Garden City

Comprehensive Plan 2016-2036

Garden City 2016-2036 Comprehensive Plan Acknowledgments

Garden City Mayor and Council Members
Don Bethune, Mayor
Bruce Campbell, Mayor Pro-Tem
Kimberly Wexel-Tice, Council President
Bessie Kicklighter
Rosetta Bryant Cody
Debbie Ruiz
Marcia Daniel

Steering Committee Members
Gerald Ethridge – Resident
Sharon Bethune – Garden City Housing Team/Resident
Cliff Ducey – City Staff
Reverend Gary Monroe – Resident
David Lyons – City Staff
Phil Phillips – Resident
Jackie Jackson – Savannah-Chatham County MPC Staff
Don Bethune – Mayor
Ron Feldner – City Staff
Ed DiTommaso – Consultant

Stakeholders
Jennifer West – Resident
Linda Bridgeforth – Resident
Rosetta Prescott – Resident
Harriett Singleton – City Staff
Leo Beckman – Georgia Ports Authority
Randy Weitman – Georgia Ports Authority
Sherrie Bowman – Resident
Jason McCullough – Resident
Billy Jackson – Planning Commission Member
Garland Saunders – Garden City Convention & Visitors Bureau Member, Planning Commission Member, and Local Business Owner (Residential Developer)
Bill Granger – Local Business Owner (Grainer Honda & Nissan)
Tara Jennings – Chatham County Blueprint/Strategic Plan
Hawes Collins – Resident
Jimmy Morel – Resident
Marcia Daniel – City Council Member

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 Townsend, Administrative Assistant

“If you don’t know where you’re going,
you’ll end up someplace else.”
-Yogi Berra

Executive Summary

Since the adoption of the 2008 Comprehensive Plan for Garden City, 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 Garden City 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 Garden City is to address working towards its vision; and includes a work program designed to make its vision a reality.

Community Vision

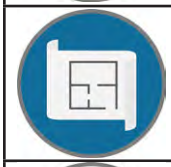
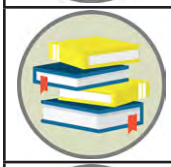
Garden City is:

“A safe, family-oriented and business friendly city.”

Garden City is committed to achieving this vision through:

- Balanced growth - guided by planning and management that promotes interconnected green space, a multi-modal transportation system, and mixed-use development.
- Advancement of community - by providing a variety of commercial, institutional, educational uses as well as housing styles, sizes and prices.
- Sustainability - through diverse public and private partnerships used to create sustainable and livable communities that protect historic, cultural, and environmental resources.
- Fiscal responsibility - by diversifying local economics to support local needs, encourage cohesiveness, reduce waste and enhance local wealth.
- Open government - through building local capacity to provide adequate operational management of urban services.
- Natural resource preservation – by recognizing natural resources are necessary to meet the needs of future generations.
- Cultural diversity - by recognizing different cultures bring different perspectives to the table, introducing new ideas, and personalities into strategic planning processes.
- Environmental stewardship - policymakers, regulators and developers supporting sustainable site planning and techniques that create a balance between built and natural systems.

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 Garden City's future development.

	Promote retail and light commercial
	Implement the redevelopment plan
	Update the City's codes and ordinances
	Protect neighborhood developments from potential adverse impacts from the Georgia Ports Authority – Garden City Terminal
	Create design guidelines for development along commercial corridors
	"Brand" the City through strategic marketing

Garden City'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 which also provides guidance on future land use that is in keeping with the community vision.

Needs and Opportunities

The recommendations of Garden City'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 Garden City'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.

promote retail and light commercial

implement the redevelopment plan

update the City's codes and ordinances

protect neighborhood development areas from Port's adverse impaces

create design guidelines for the commercial corridors

"brand" Garden City through strategic marketing

Table of Contents

1 Plan Overview 2
1.1 Purpose 4
1.2 Scope 4
1.3 Methodology 6

2 Needs and Opportunities 8
2.1 Public Input 10
2.2 Needs and Opportunities Matrix 12

3 Community Vision and Goals 18
3.1 Vision Statement 20
3.2 Goals 21
3.3 Community Policies 28
3.4 Quality Community Objectives 34
3.5 Character Areas 38

4 Land Use 38
4.1 Character Areas 40
Local Commercial Corridor 43
Greenspace 45
Industrial 47
Mixed Use Urban Anchor 49
Public / Institutional 51
Traditional Neighborhood 53
Suburban Neighborhood 55
4.2 Future Land Use 57
Commercial 59
Industrial 59
Residential 59
Public/Institutional 59
Greenspace 60
Mixed Use 60

5 Housing Element 62
Garden City Housing Team 501 3 (c) 67
CHIP 67
Urban Redevelopment Plan 67
CDBG 67
Land Bank 67
Housing Types and Mix 68
Condition and Occupancy 69
Local Cost of Housing 69
Cost-Burdened Households in the Community 70
Jobs-Housing Balance 70
Housing Needs of Special Populations 70
Housing Options across the Life Cycle 71

6 Transportation Element 73
Roads and Highways 76
Road Network Hierarchy 77
Alternative Modes of Transportation 78
Public Transportation 78
Parking 78
Railroads, Trucking, Port Facilities and Airports 78
Ports 79
Transportation and Land use Connection 80
SR21 Corridor Study Recommenced Projects 80
2040 Total Mobility Plan - Cost Feasible Project List 80

7 Coastal Vulnerability and Resilience 81
Population Growth 84
Vulnerable Populations 84
Income and Poverty Level 85
Means of Transportation 85
Disability 85
Vulnerable Housing Type 86

8 Community Work Program 93
8.1 Implementation Program 95
Maintain the Character of Garden City 95
Strengthen Garden City's Economic Development Efforts 96
Encourage Use of Wider Range of Transportation Modes 96
8.2 Short Term Work Program 97
Report of Accomplishments 102

9 Other Considerations 106
Coastal Regional Water Plan 108
Part V Environmental Planning Criteria 108

1

Plan Overview

1.1 Purpose

Garden City'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 Garden City become a prosperous, healthy, equitable, and resilient city.

Garden City'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 Garden City 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

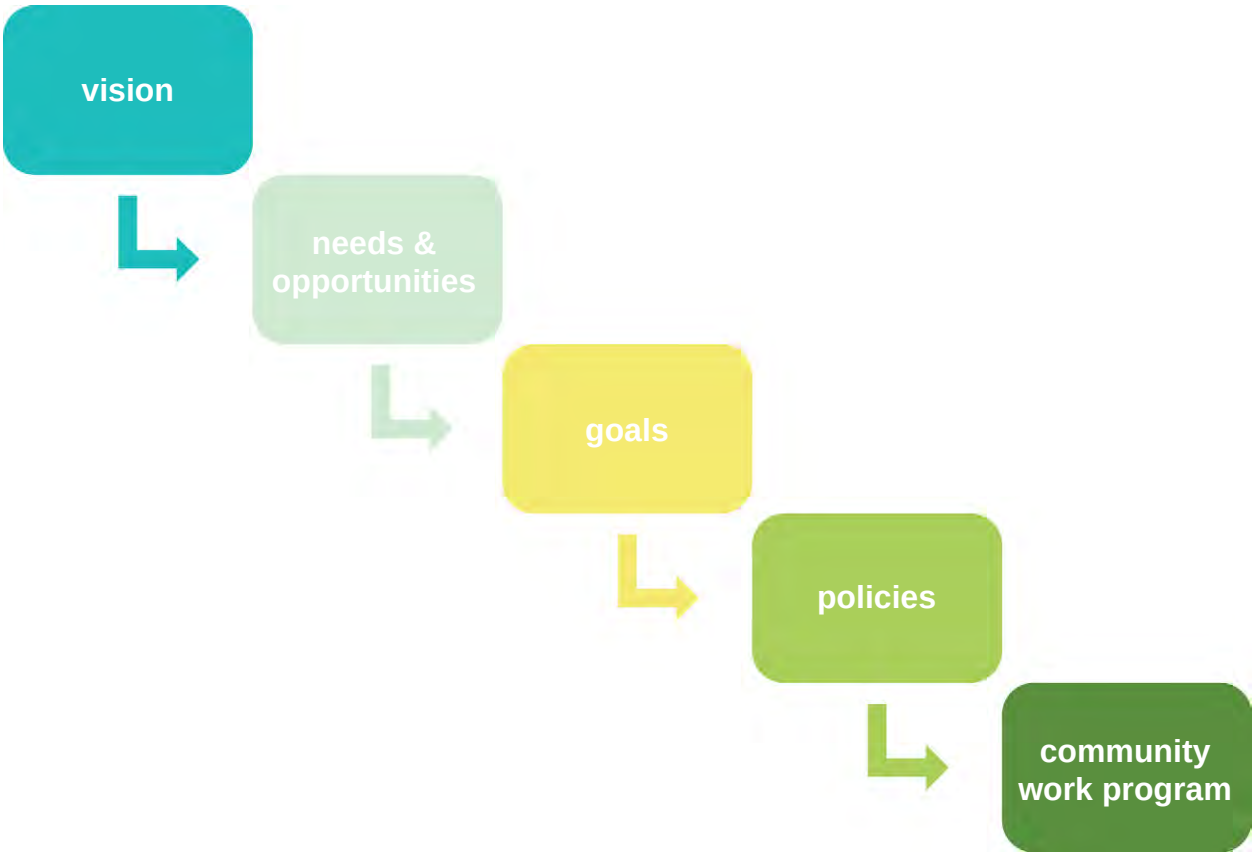
In keeping with the Minimum Standards, this plan is presented in three components:

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 Garden City.

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.

Garden City is located northwest of the center of Chatham County. It is bordered to the southeast by the City of Savannah, to the west by the city of Pooler, and to the north by the city of Port Wentworth. Garden City has a total area of 14.3 square miles of which 13.7 square miles is land and .62 square miles, or 4.35 percent, is water.



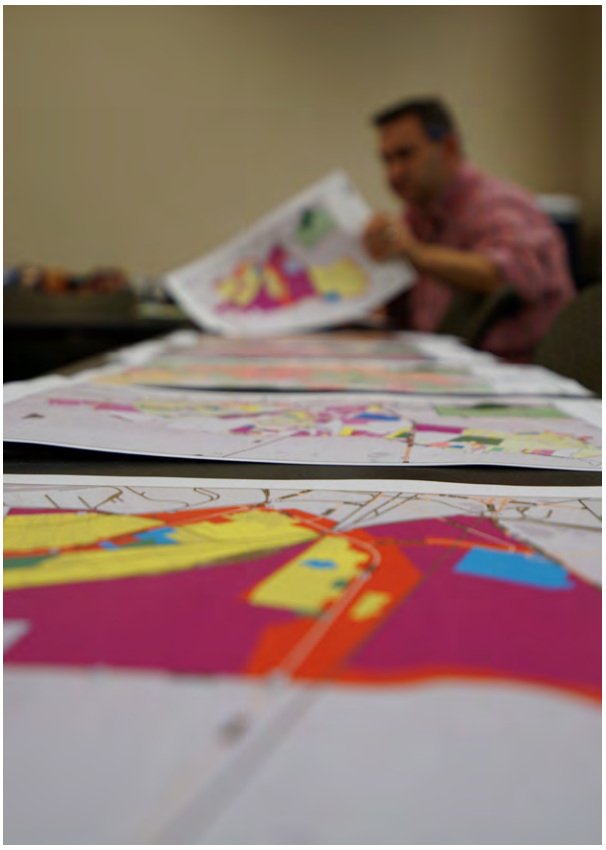
1.3 Methodology

The public outreach effort launched for this plan update included two public hearings, a kick-off meeting, four Steering Committee meetings, and three Citizens Planning 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, representation from the Georgia Ports Authority, local business interests, key staff, County staff, and residents (see page 2 and page 3 for a listing of members).

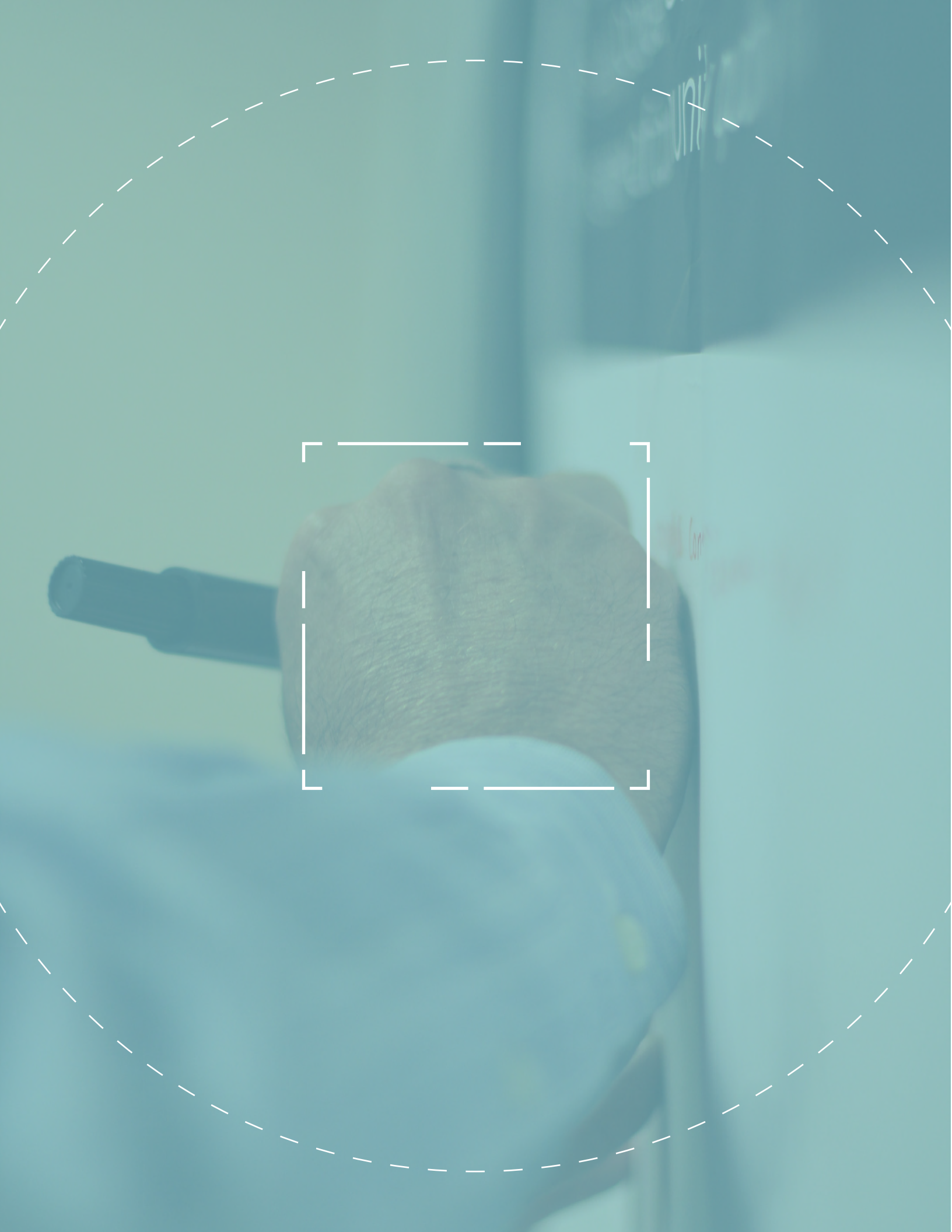
The goals of the committee were to:

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



2

Needs and Opportunities



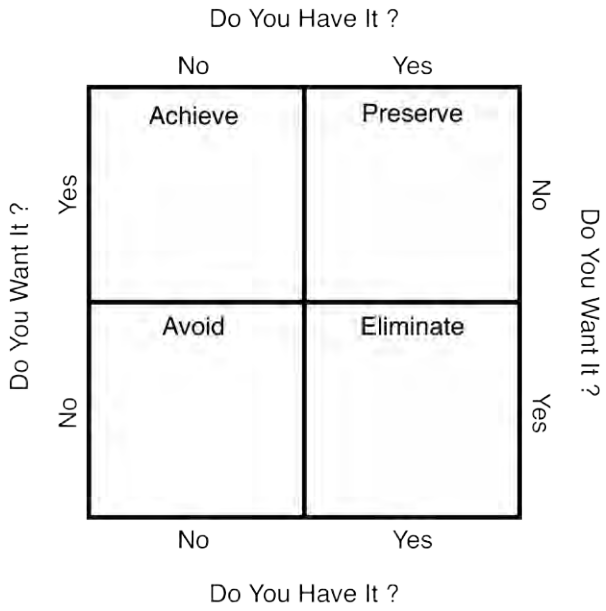
Needs and Opportunities

In order to achieve Garden City'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 Garden City 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, 2016.



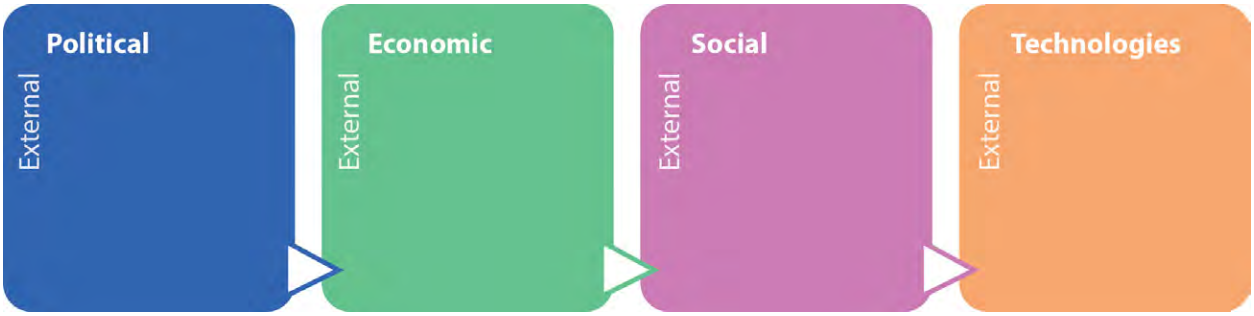
These needs and opportunities were identified through a facilitated discussion of the **Strengths, Weaknesses, Opportunities and Threats** in Garden City, or a SWOT Analysis.

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 Garden City. A chart for analyzing the external environment is the PEST chart, an acronym for Political, Economic, Social and Technologies analysis that encompass the process.



A critical component in the planning process is also documenting what Garden City knows about itself, analyzing the internal environment. What defines Garden City'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.
Citizen input helped determine Garden City's needs and opportunities as part of the comprehensive planning process. The results are incorporated into the body of the plan.

2.2 Needs and Opportunities Matrix

The following matrix shows the relationship between the City's goals and its identified needs and opportunities as they related to economic development, housing, community facilities, transportation and land use.

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 City 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 and its needs and opportunities as ultimately strategic planning, the community work program and performance are inextricably linked.

This approach is based on participation, building commitment, and choosing effective policy interventions. Citizen input helped determine Garden City's needs and opportunities as part of the comprehensive planning process.

GOALS	Promote Retail & Light Commercial	Implement Redevelopment Plan	Update City Code & Ordinances	Protect neighborhoods from impacts of Georgia Ports Authority	Create Design Guidelines for Commercial District	Brand the City through marketing
NEEDS AND OPPORTUNITIES						
1.Guidelines are needed for application throughout the City for established and currently developing areas.	x	x	x	x	x	x
2.The City has a solid financial stability which offers opportunity to keep ahead of the demands of growth.	x	x	x	x	x	x
3.The City has opportunity to relocate Universal Steel to Telfair Place or Louisville Road.	x	x				
4.Garden City has opportunity to create a Capital Improvement project and extend water on Highway 17.	x	x				
5.The City needs to establish an incentive program to attract certain types of businesses.	x	x	x			x
6.The City needs to promote efficient use of natural resources.		x	x	x		x
7.The City needs to identify and protect significant cultural and natural areas of the City.		x	x			x
8.The City needs to create a drainage basin master plan for stormwater.		x	x			
9.The City should explore the expansion of CAT into Garden City.	x	x	x	x		x
10.The City should set priorities for local transportation investment including bus transit.	x	x	x	x	x	x

GOALS	Promote Retail & Light Commercial	Implement Redevelopment Plan	Update City Code & Ordinances	Protect neighborhoods from impacts of Georgia Ports Authority	Create Design Guidelines for Commercial District	Brand the City through marketing
NEEDS AND OPPORTUNITIES						
11. The City needs to address blight	x	x	x	x	x	x
12. The City should analyze housing costs versus wages to determine if affordable housing options are needed.		x	x			x
13. The City needs explore mechanisms that will assist in rehabilitating older homes.		x	x	x		x
14. The City recognizes it's important to maintain sense of community.	x	x	x	x	x	x
15. The City has opportunity to maintain the City's robust job market due to commercial and industrial business.	x	x	x	x		x
16. The City recognizes it's important to maintain user-friendly government.	x	x	x	x	x	x
17. The City needs to address alleviating peak traffic congestion.	x	x	x	x	x	x
18. There is a need for design guidelines in some areas where a higher cost, long-term business investment is anticipated.	x	x	x		x	x
19. The City should provide incentives for desirable redevelopment and infill projects.	x	x				
20. There is a negative connotation associatd with Garden City due to the presence of industry. The City needs to market the the City as a place to conduct business.	x	x	x	x	x	x

GOALS	Promote Retail & Light Commercial	Implement Redevelopment Plan	Update City Code & Ordinances	Protect neighborhoods from impacts of Georgia Ports Authority	Create Design Guidelines for Commercial District	Brand the City through marketing
NEEDS AND OPPORTUNITIES						
21.There is a demand for improved pedestrian environment.	x	x	x	x	x	x
22. Improvements need to made on Highway 21 and Highway 80 to create safer areas for pedestrians.	x	x	x	x		x
23.Sidewalk improvements need to be completed in the City.	x	x	x	x		x
24.The City needs to market its historic resources.	x	x	x	x		x
25.The City should require preservation of open space in new development.	x	x	x	x		x
26. The City should link existing and potential greenspace through network of trails and green infrastructure.	x	x	x	x		x
27.The City should develop an economic development plan.	x	x	x	x		x

3

Community Vision and Goals

Community Vision and Goals

The **Community Vision** and **Goals** identify Garden City's direction for the future and are intended to serve as a guide to Garden City 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 Garden City 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 Garden City desires to become. The vision statement offered below was refined through discussion with the Steering Committee and Stakeholders.

Garden City is a safe, family-oriented and business friendly community.

Garden City is committed to achieving a safe, family-oriented and business friendly community through:

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

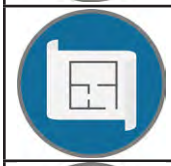
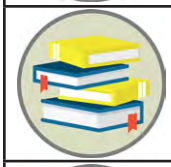
1. Balanced growth - guided by planning and management that promotes interconnected green space, a multi-modal transportation system, and mixed-use development.
2. Advancement of community - by providing a variety of commercial, institutional, educational uses as well as housing styles, sizes and prices.
3. Sustainability – through diverse public and private partnerships used to create sustainable and livable communities that protect historic, cultural, and environmental resources.
4. Fiscal responsibility – by diversifying local economics to support local needs, encourage cohesiveness, reduce waste and enhance local wealth.
5. Open government – through building local capacity to provide adequate operational management of urban services.
6. Natural resource preservation – by recognizing natural resources are necessary to meet the needs of future generations.
7. Cultural diversity – by recognizing different cultures bring different perspectives to the table, introducing new ideas, and personalities into strategic planning processes.
8. Environmental stewardship - policymakers, regulators and developers supporting sustainable site planning and techniques that create a balance between built and natural systems.

