.

A **Record of Accomplishments** highlighting the success of the previous Short Term Work Program, a description of the public involvement process, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.

Bloomingdale is located along the northwestern border of Chatham County. It is bordered to the northeast by Port Wentworth, to the east by Pooler, to the south by a western portion of Savannah, and to the northwest by Effingham County. U.S. Route 80 runs east-west through the center of Bloomingdale, and Interstate 16 runs parallel to it through the southern part of the city, with access from Exit 152. Both highways lead east 13 miles to downcity Savannah.

Bloomingdale has a total area of 14.0 square miles, of which 12.8 square miles is land and 1.2 square miles, or 8.90%, is water.
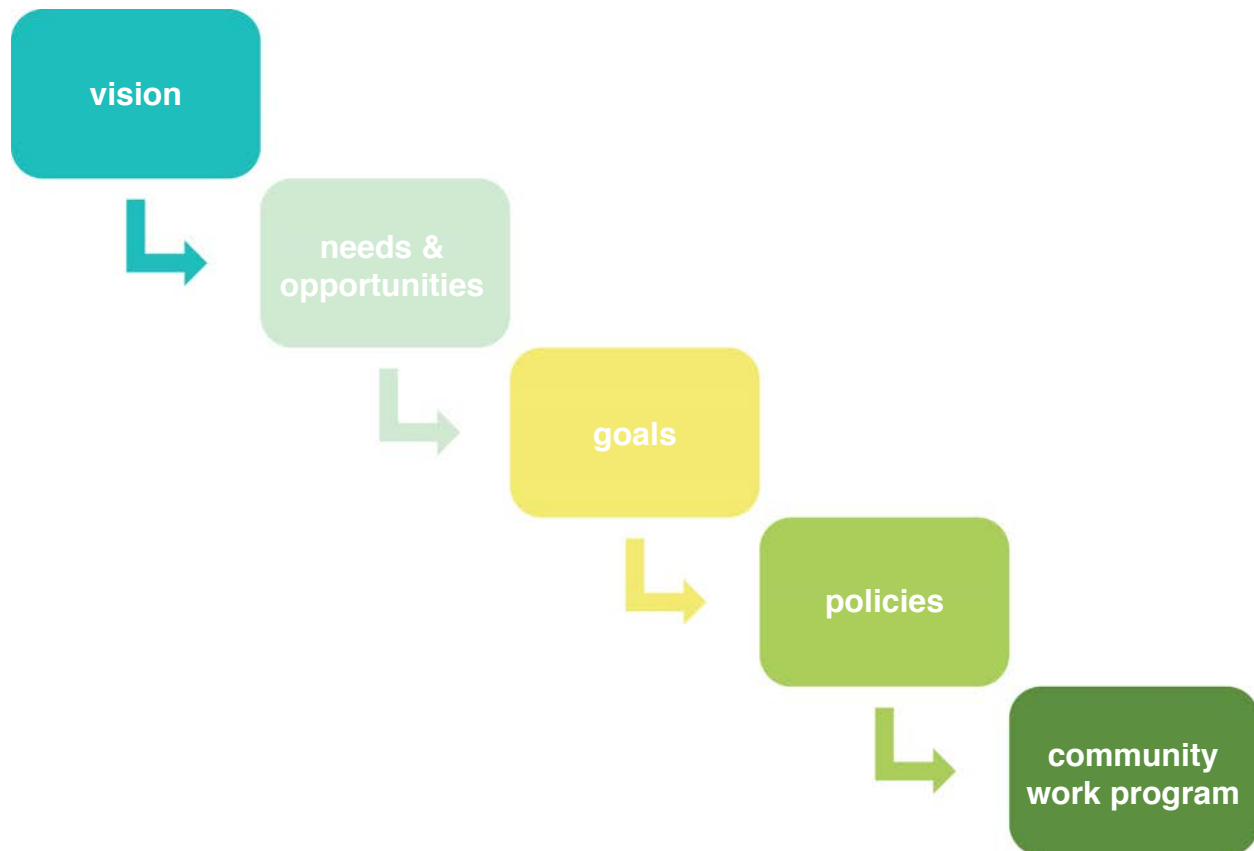
1.3 Methodology

The public outreach effort launched for this plan update includes two public hearings, a kick-off meeting, and three Steering Committee/Stakeholder meetings.

Announcements and notifications of these meetings were included on the City's website, and for those who could not make the workshops, comments were solicited through Constant Contact.

A Citizen Planning Committee was formed comprised of members from the Steering Committee and Stakeholders representing a cross-section of the community including an elected official, civic/religious organizations, local business interests, key staff, County staff, and residents (see page 2 and page 3 for a listing of members).

The goals of the committee were to:

1.   Seek agreement on key issues.
2.   Help to craft a common vision for the future.
3.   Provide guidance on action needed to achieve that vision.
4.   Affirm public input.

2

Needs and Opportunities

In order to achieve Bloomingdale's vision and goals for the future there are a number of needs and opportunities that the community must address. A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement.

The process identified needs and opportunities which are unique to the community based on the technical assessment as well as input collected as part of the engagement process.

2.1 Public Input

Community members participated in a Needs and Opportunities workshop held by Bloomingdale on June 4, 2015. Members of the public had an opportunity to participate in identifying Needs and Opportunities as well as provide comment during a public meeting on September 21, 2015.
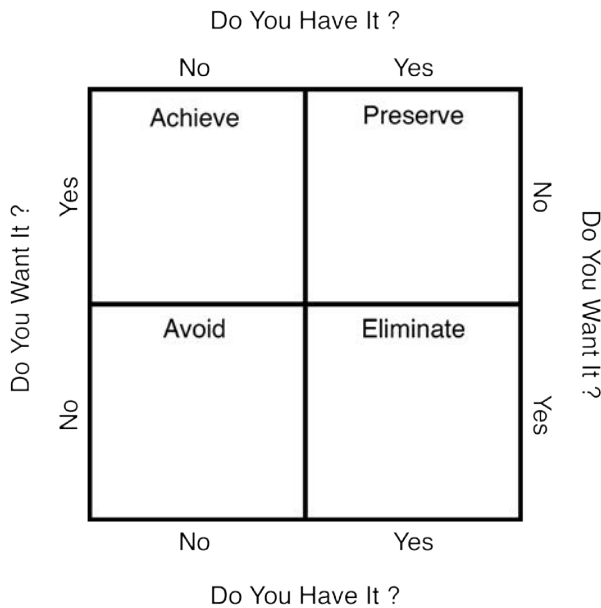
These needs and opportunities were identified through a facilitated discussion of the Strengths, Weaknesses, Opportunities and Threats in Bloomingdale, or a SWOT Analysis.

The SWOT analysis was designed to identify priorities for the City and was conducted through a "Matrix" that included an exercise with the interplay of 'yes' and 'no' to the following questions.

Do we have it? Do we want it?

The interplay of Yes and No answer to these questions defines four basic categories, Achieve, Preserve, Avoid or Eliminate.

Once the four categories were identified, the analyses of the **external environment** such as social changes, new technologies, political environments to determine how, if at all might affect Bloomingdale. A chart for analyzing the external environment is the PEST chart, an acronym for Political, Economic, Social and Technologies analysis that encompass the process.

Political	Economic	Social	Technologies
External	External	External	External
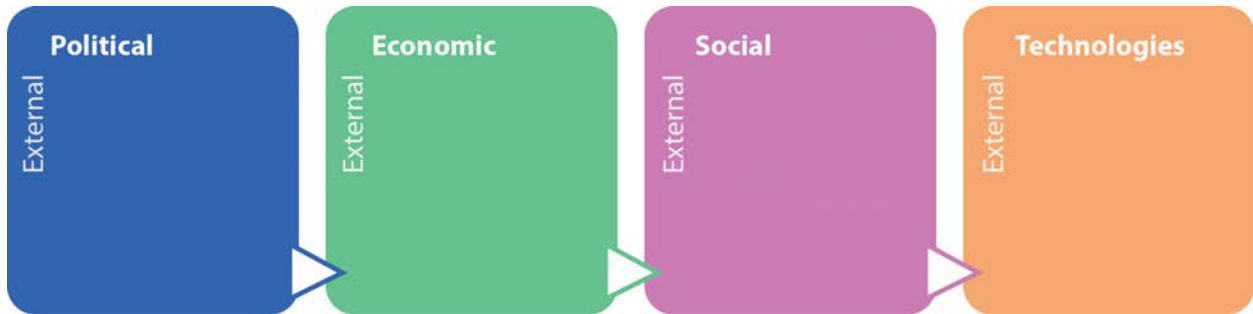
A critical component in the planning process is also documenting what Bloomingdale knows about itself, analyzing the internal environment. What defines Bloomingdale's culture? What is its image in the eyes of its stakeholders and others?

The information derived from the external analysis feeds into the Opportunities and Threats segments of the SWOT analysis.

The information derived from the internal analysis drives the Strengths and Weaknesses components of the SWOT.

	Helpful to achieving the objective	Harmful to achieving the objective
Internal origin (attributes of the organization)	**S** Strengths	**W** Weaknesses
External origin (attributes of the environment)	**O** Opportunities	**T** Threats

2.2 Needs and Opportunities Matrix

The matrix on the next page shows the relationship between the City of Bloomingdale's goals and its identified needs and opportunities as they related to economic development, development patterns, housing, mobility, community, conservation, livability, and resiliency.

A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement. More specifically, a "need" refers to the gap or discrepancy between a present state (what is) and a desired state (what should be). The need is neither the present nor the future state; it is the gap between them. An "opportunity" refers to something that the community has that should be maintained, promoted; or that the city can capitalize on to improve the community.

The matrix is intended to create an alignment between the goals of the City of Bloomingdale and its Needs and Opportunities as ultimately strategic planning, the community work plan, and performance are inextricably linked.

NEEDS AND OPPORTUNITIES

GOALS	COMPLETE THE DEVELOPMENT OF THE HIGHWAY 80 OVERLAY DISTRICT	CORE AREA REVITALIZATION	HOUSING AND MIXED-USE DEVELOPMENT	PRESERVE THE "SMALL City" SENSE OF THE COMMUNITY AND TRADITIONAL VALUES	ATTRACT LIGHT INDUSTRIAL AND GUIDE HEAVY INDUSTRIAL DEVELOPMENT	EXPAND RECREATION OPPORTUNITIES
1. Guidelines for development are needed throughout the city for established and currently developing areas.	X	X	X	X	X	X
2. Preserve financial stability.	X	X	X	X	X	X
3. Establish incentive programs to attract certain types of businesses.	X	X	X	X	X	
4. Promote efficient use of natural resources.	X	X	X	X	X	X
5. Identify and protect significant cultural and natural areas of the city.	X	X		X		
6. Create a drainage basin master plan for stormwater	X	X	X	X	X	X
7. Address blight.	X	X	X	X		
8. Analyze housing costs relative to family income to determine if affordable housing options are needed.		X	X	X		
9. Rehabilitate older homes.		X	X	X		
10. Maintain sense of community.	X	X	X	X	X	X

GOALS	COMPLETE THE DEVELOPMENT OF THE HIGHWAY 80 OVERLAY DISTRICT	CORE AREA REVITALIZATION	HOUSING AND MIXED-USE DEVELOPMENT	PRESERVE THE "SMALL City" SENSE OF THE COMMUNITY AND TRADITIONAL VALUES	ATTRACT LIGHT INDUSTRIAL AND GUIDE HEAVY INDUSTRIAL DEVELOPMENT	EXPAND RECREATION OPPORTUNITIES
11. Develop robust job market through expansion of commercial and industrial business	X	X			X	
12. Maintain user-friendly government.	X	X	X	X	X	X
13. Work to alleviate peak traffic congestion.	X	X		X	X	
ECONOMIC DEVELOPMENT						
14. Determine where public facility capacity needs to be improved in order to attract new development.	X	X	X		X	
15. Promote revitalization of the downtown area.	X	X		X		
16. Create more jobs and economic opportunities.	X	X	X	X	X	
17. Develop a strategy for appropriate economic development.	X	X	X	X	X	
18. Promote housing with convenient access to major employers.			X	X	X	

GOALS	COMPLETE THE DEVELOPMENT OF THE HIGHWAY 80 OVERLAY DISTRICT	CORE AREA REVITALIZATION	HOUSING AND MIXED-USE DEVELOPMENT	PRESERVE THE "SMALL City" SENSE OF THE COMMUNITY AND TRADITIONAL VALUES	ATTRACT LIGHT INDUSTRIAL AND GUIDE HEAVY INDUSTRIAL DEVELOPMENT	EXPAND RECREATION OPPORTUNITIES
DEVELOPMENT PATTERNS						
19. Strive to avoid sprawl and unplanned development.	X	X	X	X	X	
20. Continue to improve the appearance of all areas within the community.	X	X	X	X	X	X
21. Promote infill development.	X	X	X	X	X	
MOBILITY						
22. Provide more sidewalks and pedestrian opportunities.	X	X	X	X		X
COMMUNITY						
23. Discourage visual clutter and excessive signage along roadways.	X	X		X		
24. Encourage aesthetic and design improvements for the commercial and retail areas.	X	X	X	X		
25. Encourage an increase of greenspace and parkland.				X		X

GOALS	COMPLETE THE DEVELOPMENT OF THE HIGHWAY 80 OVERLAY DISTRICT	CORE AREA REVITALIZATION	HOUSING AND MIXED-USE DEVELOPMENT	PRESERVE THE "SMALL City" SENSE OF THE COMMUNITY AND TRADITIONAL VALUES	ATTRACT LIGHT INDUSTRIAL AND GUIDE HEAVY INDUSTRIAL DEVELOPMENT	EXPAND RECREATION OPPORTUNITIES
CONSERVATION						
26. Encourage development to locate in suitable and appropriate areas.	X	X	X	X	X	X
27. Continue to address water management in order to ensure water capacity.	X	X	X	X	X	
28. Continue to implement best practices for stormwater run-off and drainage.	X	X	X	X	X	X
29. Continue to protect the city's rural scenery.				X		X
30. Continue to protect the city's trees.	X	X	X	X	X	X
LIVABILITY						
31. Create more affordable housing opportunities within the city's neighborhoods.			X	X		
32. Increase the mix of uses – commercial/industrial/residential.	X	X	X	X	X	X

GOALS	COMPLETE THE DEVELOPMENT OF THE HIGHWAY 80 OVERLAY DISTRICT	CORE AREA REVITALIZATION	HOUSING AND MIXED-USE DEVELOPMENT	PRESERVE THE "SMALL City" SENSE OF THE COMMUNITY AND TRADITIONAL VALUES	ATTRACT LIGHT INDUSTRIAL AND GUIDE HEAVY INDUSTRIAL DEVELOPMENT	EXPAND RECREATION OPPORTUNITIES
GOVERNANCE						
33. Coordinate with neighboring jurisdictions on shared needs and opportunities.	X	X	X	X	X	X
34. Improve the city's development review process, especially as it relates to Developments of Regional Impact.	X	X	X	X	X	X
RESILIENCY						
35. Assess the vulnerability of the built environment.	X	X	X	X	X	X
36. Assess the nature of vulnerable populations; the young, the elderly, and persons living in poverty.	X	X	X	X	X	X
37. Assess the vulnerability of the city's significant infrastructure; water and sewer, roads and bridges, critical facilities.	X	X	X	X	X	X

3
Community Vision and Goals

The Community Vision and Goals identify the Bloomingdale's direction for the future and are intended to serve as a guide to Bloomingdale officials in day-to-day decision making. They are the product of public involvement and the following components:

- Vision Statement
- Overarching Community Goals
- General policies
- Character Areas Map and Narrative
- Future Land Use Map

Each of these components was previously established in the City's prior Comprehensive Plan. Through the Bloomingdale Plan Update process community members were given opportunity to revisit and update each component.

3.1 Vision Statement

The Community Vision paints a picture of what Bloomingdale desires to become. The vision statement offered below was refined through discussion with the Citizen Advisory Board and participants.

Bloomingdale's Vision Statement is:

To preserve the small city charm of the City of Bloomingdale; while developing strategies for growth within available and limited resources.

Bloomingdale is committed to achieving this Vision by adhering to their Mission Statement:

To provide effective and efficient services to the citizens of Bloomingdale at fair and equitable rates while maintaining the historical integrity of the core of the city and planning for the future with managed development and growth.

The vision addresses the community's desire to maintain a community-oriented feel with commercial, employment, and economic development opportunities. The vision is supported by the following overarching goals created to help shape Bloomingdale's future development.