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

3.2 Goals

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

The community identified a number of goals to achieve in order to make Garden City'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, Steering Committee, Stakeholders, and members of the public.

	Promote retail and light commercial
	Implement the redevelopment plan
	Update the City's codes and ordinances
	Protect neighborhood developments from adverse impacts from the Georgia Ports Authority – Garden City Terminal
	Create design guidelines for development along commercial corridors
	"Brand" the City through strategic marketing

Promote Retail and Light Commercial

Throughout the planning process, increasing commercial and retail opportunities and providing a destination attraction for Garden City was a goal expressed by participants. Participants believed that opportunities that could have come to Garden City instead developed in surrounding areas. At the heart of this goal is economic development and building long-term prosperity for all residents. It involves actively engaging the City and its economic development partners in business attraction and retention. The benefits of this goal include a strong tax base, a stable job market, and ready access to services and goods. The City seeks to promote the “blue collar aspect,” of the economy and diversify with more retail and light commercial.

Efforts to provide a comprehensive management approach to retail and commercial development include at a minimum, a market analysis, market trends, and real estate selection which is particularly important to Garden City since 13 percent of the land use is designated for commercial.

Implement the Redevelopment Plan

Over the past twenty years, Garden City has experienced a significant shift from residential to industrial development. This shift can be attributed to the growth of the Georgia Ports Authority. This changing dynamic in development led to disinvestment in some of the older neighborhoods, encroachment of industrial uses, and declining pockets of commercial and deteriorating buildings. The City is meeting the challenges related to housing, economic development and future development by creating an urban redevelopment plan.

During the planning process, three target areas were identified, each with a unique development characteristic and varying needs as it relates to a redevelopment strategy. Garden City has established goals for housing within the redevelopment area which include eliminating substandard housing; encouraging quality infill development within established neighborhoods; creating affordable housing opportunities within the community; and, creating a diverse housing stock in terms of housing types and densities. Additionally, the mix of commercial uses that serve a regional market is proposed for the commercial targeted areas of redevelopment.

Update the City's Codes and Ordinances

This goal centers on the City's desire to manage growth and build a livable city with successful neighborhoods and districts. The goal of auditing and updating ordinances is to ensure residents have the opportunity to live in a safe and healthy community with access to affordable homes, amenities and services, making good use of natural resources, and transportation options for all forms of travel.

The current zoning ordinance gives the City the authority to control a number of items related to development, but does not currently identify or directly address "safe growth" objectives.

Protect neighborhood developments from adverse impacts from the Georgia Ports Authority – Garden City Terminal.

Throughout the planning process, preservation of Garden City's neighborhoods was a dominant goal expressed by participants. The main purpose of this goal involves improving the City's network to encourage connectivity. The goal also includes a balanced approach to the City's transportation system that serves to protect the neighborhood development areas from adverse impacts from port related traffic.

Create Design Guidelines for Development along Commercial

Thoughtful design components play an important role in defining a community and can distinguish it as a desirable destination. Participants in the planning process recognize that design guidelines can reinforce the positive identity of a community's commercial core and contribute to neighborhood character.

Design guidelines are intended to address some of the most common, overarching challenges in planning commercial developments within Garden City.

The prime areas of opportunity for attaining high quality design in commercial projects include: enhancing the quality of the pedestrian experience along commercial corridors; nurturing an overall active street presence; protecting and conserving the neighborhood architectural character; establishing height and massing transitions between residential and commercial uses; maintaining visual and spatial relationships with adjacent buildings; and optimizing opportunities for high quality infill development that strengthens the visual and functional quality of the commercial environment within the context of Garden City.

“Brand” the City through strategic marketing.

Garden City takes seriously its responsibility towards building a positive image to support its vision both internally and externally and to provide a favorable experience.

The goal of branding Garden City is to define its culture and speak to its uniqueness. During the planning process, participants shared the need to positively change the perception and create a consistent context for marketing.

Producing a positive image promotes that the City embraces its vision for a safe, family-oriented and business friendly community.

3.3 Community Policies

Policies set preferred direction and describe what must be done to achieve these broad goals. They are specific enough to help determine whether a proposed project or program would advance the values expressed in the goals.

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.

Promote Retail and Light Commercial

The City will approve development proposals that support the expansion or retention of existing retail and commercial.

- The City will develop a Comprehensive Economic Development Plan that takes into consideration a market analysis, market trends, and real estate selection.
- 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.

Implement the Redevelopment Plan

The City has identified three target areas for redevelopment including the Garden City South Target Area; the West Highway 21 Target Area; and, the West Highway 21 Residential Area. In these 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 to include “service” providers such as grocery stores, etc.
- 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.

Update the City's Codes and Ordinances

- The City will update their ordinances to be user-friendly and easy to understand.
- The City's ordinances will be illustrated with graphics, diagrams and concise tables.
- The City's ordinances will allow for a streamlined development review process.
- The City's code update will be created so as to foster the desired type of redevelopment and future development with design standards and specific building material to change the aesthetics of the corridor.
- The City will consider accounting for sea level rise trends when updating City policies.
- The City will update the Future Land Use plan to identify natural hazard areas.
- The City will update its transportation policy to guide growth to safe locations.
- The City shall establish an overlay district for hazards (flood, hurricane, storm surge) to incorporate a separate set of guidelines for properties that fall inside the boundaries of these overlay districts.
- The City shall reduce requirements that result in additional impervious surface such as driveway width, roadway width, and parking standards.
- The City shall establish maximum parking requirements versus minimum requirements to encourage safe growth.
- The City shall develop standards for overflow parking.
- For development within hazard areas, the City shall reduce the minimum street width requirements for residential developments and design the road and culvert level of service to the 100-year event along evacuation routes.

Protect neighborhood developments from adverse impacts from the Georgia Ports Authority – Garden City Terminal.

- The City shall protect and improve the character and integrity of neighborhoods from negative impacts resulting from traffic related to the GPA.
- The City shall coordinate with GDOT and other relevant agencies in planning mitigation strategies where impacts are expected within Garden City.
- Garden City will explore a “complete streets policy.”
- Garden City will improve connectivity throughout the City.
- Garden City will address safety and mobility issues that may arise for all road uses and users of multi-modal.

Create Design Guidelines for Development along Commercial

- The City will create and adopt design guidelines for commercial corridors that define key elements and determine patterns and standards that should be adhered to when developing site or building projects.
- The City will create and adopt design guidelines for commercial corridors that address issues of building size and massing, definition of open spaces, site character and quality as well as access and circulations.

“Brand” the City through strategic marketing.

- Garden City will develop a brand that creates an image that represents Garden City’s essential identity.
- Garden City will create a consistent message for the City’s economic development efforts.
- Garden City will set forth approved usage of the City’s brand for communications in print, Web and electronic form.

3.4 Quality Community Objectives

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives Garden City will seek to accomplish with future planning efforts and developments.

1. Economic Prosperity

Encourage development or expansion of businesses and industries suitable for the community.

Garden City is strategically located immediately west of downtown Savannah, abutting the Port of Savannah and at the convergence of two Interstate highways, five major arterial highways and a rail system. Garden City is a magnet for commercial and industrial development and transportation providers. The City seeks to diversity by recruiting more retail and service businesses to enhance community character and seeks to promote its "blue collar aspect," of the economy by diversifying with more retail and light commercial.

2. Resource Management

Promote efficient use of natural resources and identify and protect environmentally sensitive areas.

Garden City contains coastal marshlands, waterways, and a variety of plants and animals that rely on these resources; thus it promotes efficient use of natural resources. The City seeks to further identify and protect significant cultural and natural areas of the City. The City also seeks to create a drainage basin master plan for stormwater.

3. Local Preparedness

Identify and put in place prerequisites for the type of future the community seeks to achieve.

Garden City has worked to access the need for new infrastructure and economic development program to successfully accommodate future development. Garden City has identified as a prerequisite the type of development that it desires. The City work on a capital Improvement project that extends water on Highway 17 to assist with this goal. In 2013 the City was awarded a two-year Coastal Incentive Grant in which the City conducted a Safe Growth Audit. As a result, the City seeks to include those primary objectives of influencing development, improving the protection of developed areas and enhancing existing development, by making it more resilient to potential hazards by updating its ordinances and codes.

4. Efficient Land Use

Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed; and, carefully planning expansion of public infrastructure.

The City has identified target areas for redevelopment including the Garden City South Target Area; the West Highway 21 Target Area; and, the West Highway 21 Residential Area. The City has identified these areas as having potential opportunity for commercial infill development. Additionally, Garden City has established goals for housing within the redevelopment area which include eliminating substandard housing; encouraging quality infill development within established neighborhoods; creating affordable housing opportunities within the community; and, creating a diverse housing stock in terms of housing types and densities.

5. Sense of Place

Protect and enhance the community's unique qualities that are important to defining the community's character.

Garden City contains unique features that add to the City's sense of place. The surrounding wetlands and proximity to the Savannah River contribute to the identity of the City and should be embraced as part of what makes Garden City a vibrant, industrious and healthy city. To add to its sense of place, the city is revitalizing and seeks to make it the City the go to for business, retail and commercial development.

6. Housing Options

Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.

Garden City seeks to promote an adequate range of safe, affordable and inclusive housing by encouraging development of a variety of housing types, sizes, costs, and densities through new development and through redevelopment efforts. The Housing Section of this plan includes in-depth narrative regarding the City's strategic partner, the Garden City Housing Team, a 501 3 (c) organization.

7. Educational Opportunities

Garden City seeks to coordinate with local economic development programs to ensure an adequately trained and skilled workforce.

Garden City has access to a number of colleges, universities and technical training opportunities offered in Chatham County. The City seeks to encourage the creation of more jobs for educated and skilled workers by working with these partners.

8. Community Health

Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

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 physical conducive to health.

4

Land Use

4.1 Character Areas

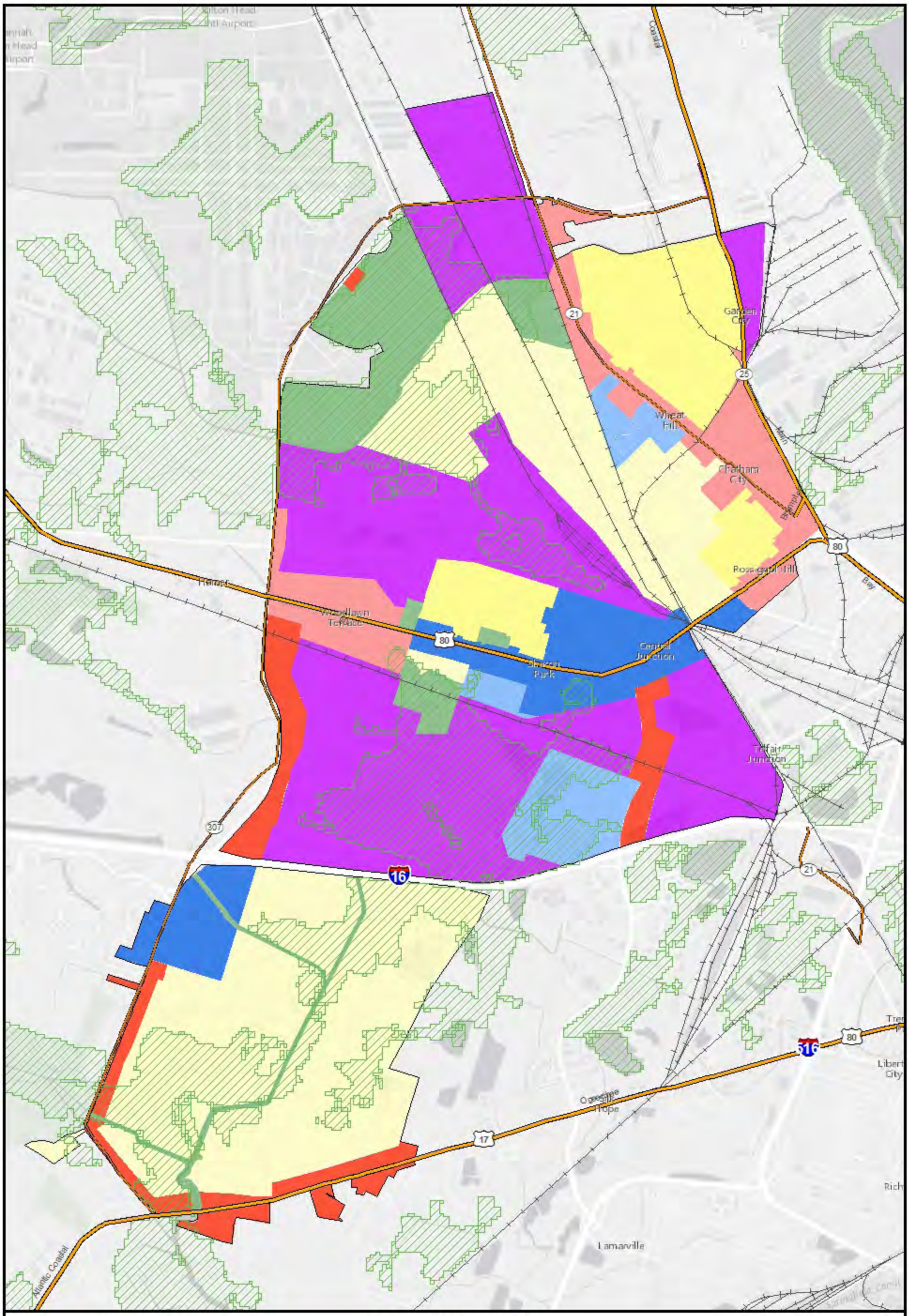
The Character Area Map is a visual representation of the City's future development policy. This plan also includes a Future Land Use Map.

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 Garden City include:

- Local Commercial Corridor;
- Commercial Redevelopment Area;
- Mixed Use, Urban Anchor;
- Industrial;
- Public/Institutional;
- Suburban (Neighborhood)
- Traditional (Neighborhood)
- Greenspace


Garden City
Wheaton Hill
Thunderbolt
Port Pennico
Savannah
Hilton Head
Airport
Georgetown
Garden City
Wheat Hill
Main
Chatham City
Memphis
Rossignol Hill
Bay
Harmon
Woodlawn Terrace
Central Junction
Sharon Park
Telfair Junction
Tremont
Liberty City
Ogeechee Hope
Richmond Hill
Lamarville
Atlantic Coastal
21
25
80
16
307
17
Character Areas
Garden City
Local Commercial Corridor
Commercial Redevelopment Area
Mixed Use Urban Anchor
Public / Institutional
Industrial
Suburban Neighborhood
Traditional Neighborhood
Greenspace
Green Infrastructure
N
W
E
S
1:40,000
Date: 8/15/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia
0
1
2
Miles
Coastal Regional Commission

Local Commercial Corridor

Vision / Intent

Commercial property is an important land use element of Garden City, making up 13 percent of the developed land. This designation is applied to land which is, or should be developed for general commercial purposes as well as institutional and professional services.

The local commercial corridor is established to enhance the quality and compatibility of development, to encourage the most appropriate use of land, and to promote safe and efficient movement of traffic.