This vision is supported by the following overarching goals created to help shape Bloomingdale's future development.

3.2 Goals

Goals are long-term outcomes that Bloomingdale hopes to achieve by implementing the Comprehensive Plan. They are aspirational, expressing Bloomingdale's collective desires and values.

The community identified a number of goals to achieve in order to make Bloomingdale's vision a continuing reality. The following goals represent the recurring themes, and like the vision statement, were derived from a vetting process involving City staff, the members of the Steering Committee and Stakeholders group, and members of the general public.

Complete The Development of the Highway 80 Overlay District

Core Area Revitalization

Housing and Mixed Use Development

Preserve the "small city" sense of community and traditional values

Attract Light Industrial and guide Heavy Industrial Development

Complete The Development of the Highway 80 Overlay District

Bloomingdale seeks to increase connectivity by developing the Highway 80 Overlay District. This effort will also include an Access Management Ordinance as an effort to control traffic congestion in Bloomingdale's core area.

Bloomingdale sees Highway 80 as its "main street," as such this area should be the focus of economic development, especially appropriate retail and services, family-oriented restaurants, and some mixed-use development.

Development of the Highway 80 Overlay District will help Bloomingdale achieve several of its goals – revitalizing and redeveloping its core area while maintaining its small city feel and generating some much needed revenue to put the city in a stronger financial posture.

Core Area Revitalization

Bloomingdale's goal to revitalize the core of the city is an expansion of the revitalization efforts that begin with the Highway 80 Overlay District. There is a strong sense of community in the core of the city and many of the oldest family dwellings are located in this area. Bloomingdale is perceived as a safe environment with a friendly and laid back atmosphere. Revitalization of the core area will strengthen and preserve this.

Housing and Mixed Use Development

Bloomingdale has expressed a desire for limited, primarily single-family housing development. The goal is to create housing that will allow Bloomingdale residents to both live and work in their community. Bloomingdale is open to allowing accessory dwelling units – "granny flats" – as a means to offer additional income to existing residents and allow them to preserve their housing. Bloomingdale, by its own admission, is an insular community, it has no desire to create large multi-family developments and attract additional population in that manner.

Bloomingdale also sees a benefit to allowing mixed-use development (mixes of residential/commercial or mixes of commercial/professional office) primarily in the Highway 80 corridor.

Preserve the "small city" sense of community and traditional values

Bloomingdale's Vision Statement begins with "[t]o preserve the small city charm of the City of Bloomingdale." Like many of the small citys throughout Coastal Georgia, this is a common theme and goal. During the SWOT analysis, the Steering Committee and the Community Stakeholders clearly wanted to preserve the core of the city, its safe environment, its friendly laid back attitude, and Bloomingdale's traditional values. These were seen as strengths they want to achieve or preserve. Conversely, Bloomindale wants to avoid heavy industry, uncontrolled growth, increased traffic, and blight – all weaknesses or threats to Bloomindale's small city sense of community and traditional values.

Attract Light Industrial and guide Heavy Industrial Development

Bloomingdale recognizes that it needs to attract industry in order to generate revenue and economic growth; however, Bloomingdale plans to focus on light industrial activities and guide any heavy industrial development to very specific areas as shown on its Future Land Use Map. Bloomingdale feels this is the best way to minimize traffic impacts and preserve its small city feel.

3.3 Community Policies

The following policies are intended to provide on-going guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. For this reason these policies are organized by goals, although individual policies will likely achieve multiple goals.

Complete The Development of the Highway 80 Overlay District

The City will establish an atmosphere in which entrepreneurial enterprise is nurtuered in their community.

The City will accommodate new development while enhancing existing local assets.

The City will approve retail and commercial proposals, subject to other policies, if:
- They are appropriate to the scale and function of the area;
- Are compatible with land use character within the zone;
- Are consistent with adopted strategic framework including urban design themes, traffic management arrangements; and
- Provides for convenient pedestrian and vehicle access and linkages to adjoining commercial centers.

Core Area Revitalization

The City has identified this target area for redevelopment. In this target areas, the City shall:

- Approve quality infill development within established neighborhoods within the Urban Redevelopment boundaries that are consistent with the neighborhood in terms of architecture and design.
- The City will identify and protect historic resources within the Urban Redevelopment boundaries.
- The City will provide a continuation of existing sidewalk network within the Urban Redevelopment boundaries.
- The City will provide the continuation of the existing street grid with streetscape improvements within the Urban Redevelopment boundaries.
- The City will provide enforcement of property maintenance standards within the Urban Redevelopment boundaries.
- The City will allow for affordable housing and higher density residential development within the Urban Redevelopment boundaries.
- The City will focus on the establishment of new employers within the Urban Redevelopment boundaries.
- The city will identify and permit appropriate standards for new proposed billboards within the Urban Redevelopment boundaries.
- The City will continue to work with the established Housing Team to address housing and redevelopment needs.
- The City will ensure that uses reflect the needs of the local market, and compatible with nearby residential neighborhoods.
- The City will ensure design and architectural standards are compatible with surrounding area.
- The City will ensure mixed use areas are design to be pedestrian-oriented, with strong, walkable connections between uses.
- The City will require the preservation of trees during the development process and post-development.
- The City will ensure adequate creation of educational as well as active and passive recreational facilities for new residential development.

Housing and Mixed Use Development

The City will encourage new housing and mixed use development.

- The City of Bloomingdale's neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, and roads.
- The City will promote walkable, safe neighborhoods.
- The City will encourage common open space, walking paths and bicycle lanes that are easily accessible.
- The City will encourage parks and community facilities to be located as focal points in neighborhoods.

Preserve the "small city" sense of community and traditional values

- Bloomingdale will explore a "complete streets policy."
- Bloomingdale will improve connectivity throughout the City.
- Bloomingdale will address safety and mobility issues that may arise for all road uses.

Attract Light Industrial

- The City will enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Increase existing industry retention and expansion rates.
- The City will encourage international economic development that support strategic industry sectors.

3.4 Quality Community Objectives

The Department of Community Affairs (DCA) requires local governments to evaluate the community's current policies, activities, and development patterns by comparing them with the Department's Quality Community Objectives and supporting Best Practices as shown below.

The City of Bloomingdale has reviewed these and provides its analysis of how Bloomingdale embraces these model objectives.

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper.

The 10 objectives outlined below are adapted from generally accepted community development principles to fit the unique qualities of Georgia's communities. Although these are only recommendations, we at DCA are convinced that if a community implements these principles, it will result in greater efficiency, cost savings, and a higher quality of life for Georgia citizens. These objectives are intentionally crafted with significant areas of overlap, such that, by addressing one or more of the objectives, a community will also end up addressing aspects of others. DCA stands ready to partner with communities to assist with any of these objectives to help create a climate of success for Georgia's families and businesses.

The Quality Community Objectives

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

> *Bloomingdale is located just west of Pooler along Highway 80 and is influenced by growth in the adjacent communities of Garden City, Pooler, and Port Wentworth; and the expansion of the Port of Savannah. The town is committed to retaining its small town atmosphere; therefore, Bloomingdale is committed to updating its zoning code to guide and control development and redevelopment in a manner that will maintain its image, encourage economic development activity, and retain the community's small town atmosphere.*

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

> *Bloomingdale is bordered by extensive agricultural lands, and a wide variety of plants and animals that rely upon these resources; thus it promotes efficient use of natural resources. The city is committed to retain access to open space and nature.*

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

> *Bloomingdale has made updating its zoning ordinance a goal with the specific intent of guiding the efficient use of land in new development and redevelopment.*

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

> *Bloomingdale recognizes a need to upgrade and improve its infrastructure (roads, water, and sewer) to improve the quality of life for its residents and to provide guidance for growth and redevelopment. Bloomingdale intends to update its zoning ordinances and regulations to manage development and redevelopment. The city's leadership and staff desire to maintain their capability of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.*

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Bloomingdale has a goal of maintaining its small town village atmosphere. This will be achieved by updating its zoning code and fostering compact, walkable, mixed-use development; encouraging new development that is compatible with the traditional features of the community.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Bloomingdale actively participates in regional organizations; and looks towards developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Bloomingdale achieves this by encouraging development of a variety of housing types, sizes, costs, and densities in neighborhoods.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

> *Bloomingdale encourages alternatives to transportation by automobile, including walking and cycling; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.*

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

> *Educational and training opportunities are readily available to Bloomingdale residents as there are a number of colleges, universities, technical training opportunities in Chatham County.*

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

> *The World Health Organization defines a healthy city or community as "one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to healthcare services which focus on prevention and staying healthy." A healthy community is also defined as one in which a diverse group of stakeholders collaborate to use their expertise and local knowledge to create a community that is socially and physically conducive to health.*

> *Bloomingdale, through this planning process, and through its participation in the work towards this goal achieved by the Chatham County Blueprint, strives to ensure community health for all of its residents.*

3.5 Character Areas

The Character Area Map is a visual representation of the City's future development policy. This plan also includes a Future Land Use Map.

Interpretation of the Character Area Map is provided in the supporting text to be considered along with the City's zoning, the Future Land Use map, and other local policies when decision-makers consider land development questions or requests. The supporting text provides written description of the patterns of development that the City will encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by a 'vision.' Where appropriate, statements for policy and goals are also established.

The Character Areas for the Bloomingdale include:

- Agricultural
- One-Family Residential
- Central Business District
- General Commercial
- Extensive Industry

3.5.1 Character Areas Map

Character Areas
City of Bloomingdale

Central Business District	Residential	Industrial
General Commercial	Planned Unit Development	Green Infrastructure
Light Commercial	Residential Agricultural	

1:36,000
Date: 9/7/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia
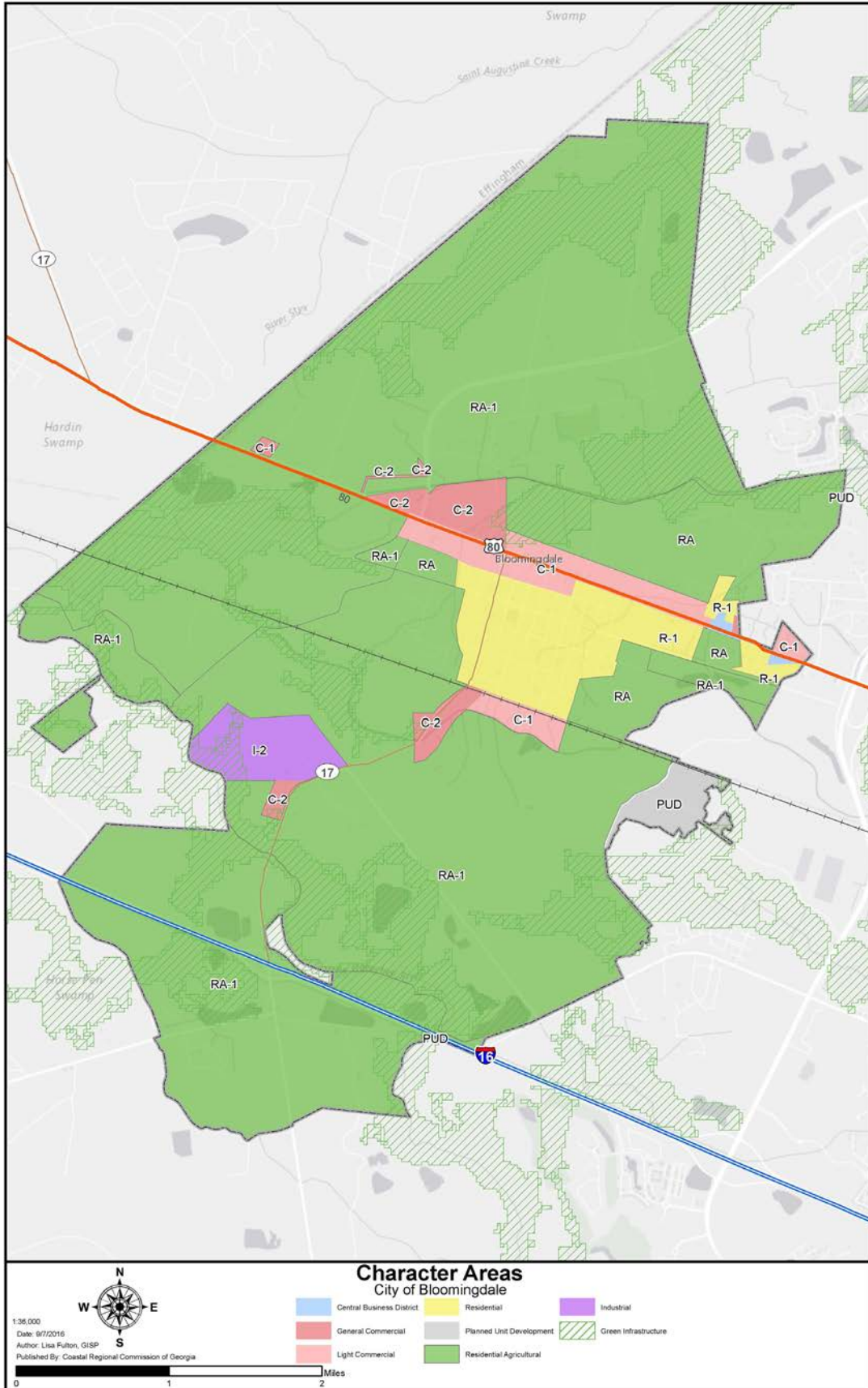
3.5.2 Agricultural

Vision / Intent

The Agricultural Area in Bloomingdale is an important land use element of Bloomingdale. This designation is applied to land which is, or should be developed for agriculture, single-family homes, and mobile homes.

Current Zoning

RA: Residential Agricultural
RA-1: Residential Agricultural - Mobile Homes

Future Zoning Considerations

The Future Land Use Map indicates that this area will remain residential in nature with specific areas for light and heavy industrial use.

Implementation Measures

- Applicable development proposed within this district shall be subject to procedures, standards, and guidelines.
- Allowed uses reflect the needs of the local market and compatible with nearby residential neighborhoods.
- Design and architectural standards should be compatible with surrounding area.
- Road edges should be clearly defined by locating buildings closer to roadside with parking in the rear on at the side.

3.5.3 One-Family Residential

Vision / Intent

Bloomingdale's One Family Residential is located in the Core of the City.

Current Zoning

R-1: Single Family Residential

Future Zoning Considerations

The Future Land Use Map indicates that this area will remain residential in nature.

Implementation Measures

- Preserve scenic vistas and natural ecological features
- Promote conservation easements and other incentives for natural space preservation
- Work towards establishing greenspace as the first step in the land-use planning and design process
- Identify the key physical, natural, ecological, landscape, historical, access and recreational assets
- Coordinate greenspace planning with planning for gray infrastructure — roads, bike trails, water, electric, telecommunication and other essential community support systems
- Identify new and enhanced assets including opportunities for landscape and habitat enhancement, and the provision of new green spaces and green links
- Provide guidance such as Green Growth Guidelines (G3) for developers and
- Provide a strategic framework for the implementation of a connected and multi-functional network of wildlife sites, public open spaces and green links with mapping and analysis.

3.5.4 Central Business District

Vision / Intent

The purpose of the district will be to create a vibrant mixed-use district along US HWY 80. Creation of this district will guide growth and redevelopment of commercial uses to a focused area, creating critical mass key to commercial success.

Current Zoning

C-1: Business
C-2: Institutional-Professional

Future Zoning Considerations

This activity will continue to occur in appropriate land use areas.

Implementation Measures

- Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Increase existing industry retention and expansion rates.
- Promote revitalization efforts to enhance job creation and location of business and offices within Bloomingdale.
- Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
- Encourage international economic developments that support strategic industry sectors.