The local commercial corridor allows for a higher intensity of development than neighborhood scale commercial development but does not allow for commercial development as intensive as commercial redevelopment corridor.

Current Zoning

- C-1
- C-2
- C-2A
- I-1
- I-2
- P-C-2
- P-C-2A
- P-I-1
- P-I-2
- R-1
- R-A
- R-I-N

Future Zoning Considerations

Over 50 percent of land located within this character area is currently zoned for industrial or residential use. The City will need to evaluate current development trends and the demand for property to determine the best approach for steering future development along these corridors.

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.

Service Center

Applebee's
Neighborhood Grill & Bar
Welcome Back!

Greenspace

Vision / Intent

The availability of natural, open, and green spaces, in conjunction with well planned, well promoted cultural and historic resources and well-placed urban centers speaks to the quality of life. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations.

Current Zoning

- C-1
- C-2
- I-1
- I-2
- M
- P-I-1
- P-I-2
- R-1
- R-2
- R-A

Future Zoning Considerations

Nearly 70 percent of land area within this character area is currently zoned industrial. Wetland and flood plain constraints will assist with the preservation of land within these area, but amendments to the existing zoning ordinance would be required to truly preserve these areas.

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, drainage canals, 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.
- 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.

Industrial

Vision / Intent

Garden City has long occupied a superior strategic location to attract a wide range of industrial and commercial businesses. Industrial businesses will continue to be attracted to the City because of its proximity to the port and downtown Savannah, and its transportation network. Commercial businesses will also seek to locate in the City for the same reason.

Current Zoning

- C-1
- C-2
- C-2A
- I-1
- I-2
- P-C-2
- P-C-2A
- P-I-1
- P-I-2
- R-1
- R-2
- R-A
- R-I-N

Future Zoning Considerations

Nearly 90 percent of land area in the industrial character area is already zoned for industrial use. The biggest challenge the City will face with regard to industrial use is the increasing demand for industrial property and buffering these uses from neighboring residential uses.

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 Garden City.
- 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.
- Utilize commercial and office infill as a buffer between residential and industrial uses.

Hertz Equipment Rental
DO NOT ENTER
SPEED LIMIT 5 M.P.H

AERO
2509

SAVANNAH TERMINAL
NS
NORFOLK SOUTHERN
DILLARD YARD

Mixed Use Urban Anchor

Vision / Intent

Projects that integrate different land uses such as retail stores, restaurants, residences, civic buildings, offices and parks within a defined area. Mixed use developments by definition have a minimum of three separate types of uses included in the development.

Current Zoning

- C-1
- C-2
- C-2A
- I-1
- I-2
- M
- P-C-2
- R-1
- R-2
- R-A
- R-I-N

Future Zoning Considerations

The ability to achieve a mixed use fabric within a community can immediately create a sense of place and improve quality of life. Some of the areas identified for future mixed use already contain a balanced combination of residential, commercial, and public uses. However, the current zoning code for the traditional categories does not necessarily lead to the desired vision for development within this character area. The City should consider re-zoning areas to mixed use or creating an overlay district along Highway 80 to help facilitate a form of development more consistent with the intent of this category.

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.
- Create overlay district along redevelopment corridors to facilitate consistent form of development.

OXFORD MILLS
OXFORD MILLS

Bridgman Ave
Marine Dr

Public / Institutional

Infrastructure like roads, water, and sewage systems, is simultaneously the most crucial element of urban form. It represents the building blocks of our built environment. The building and maintaining of public infrastructure absorbs a substantial amount of our public resources.

Prioritizing where to build or maintain infrastructure affects the economic health, the environmental quality, and social equity of Garden City.

Vision / Intent

Provide services equitably throughout the community.

Current Zoning

- C-1
- C-2
- P-R-A
- R-1
- R-2
- R-A
- R-I-N

Future Zoning Considerations

The majority of land within this character area is appropriately zoned. Roughly 10 percent is currently zoned commercial, which if done well, compliments neighboring public uses.

Implementation Measures

- Identify where adequate facilities exist, and where facilities will be added to allow for appropriate growth.
- Create a plan for staging infrastructure growth to accommodate growth tied to specific “level of service” measurements.
- Set a threshold level of service for each type of infrastructure.
- Determine if the current public/institutional services are meeting the City’s potential needs .

Garden City Library

GARDEN CITY GEORGIA

Traditional Neighborhood

Vision / Intent

Traditional communities are characterized by mixed land uses, grid street patterns, pedestrian circulation, intensively-used open spaces, architectural character, and a sense of community.

Current Zoning

- C-1
- C-2
- C-2A
- I-1
- I-2
- R-1
- R-2
- R-A
- R-I-N

Future Zoning Considerations

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

Implementation Measures

- Encourage the continuation of the street grid pattern.
- Ensure that infill development and redevelopment are consistent with the traditional architectural and design style.
- Identify and protect historic structures.
- Continue to enforce residential property maintenance standards.
- Require the continuation of existing sidewalk networks in new development.
- Identify and seek funding for streetscape improvements to improve the pedestrian environment.
- Evaluate the City's tree protection ordinance to ensure the canopy is preserved city-wide.

Suburban Neighborhood

Vision / Intent

Garden City's suburban neighborhood should preserve trees and encourage the preservation of open space and conservation-type subdivisions. The suburban neighborhoods allow for various housing types and residential densities. In new developments there is adequate educational and active and passive recreational facilities. Suburban neighborhoods have adequate capacity of infrastructure and can have mixed-uses to serve the daily needs of residents.

Current Zoning

- I-1
- I-2
- P-C-2
- P-I-1
- P-R-1
- R-1
- R-2
- R-A

Future Zoning Considerations

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

Implementation Measures

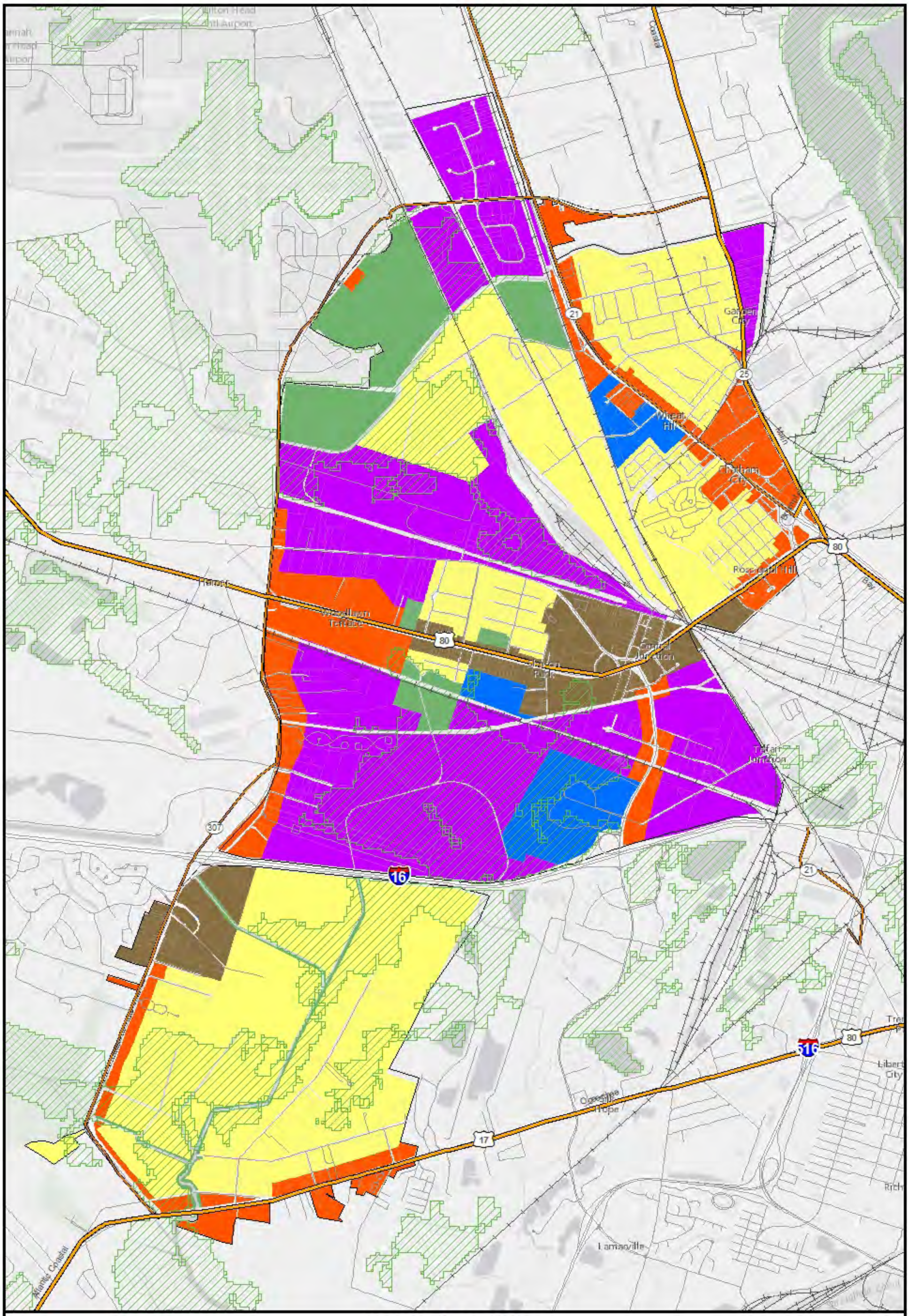
- Promote developments that have strong walkable connections within and between neighborhoods.
- Allow for smaller local roads and associated rights-of-ways.
- Allow for appropriate neighborhood mixed-uses within planned developments to provide a destination for pedestrians and to minimize the need for long trips.