3.5.5 General Commercial

Vision / Intent

Bloomingdale's Commercial area is primarily along US HWY 80 as you enter the town from Pooler. Other commercial areas exist along US HWY 17 / Bloomingdale Road.
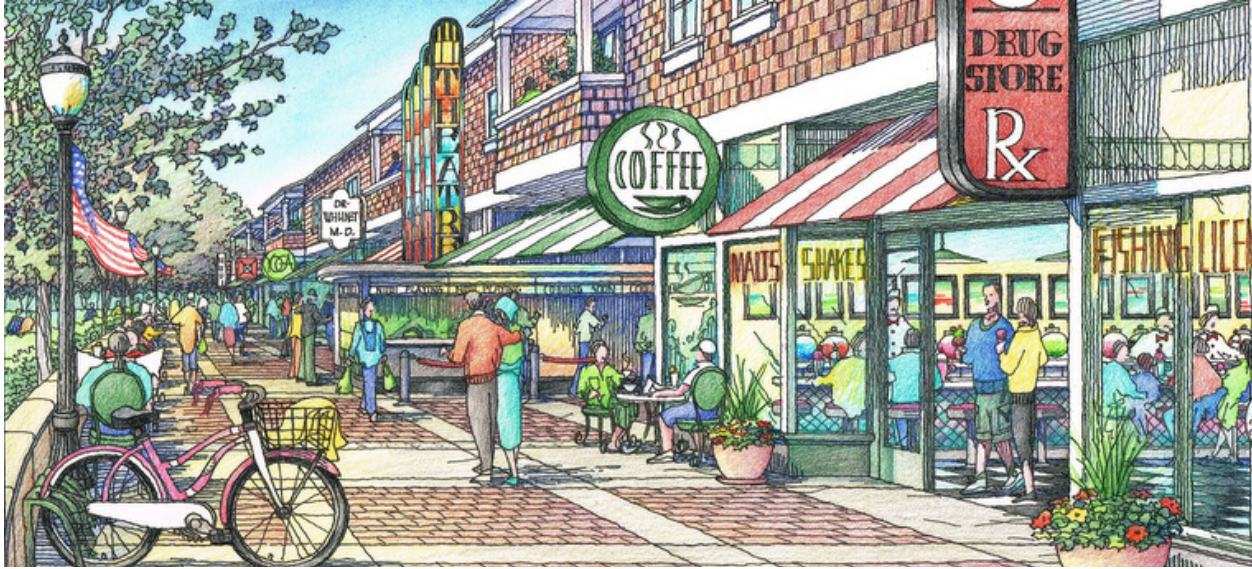
Current Zoning

C-1: Commercial
C-2: General Commercial

Future Zoning Considerations

This activity will continue to occur in appropriate land use areas.

Implementation Measures

- Residential development and commercial uses should be designed to complement each other and create a live/work environment.
- Varied residential densities and housing types should be allowed.
- Commercial uses should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs, and should match the character of the neighborhood.
- Mixed use area design should be very pedestrian-oriented, with strong, walkable connections between different uses.

3.5.6 Industry

Vision / Intent

Bloomingdale has a stated goal of retaining and expanding its industry along Jimmy Deloach Parkway. The vision and intent of the Industrial Character Area is to achieve this goal.

Current Zoning

I-2: Industrial

Future Zoning Considerations

This activity will continue to occur in all land uses.

Implementation Measures

- Updates to the Zoning Code should specifically address how best to monitor these uses, especially when infrastructure upgrades and repairs occur.
- Sufficient right-of-way should be maintained to create sidewalks and bicycle/pedestrian paths wherever possible.
- Right-of-way acquisition should be considered to create sidewalks and bicycle/pedestrian paths.
- Preservation and conservation of marshes, wetlands, and waterways must be prioritized during any development or redevelopment of the transportation network and any communications and/or utility infrastructure.
- Special attention must be paid to areas designated as "green infrastructure" given these areas vital role in the community's resiliency from storm surge and flooding events.

3.6 Zoning

The Zoning Map is a visual representation of the City's current zoning districts.

Interpretation of the Zoning Map is provided in the supporting **Land Use Districts** table.

3.6.1 Zoning Map

Zoning
City of Bloomingdale

1:36,000
Date: 9/7/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia

C-1, Commercial
C-2, General Commercial
I-2, Industrial
R-1, Single Family Residential
RA, Residential Agriculture
RA-1, Residential Agriculture - Mobile Homes
PUD, Planned Use Development
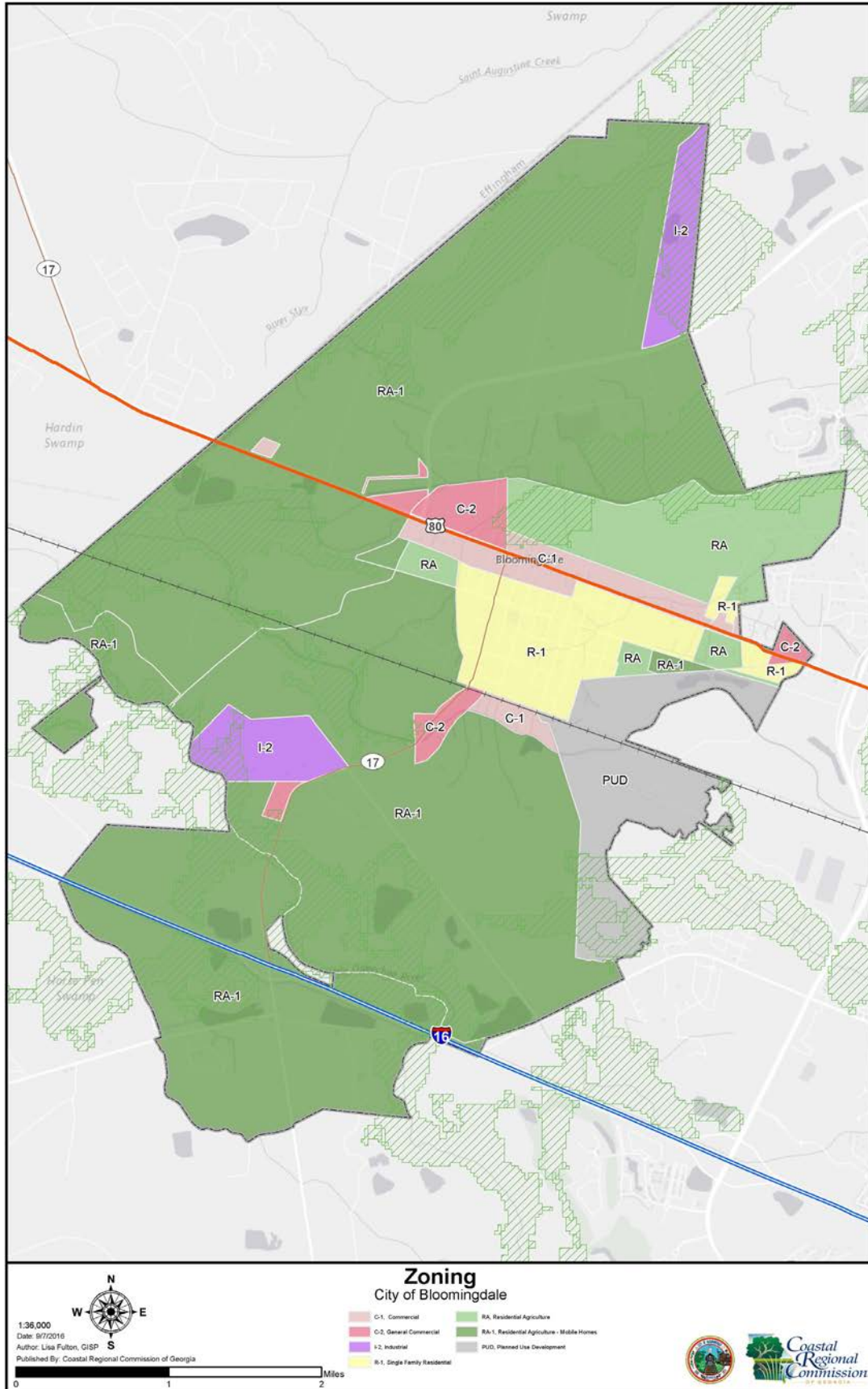
3.6.2 Land Use Districts

The City of Bloomingdale has the following Land Use Districts.

Land Use Districts	Description	Zoning Categories
R-A Agricultural	Permitted Uses: General farming, raising of farm animals and poultry. Single-family dwellings. Conditional Uses: Utilities, business and light industry related to agriculture.	R-A
RA-1 Agricultural	Permitted Uses: All uses included in R-A plus individual mobile homes.	RA-1
PEH Park, Education, and Health	Permitted Uses: Parks, recreation, public and private schools, hospitals. Conditional Uses: Private day care centers, clinics, cemeteries.	PEH
PW Public works	Permitted Uses: Utilities, maintenance facilities, public garages, fire stations. Conditional Uses: Radio transmitting tower and waste disposal treatment.	PW
R-1: One-Family Residential	Permitted Uses: Low density single-family dwellings. Conditional Uses: Churches	R-1
R-2 One- and Two-Family Residential	Permitted Uses: Medium density one- and two-family dwellings, R-1 Uses. Conditional Uses: Churches, day care, and elderly care facilities.	R-1, R-2
R-3: Multiple Unit Residential	Permitted Uses: Medium-high density residential, multiple-family units, R-1, and R-2 uses. Conditional Uses: Churches, day care, and elderly care facilities.	R-1, R-2, and R-3
PUD Planned Unit Development	Permitted Uses: None Conditional Uses: All residential family units, agricultural, group housing, commercial, office or planned high standard combinations, industry, mobile homes, PW uses, and PEH uses	R-A, RA-1, PEH, PW, R-1, R-2, R-3, O-I, C-1, C-2, I-1, and I-2
O-I Office-Institutional	Permitted Uses: Office, public or semi-public institutional use, club, related nonretail use. Conditional Uses: Related services, limited retail business with parking in rear or side yard.	O-I

Land Use Districts	Description	Zoning Categories
C-1 Central Business District	Permitted Uses: Shops, services, and offices to serve a regional trade area. Conditional Uses: Drive-in service.	C-1
C-2 General Commercial	Permitted Uses: Retail, wholesale, storage, and services. Conditional Uses: Off-site signs, repair garages. R-1 uses.	C-2
I-1 Intensive Industry	Permitted Uses: Limited manufacturing, warehouses, repair garages, industrial parks. Conditional Uses: C-2 uses.	I-1
I-2 Extensive Industry	Permitted Uses: General manufacturing, large space users, I-1 uses. Conditional Uses: C-2 uses, junk, salvage yards.	C-2, I-1, I-2
N-C Neighborhood Commercial	Permitted Uses: Convenience Stores and services, R-1 uses. Conditional Uses: Auto service stations.	N-C
MHP Mobile Home Park	Permitted Uses: Mobile home park. Conditional Uses: none	MHP
PDOD Planned Development Overlay District	Permitted Uses: Areas within which comprehensive development plans shall be prepared and/or reviewed by the planning commission and approved by the mayor and council in order to secure an orderly development pattern. Conditional Uses: Those uses permitted in such districts shall be those uses permitted in the zoning district which they overlay.	PDOD

3.7 Future Land Use

The City of Bloomingdale has the following Future Land Use Categories as shown on its Future Land Use map.

Future Land Use Categories

Residential – This area is predominately single-family and multi-family homes and makes up the largest land use category within Bloomingdale.

Commercial – The commercial corridor is found in the area of US HWY 80.

Industrial – Industrial use in Bloomingdale is located primarily along

Public / Institutional – These uses, city hall, police and fire, schools, churches, the library, and the museum are found throughout the community.

Parks, Recreation, Forestry – Bloomingdale offers both passive and active recreation throughout the community.

Undeveloped – Bloomingdale has a few areas of undeveloped land that may be developed at a later date, or reserved as conservation areas.

3.7 Future Land Use

Future Land Use
City of Bloomingdale

Parks/Rec/Forestry	Public / Institutional
Commercial	Residential (RA)
Industrial	Undeveloped
Mixed Use	Green Infrastructure

1:36,000
Date: 9/7/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia

0   1   2 Miles

Coastal Regional Commission OF GEORGIA
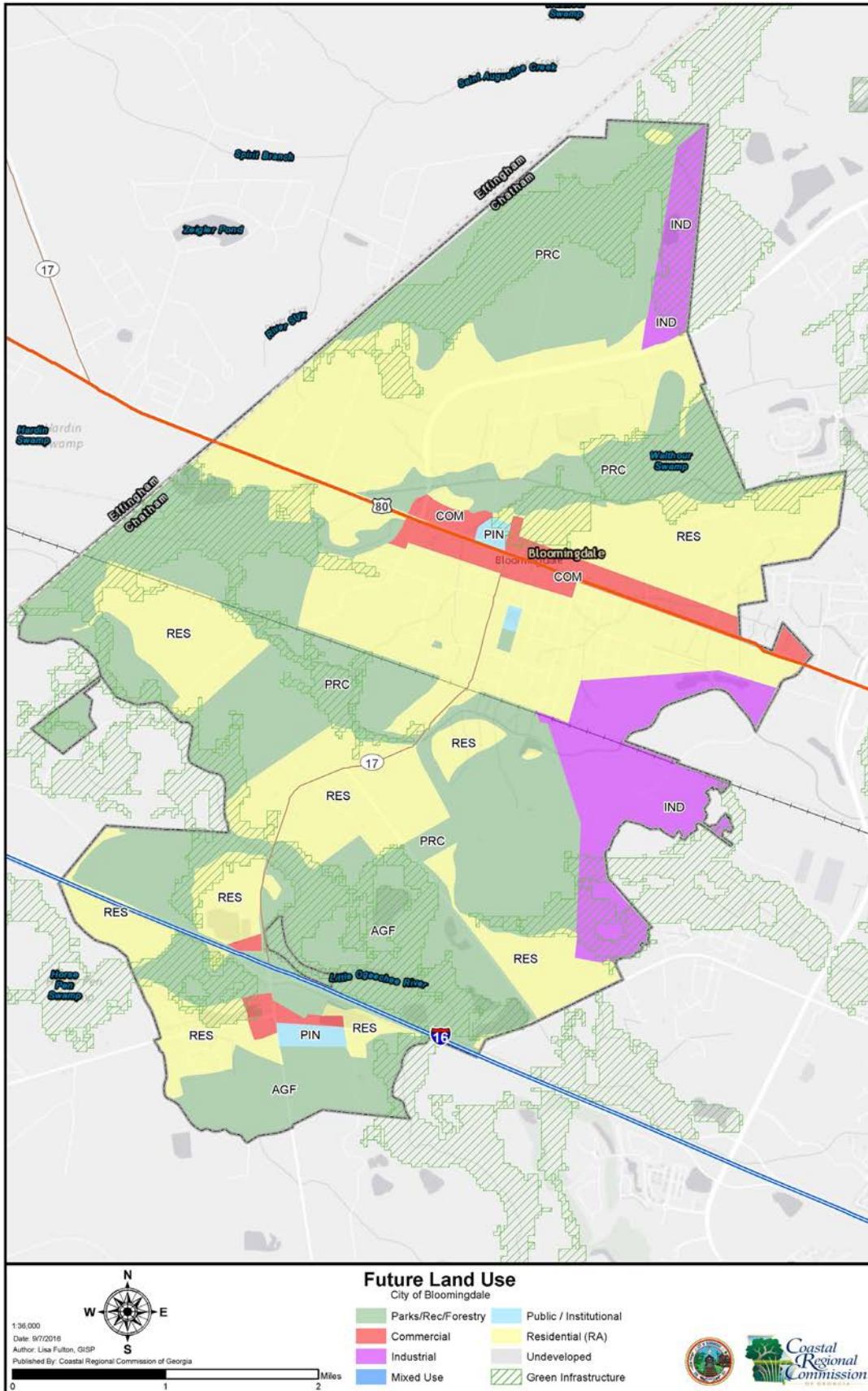
Transportation

Transportation

Bloomingdale is a member of the Coastal Region MPO (CORE); and CORE is the entity responsible for transportation planning in the region. As such, the Total Mobility Plan – 2040 Metropolitan Transportation Plan, inclusive of its amendments and addenda, is the most up to date and comprehensive plan governing transportation issues in Bloomingdale. These documents can be found at www.thempc.org/Dept/Plans. Some of the documents of particular interest to Bloomingdale include the.

The US 80 Bridges Study is of particular importance to local comprehensive planning, in that it was conducted to determine the feasibility of:

- *Improving emergency access by replacing or modifying the existing bridges to accommodate shoulders,*
- *Improving access for bicyclists pedestrians to Tybee Island and McQueen's Island Trail,*
- *Providing additional capacity at specific locations to provide congestion or incident relief,*
- *Improving conditions of flood prone areas.*

Roads & Highways

Bloomingdale contains local roads, state and US highways, and interstates; including a 2.5-mile stretch of I-16 that crosses through the City. Highway 17 is an arterial road that connects I-16 to US 80. The remainder of the City consists of primarily local roads with collectors providing access to the major transportation routes in the City.

U.S. Highway 80
This is a major east-west route both within Chatham County and regionally. As such, an increase of commercial development is very likely. The majority of properties along this corridor are already zoned for commercial use. The City has recently developed and adopted an overlay district along the entire corridor to promote access management and quality development.