Suburban Neighborhood

4.2 Future Land use

The Future Land Use Map is a visual representation of the City’s future land use.

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


Future Land Use
Garden City
Green Infrastructure
Commercial
Greenspace
Industrial
Mixed Use
Public / Institutional
Residential
N
W
E
S
1:40,000
Date: 8/15/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia
Miles
0
1
2
Coastal Regional Commission
21
25
80
16
17
307
Garden City
Wheat Hill
Chatham City
Rossignol Hill
Port Wentworth
Tarmac
Central Junction
Tiffani Junction
Oglethorpe Hope
Liberty City
Richmond Hill
Lamaville
Atlantic Coastal

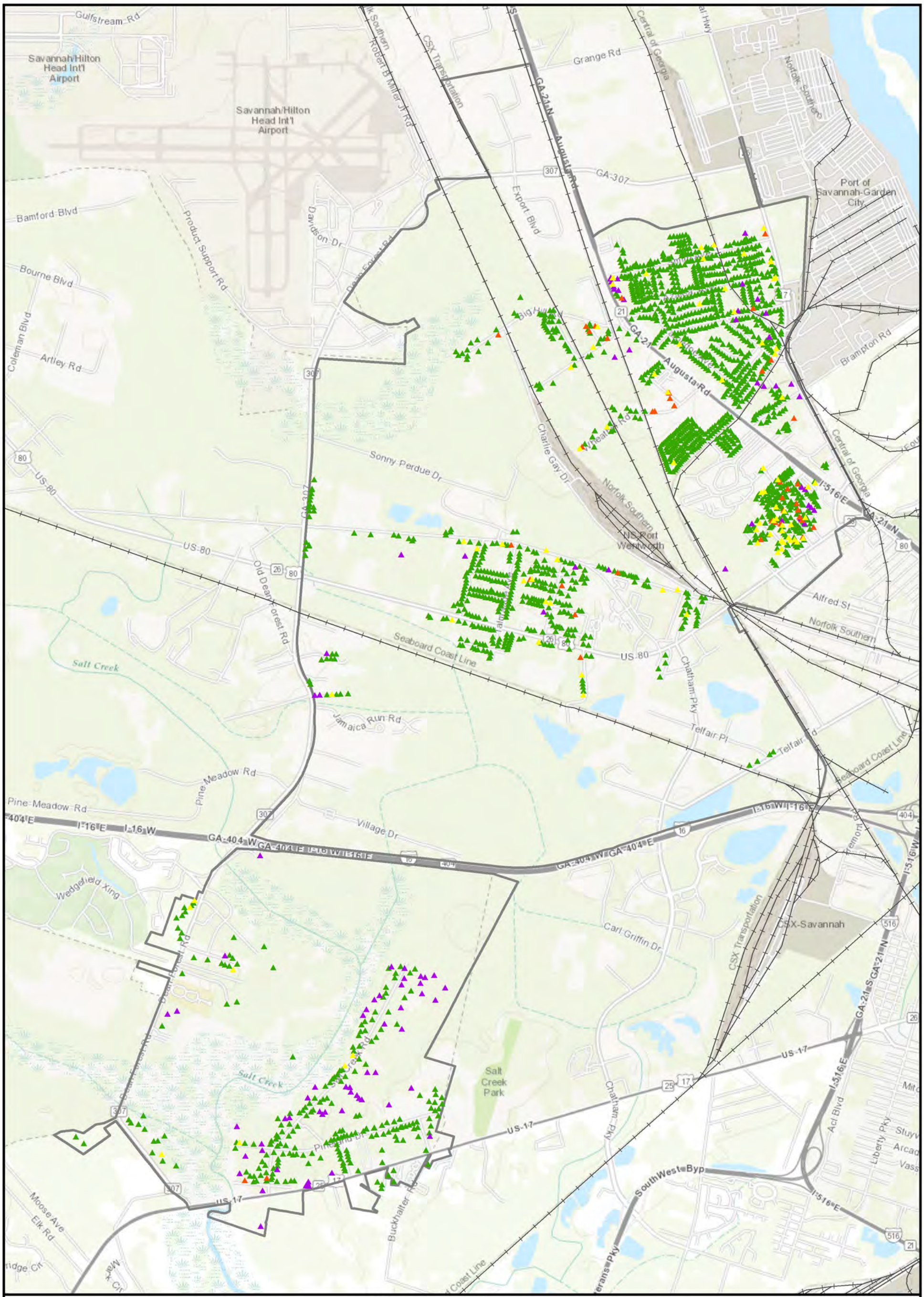
Future Land Use Table

Land Use	Description
Commercial	
Commercial Office	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Commercial Retail	
Industrial	
Industrial - Heavy	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Industrial - Light	
Residential	
Residential Multi-family	The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.
Residential Single-family	
Public / Institutional	
Public / Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military Installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Land Use	Description
Greenspace	
Agriculture/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Recreation Active	
Mixed Use	
Mixed Use	For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among The mix of uses (or other objective measure of the combination), and the allowable density of each use.

5 Housing

Secured by
ADT


Gulfstream Rd
Savannah/Hilton Head Int'l Airport
Savannah/Hilton Head Int'l Airport
Robert B Miller Jr Rd
CSX Transportation
Grange Rd
GA-21-N-Augusta-Rd
Central of Georgia
Norfolk Southern
Port of Savannah-Garden City
GA-307
Export Blvd
Bamford Blvd
Product Support Rd
Davidson Dr
Deer Forest Rd
Bourne Blvd
Coleman Blvd
Artley Rd
Big Hwy
GA-21
Augusta Rd
Brampton Rd
Charlie Gay Dr
Sonny Perdue Dr
US-80
Old Dean Forest Rd
Seaboard Coast Line
Salt Creek
Jamaica Run Rd
Chatham Pky
Telfair Pl
Telfair Rd
Alfred St
Pine Meadow Rd
Village Dr
GA-404-W GA-404-E I-16-W I-16-E
Wedgefield Xing
Carl Griffin Dr
CSX-Savannah
Salt Creek Park
US-17
SouthWest Byp
I-516-E
Acl Blvd
Liberty Pky
Moose Ave
Elk Rd
Buckhalter Rd
Housing Survey
Garden City
Evaluation
Standard (1794)
Substandard (82)
Dilapidated (41)
Other (95)
Garden City
N
W
E
S
Date: 5/17/2016
Author: Lisa Fulton, GISP
Published By: Coastal Regional Commission of Georgia
0
1
2
Miles
Coastal Regional Commission of Georgia

Housing

Garden City has an effective Housing Team addressing housing needs in a variety of ways including collaborating with the Chatham County Partnership.