Jimmy DeLoach Parkway
This four-lane divided highway currently connects S.R. 21 in northwest Chatham County (City of Port Wentworth) with U.S. Highway 80 in Bloomingdale. However, this road will eventually connect with Interstate 16. As stated by the Georgia Department of Transportation (GDOT), "the Jimmy DeLoach Parkway extension to 1-16 would improve regional connectivity by providing an alternative, direct route from the western portion of Chatham County traveling on 1-16 to the Georgia Ports Authority area and to 1-95 north of Savannah."1 The GDOT is currently planning to construct a new interchange at U.S. Highway 80. The full construction of this corridor will increase the attractiveness of development of significant areas of land within northwest Bloomingdale.

Interstate 16
This four-lane divided interstate is an east-west Interstate Highway located entirely within the U.S. State of Georgia. I-16 travels from downtown Macon, at I-75 to downtown Savannah at Montgomery Street (Exit 167B). A 2.5-mile stretch of I-16 crosses through the City of Bloomingdale.

Road Network Hierarchy

Freeways
Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. An example of a freeway in Bloomingdale is I-16.

Arterials
Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Bloomingdale include US Highway 80.

Collectors
Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. Examples of collectors in Bloomingdale include Jimmy Deloach Pkwy and US 17.

Local Roads
These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

Bridges
Bloomingdale has identified 1 bridge within the City limits. The bridge consists of US Highway 17 and crosses I-16.

Connectivity
In order to address traffic congestion and improve connectivity, the City of Bloomingdale supports the various transportation projects outlined in the Metropolitan Transportation Plan.

Signalized Intersections
The City of Bloomingdale contains 1 signalized intersection.

Signage
The City has invested in signage at community access points to inform people that they have entered Bloomingdale and direct them to the unique resources within the City.

Transportation Projects

Projects defined by the Georgia Department of Transportation and identified in the Chatham County Long-Range Transportation Plan are listed below:

NAME	TERMINI		Thoroughfare Plan Cross Section	2015-2020	
	FROM	TO		CST	Total Project Cost
Jimmy DeLoach Parkway Extension from I-16 to SR 26/US 80	I-16	US 80	Major Arterial - Suburban	$ 24,571,426	$ 24,571,426

Community Work Program

The Community Work Program outlines the overall strategy and action items for achieving the Community Vision and Goals and for addressing the Community Needs and Opportunities laid out in Chapter 3. These actions are supported by the policies provided as part of the Community Vision and Goals laid out in Chapter 2, and are presented here in two parts. The first part is the Implementation Program which outlines how the community addresses each of the needs and opportunities. The second part is the short- term work program which lists the specific actions the City government and other partner entities will undertake to implement this plan within the first five-years of the planning horizon.

5.1 Implementation Program

The implementation program outlines a variety of action items that need to be undertaken to address the needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or an opportunity may arise.

5.1.1 Maintain the Character of Bloomingdale

- Preserve and enhance the suburban character of the community as defined by the Character Areas Map and supporting action items and policies. (Ongoing. Policy)
- Adopt Design Guidelines and provide education on how guidelines function (Short Term)
- Require new public and private investment/development consists of high-quality architecture and materials. (Policy)
- New developments should be master planned with mixed uses, blended residential development with schools, parks, recreation, retail, and services linked in a compact pattern that encourages walking and minimizes the need for auto trips. (Ongoing)
- Establish green infrastructure planning as the first step in the land-use planning and design process (Ongoing. Policy)
- Improve parks and public facilities to maintain the high desirability of the areas. (Short Term)
- Pursue grant opportunities for infrastructure in traditional neighborhoods. (Ongoing)
- Encourage reinvestment in older neighborhoods.(Ongoing)
- Create a Branding Strategy to promote the Bloomingdale (Short Term)

5.1.2   Strengthen Bloomingdale's Economic Development Efforts

- Bloomingdale will update their zoning ordinance to be user friendly and easy to understand.
- Prepare targeted marketing strategy for the desired type of retail, commercial. (Short Term)
- Encourage mix of business. (Ongoing. Policy)
- Work with Development Authority, CRC, and Chamber to conduct a feasibility study for innovation/co-working space. (Short Term)
- Cultivate a healthy and productive working relationship with nearby partners including the Development Authority, Chamber of Commerce to explore and develop niche markets. (Ongoing)

5.1.3   Encourage Use of a Wider Range of Transportation Modes

- Promote walk- and bike-"ability" to homes, schools, shopping, civic uses, and open space. (Policy)
- Adopt and implement the Complete Streets Policy. (Policy)
- Provide pedestrian/bicycle linkages to adjacent and nearby residential and commercial districts. (Ongoing)
- Provide connectivity to future bike/shared use paths along the abandoned rail corridor. (Short Term)
- Develop pedestrian and bicycle connectivity. (Short Term)
- Establish a goal of creating a community-wide pedestrian/bike path network. (Short Term)

5.2 Bloomingdale Community Work Program (2016-2020)

The following community work program is comprised of projects that are ongoing or should be launched over the next five years to further the goals of the plan. The CWP is organized by element and lists implementation years, responsible part, estimated cost and potential funding sources.

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
Natural, Cultural and Historic Resources								
Continue Fall Fling Vendor Market	X	X	X	X	X	History Society	History Society	History Society
City-wide Easter Egg Hunt	X	X	X	X	X	History Society	History Society	History Society
Christmas Parade & Tree Lighting	X	X	X	X	X	History Society	History Society	History Society
Economic Development								
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	X	X	X	X	X	Administration	Staff Time	General Fund
Improve the economic vitality of the City through the enforcement of local codes and development regulations to eliminate incompatible land use activities and blighting influences which negatively impact quality of life and public safety and welfare.	X	X	X	X	X	Administration	Staff Time	General Fund
Community Facilities								
Update water and sewerage facilities/infrastructure as outlined in the City of Bloomingdale Capital Improvement Program to encourage and support orderly growth and development.	X	X	X	X	X	Administration	$10,000,000	SPLOST Water/Sewer Depreciation Fund Impact Fees

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
Public Safety - Fire Department								
Replace Class A Pumper – 1986		X				Administration	$325,000	SPLOST
Design and construct new training tower		X				Administration	$7,000	SPLOST
Purchase new extraction equipment	X					Administration	$25,000	SPLOST
Purchase new radio equipment		X				Administration	$100,000	SPLOST
Parks and Recreation								
Construct a multi-purpose facility/ gym	X	X	X	X	X	Administration	$500,000	SPLOST, donations
Increase recreation program	X	X	X	X	X	Administration	Staff time	General Fund
Housing								
Identify and eliminate blighted structures within the City.	X	X	X	X	X	Administration	Staff Time	General Fund
Land Use								
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue to review and update zoning and other development regulations to insure sound land use/ planning decisions.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue to provide a sense of neighborhood pride through the elimination of nuisances.	X	X	X	X	X	Administration	Staff Time	General Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
Land Use								
Review Bloomingdale's Vision Statement and Future Land Use Plan in an effort to reconfirm and/or adopt revised goals, policies, and strategies as needed for the various Comprehensive Plan work elements to efficient guide the City's growth and protect its amenities.	X	X	X	X	X	Administration	Staff Time	General Fund
Identify target areas for growth and related infrastructure support	X	X	X	X	X	Administration	Staff Time	General Fund
Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions and/or the protection of identified natural and historic resources.	X	X	X	X	X	Administration	Staff Time	General Fund

5.3 Bloomingdale Report of Accomplishments (2011 - 2016)

The Report of Accomplishments is an assessment of the City of Bloomingdale's existing Short-Term Work Program (STWP). This requirement gives Bloomingdale the opportunity to evaluate how many of the tasks previously defined have been implemented and eliminate activities that are no longer desirable or feasible for the city to pursue. At a minimum, the Report of Accomplishments shall include the following information about activities listed in the existing STWP:

- Have been *completed*;
- Are currently *underway* (including a projected completion date);
- Have been *postponed* (explaining why and when it will be resumed); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Activities	Status	Explanation
Natural, Cultural and Historic Resources		
Continue to strengthen and fully implement erosion and sedimentation control regulations based upon State criteria.	Underway	Ongoing in conjunction Chatham County Metropolitan Planning Commission/Natural Resources.
Participate in Countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed.	Postponed	The City will postpone participation in any protective land use measures outside of Chatham County due to lack of funding unless facilitated through our partnership with the MPC Planning Commission / Natural Resources.
Continue to participate fully in the National Flood Insurance Program.	Underway	The City will continue to participate in the NFIP Program. The City's CRS Rating has decreased from 9 to 8 to better benefit our citizens with a 10% discount.
Encourage and cooperate with the tourist industry county-wide to promote a greater emphasis on environmental protection, education, and preservation of local natural resources in order to promote the area as an ecotourism center.	Underway	This initiative continues to be ongoing in conjunction with the Chatham County MPC/Natural Resources. The City of Bloomingdale does promote the Ottawa Farms Strawberry Festival as an example of ecotourism.
Continue to implement public awareness programs to encourage protection of plant and animal habitats.	Underway	The City continues this initiative through distribution of brochures and through our newsletter.

Activities	Status	Explanation
Natural, Cultural and Historic Resources		
Utilize the site plan permitting process to encourage the establishment of porous paving material where possible.	Underway	There have been no site plans or permits for the last few years but the City will promote this as development occurs.
Amend land use regulations and transportation plans as necessary to eliminate conflicts with resource protection goals.	Underway	This will be done on an as needed basis as all development regulations are continually evaluated.
Provide opportunity for owners of agricultural and forest lands and all citizens in decisions determining future land use designations in newly annexed and old town areas.	Underway	All citizens have an opportunity to comments on these proposals through Public Hearings and through citizen input at City Council meetings.
Complete Phase II Drainage Improvements	Completed	
Collaborate with Historical Society on the development of the Bloomingdale Historical Museum	Completed	
Construction of a Veterans Memorial monument	Completed	
Community Facilities		
Continue to request LMIG funds for resurfacing streets	Underway	Requests are made on a yearly basis. There have been several streets resurfaced using this funding method.
Road and street improvements to accommodate increased traffic flows from residential and commercial vehicles	Underway	10% of monthly SPLOST allocations go to Roadway Improvements
Update water and sewerage facilities as outlined in the City of Bloomingdale Capital Improvement Program to encourage and support orderly growth and development.	Underway	Maple Street Pump Station will be upgraded in 2016 with W/S Depreciation Fund proceeds.
Review needs for expanding other public facilities and services, including protecting and providing for canopy trees, for existing and projected City growth.	Underway	This will be done on an annual basis relating to the General Fund and Capital Improvements Plan development process.

Activities	Status	Explanation
Community Facilities		
Identify and make needed improvements to Taylor Park and other recreational facilities.	Underway	This project began with the completion of an additional ball field completed in May of 2011. Other projects will be developed with additional funding sources. Setting aside funding for a Multi-Purpose Facility Gym.
Grading and site improvement for children's park, including rest rooms at the Moore and Poplar Street Park.	Completed	This project was completed.
Maintain current level of service and patrol staff/population ratio for the Police Department.	Completed	The current level of service ratio to population is adequate.
Housing		
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life.	Underway	Will continue to accomplish through effective code enforcement and updated zoning regulations.
Continue to review and update zoning and other development regulations to insure sound land use/planning decisions.	Underway	The City will continue to review and update zoning and development regulations.
Continue to provide a sense of neighborhood pride through the elimination of nuisances.	Underway	The City will continually strive to identify nuisances through our newly hired Code Enforcement Officer (March 2011)
Continue to encourage the inclusion of handicapped units in new multi-family and special type residential facilities.	Underway	The City will continue to complete this objective when and if any potential developments occur. No facilities of this type have been proposed as of yet.
Review and revise current development regulations and policies to identify and eliminate barriers that restrict safe, decent, and affordable housing to all citizens.	Underway	This will be accomplished in the review of the Zoning Ordinance and other development regulations.
Continue to review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions.	Underway	The Planning Commission will continue to review the Zoning Ordinance and other land use development regulations and make changes when it is determined necessary.

Community Work Program

Activities	Status	Explanation
Land Use		
Review Bloomingdale's Vision Statement and Future Land Use Plan in an effort to reconfirm and/or adopt revised goals, policies and strategies as needed for the various Comprehensive Plan work elements to efficiently guide Bloomingdale's growth and protect its amenities.	Underway	This is done on a regular basis through our Planning Committee and the Planning Commission.
Amend PUD regulations to provide more design control and better review procedures to insure more compatible land use patterns, buffers and screening of different types of land uses.	Underway	This is ongoing as the Planning Commission and the City Council will soon begin review of all land use regulations.
Consider adopting a tree and landscaping ordinance.	Postponed	This will be actively considered in the near future.
Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions and/or the protection of identified natural and historic resources.	Underway	This is currently being evaluated for modifications and will be ongoing.
Maintain the adopted land use plan in an updated status to reflect changes in economic development, technology, social trends, infrastructure system performances, environmental needs and other influences that may impact the initial plan during the planning period.	Underway	As changes might occur, staff will make recommendations in the best interest of the City of Bloomingdale.
Economic Development		
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	Underway	This is ongoing and being developed and a Water/Sewer Capital Improvement Plan (CIP).
Market the natural and recreational resources of Coastal Georgia/Bloomingdale to the tourist industry and to tourists interested in hunting, fishing and equestrian activities.	Postponed	The City has postponed this program due to a lack of funding.

Community Work Program

Activities	Status	Explanation
Economic Development		
Improve the economic vitality of the City through enforcement of local codes and development regulations to eliminate incompatible land use activities and blighting influences which negatively impact quality of life and public safety and welfare.	Underway	This is ongoing. However, a Code Enforcement Officer was designated in 2011 to patrol for and assess code violations and visual blight in neighborhoods.
Support local marketing programs designed to educate and/or attract highly skilled health professionals and other specialized work forces.	Underway	This has not been completed by the City due to lack of funding. However, the City does support existing programs Countywide in this initiative when applicable.

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Coastal Vulnerability and Resilience

Bloomingdale reviewed its comprehensive plan to determine the degree to which resiliency planning has been considered, where it best fits based on local planning requirements, and how it can be incorporated/implemented in the future. The city is incorporating the results of this review into its comprehensive planning efforts. More specifically, including a section on resiliency where specific implementation activities are included in the Short-Term Work Plan to increase resiliency to potential coastal hazards.

Population Growth

The population of Bloomingdale has increased slowly but steadily between 2000 and 2010. The population is projected to grow to 2,969 by 2021 and to 3,531 by 2030. This indicates an increase of 4 percent between the two most recent census counts, and a projected growth of 25 percent from the current census count to 2030.

Bloomingdale Population Growth				
2000	**2010**	**2016**	**2021**	**2030**
2,483	2,713	2,824	2,969	3,531
Source: U. S. Census; ESRI Business Analyst Online; Georgia Coast 2030: Population Projections for the 10-County Region				

Vulnerable Populations

In Bloomingdale the percentage of the children under age 5 is estimated to increase nominally by 2 percent from 2010 to 2021, while the percentage of persons 65 and older is projected to grow by a more significant 37 percent during the same period.

Bloomingdale Age Vulnerable Populations			
	2010	**2021**	**Percent Change**
Children under 5	235	239	2%
Persons 65 and older	344	471	37%
Source: U. S. Census; ESRI; Business Analyst Online			

Income and Poverty Level

Income can directly relate to a family's ability to have reliable transportation, which then directly relates to a family's ability to evacuate in the event of an evacuation order. Income also impacts a family's ability to secure temporary lodging (hotels or motels) beyond publically provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

According to the U. S. Census' American Community Survey 2014 – Economic Characteristics, Bloomingdale's Median Household Income is $51,320. Poverty levels are established by the federal government and are based upon income and family size. For Bloomingdale, approximately, 9 percent of the population falls below the poverty level.

Means of Transportation

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate in the event of a storm or other natural disaster. Seventeen households (6.4 percent) have no vehicles available.

The U.S. Census also reports on the following means of transportation to work for workers age 16 and older: drove alone; carpooled; public transportation; walked; bicycle; taxi, motorcycle, or other; and worked at home.

The percentage for the number who drove alone is another reasonable indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Bloomingdale 89 percent of workers drove alone to work and 8 percent of workers carpooled.

Disability

According to American Community Survey 2010-2014, there are 364 people with disabilities in Bloomingdale.

Bloomingdale Disability	
With one Disability	149
With Two or More Types of Disability	215
Total Disability	364
Source: U. S. Census	

Vulnerable Housing Type

229 housing units (86 %) in Bloomingdale are mobile homes.