According to the U.S. Census Bureau, 2010 Data, the 2016 Garden City households total is 3,383 with an average household size of 2.52. The forecasted 2021 total household is 3,451.

Total housing units in 2016 is 3,773 and the total housing units **forecasted in 2021 is 3,866**. Occupied housing units in 2016 is 3,383 and forecasted occupied housing units in 2021 is 3,451.

Owner occupied is 1,345 in 2016 and **forecasted owner occupied is 1,383** by 2021. **Renter occupied in 2016 is 2,038** and **forecasted renter occupied in 2021 is 2,068**.

Vacant units in 2016 is **390** and forecasted to be **415 vacant units in 2021.**

Garden City Housing Team 501 3 (c)

The Garden City Housing Team is a 501(c)3 Non-Profit organization dedicated to helping the residents of Garden City with housing needs.

CHIP

The Housing Team is a 2016 recipient of the Community HOME Investment Program (CHIP) sponsored by the Georgia Department of Community Affairs whose goal is to provide affordable housing in Georgia communities. The housing team received $306,000 in funding which will be used to rehabilitate homes in areas identified in the Urban Redevelopment Plan.

Urban Redevelopment Team

The Garden City Urban Redevelopment Team's purpose is to develop an Urban Redevelopment Plan to provide the City with tools to address areas in need of improvement within the City. The URP is designed to help the city create public and private partnerships to encourage redevelopment and revitalization within defined areas of the City.

CDBG

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Land Bank

Public or community-owned entities created for a single purpose: to acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties. A parcel or parcels of land or real estate held in trust, as for future development.

Housing Types and Mix

Table 5.1: Housing Units in Garden City

	Percent of Total	Numbers
Total		
Single Family		
Single Family, detached	39%	1,547
Single Family, attached	2%	82
Subtotal	41%	1,629
Multifamily		
Duplex	4%	142
3 or 4 Units in Structure	15%	571
5 to 9 Units in Structure	10%	378
10 to 19 Units in Structure	1%	42
20 to 49 Units in Structure	0%	0
50 or More Units in Structure	.8%	31
Subtotal	30%	1,164
Mobile home	27%	1,066
Boat/RV/Van	2%	63
Subtotal	29%	1,129

Census 2010-2014 gives the number of housing units in Garden City as 3,704; of these 1,629(44%) are single-family (both detached and attached).

The largest group of housing units in Garden City is single-family detached, accounting for 42% of the occupied housing stock. Multifamily follows with 30% of the housing stock.

Condition and Occupancy

Table 5.2: Age of Housing

Year Structures Built	Estimate	Percent
	3,922	
Built 2010 or later	28	1 %
Built 2000 to 2009	336	9 %
Built 1990 to 1999	511	13 %
Built 1980 to 1989	815	21 %
Built 1970 to 1979	549	14 %
Built 1960 to 1969	492	13 %
Built 1950 to 1959	493	13 %
Built 1940 to 1949	539	14 %
Built 1939 or earlier	159	4 %
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates		

Data from table 5.2: Age of Housing reveals that 44% of the total housing stock in Garden City was built prior to 1969 and 10% was constructed within the last 10 years. The majority of construction, 48% took place over a 30-year span between 1960 and 1989. The median property age is approximately 26 years.

Local Cost of Housing

Table 5.3: Housing Value and Rental Costs

Category	Garden City		
	2000	2010	Change
Median Value	$77,700	$106,100	37%
Median Rent	$497	$759	53%
Source: DCA; Census Bureau			

Housing value in Garden City has increased by 37 percent from 2000 to 2010. Rental Costs in Garden City have increased by 53 percent from 2000 to 2010.

Cost-Burdened Households in the Community

Table 5.3a: Housing Cost Burden - Owner-Occupied Housing Units with a Mortgage

	Housing Units with a mortgage	Monthly Costs 30.0-34.9%	Percent	Monthly Costs 35%+	Percent
Garden City	**713**	**57**	**8%**	**181**	**25.4%**
CRC Region	96,323	7,663	8%	26,772	28%
					Source: U. S. Census

Table 5.3a: Housing Cost Burden - Owner-Occupied Housing Units with a Mortgage

	Housing Units paying rent	Gross Rent 30.0-34.9%	Percent	Gross Rent 35%+	Percent
Garden City	**1,890**	**209**	**11.2%**	**893**	**47.7%**
CRC Region	89,132	8,257	9%	39,808	45%
					Source: U. S. Census

The Housing Cost Burden in Garden City for Owner-Occupied Housing Units with a mortgage is 25 percent as compared to the region which is 28 percent.

The Housing Cost Burden in Garden City for Renter-Occupied Housing Units is 47.7 percent as compared to the region which is 45 percent.

Jobs-Housing Balance

There is insufficient data to perform an adequate analysis of the jobs-housing balance in Garden City. However, given such large employment centers, such as the Port of Savannah – Garden City Terminal, combined with Garden City's location within the Savannah Metro Area, it seems unlikely that a perfect 1:1 jobs-housing balance can be achieved.

Housing Needs of Special Populations

There is insufficient data to perform an adequate analysis of the housing needs of special populations in Garden City.

Housing Options across the Life Cycle

Garden City should consider some of the following techniques for maintain a variety of housing options:

- Allow multi-unit structures on the same size lot as a single family house. Requiring larger lots for multi-family dwellings limits the flexibility to change a building's use.
- Permit garage apartments and granny flats.
- Allow mixed use buildings such as stores or offices with apartments above.
- Use creative parking options such as shared parking which allows the same parking space count for a business that is open during the day and adjacent apartments where residents park mainly at night.
- Permit on-street parking.
- Require developers to provide different housing types close to each other or intermingled.
- Complete a housing study to determine best possible next-steps.

6 Transportation

Transportation

Garden City 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 Garden City. These documents can be found at www.thempc.org/Dept/Plans. Some of the documents of particular interest to Garden City include the Thoroughfare Plan, Freight Plan, the Transit Mobility Vision Plan, the Non-Motorized Transportation Plan, the Congestion Management Process, and the State Road 21 Corridor Study.

The Thoroughfare Plan is of particular importance to local comprehensive planning, in that it is being promoted as part of a larger movement called context sensitive solutions. The Institute of Traffic Engineers (ITE) defines context sensitive solutions (CSS) as follows:

> *CSS is a different way to approach planning and design of transportation projects, it is of balancing the competing needs of many stakeholders starting in the earliest stages of project development. It is also flexibility in the application of design controls, guidelines, and standards to design a facility that is safe for all users regardless of the mode of travel they chose.*

One project of particular importance to Garden City is the State Road 21 (SR 21) Corridor Study. SR 21 is a key thoroughfare in Chatham County that serves commuter traffic between Effingham County and Savannah and provides a primary means of access to major industries and the Port of Savannah. SR 21 is vital to the local and regional economy and serves a strategic purpose as a hurricane evacuation route.

Roads & Highways

The City of Garden City contains approximately 60 miles of local roads, state and US highways, and interstates; including a 3.5-mile stretch of I-16 that crosses through the City. U.S. Highway 21 is the main north-south arterial in the City and consists of 3.5 miles of roadway. This highway experiences high volumes of traffic and provides areas north of Garden City, such as Port Wentworth and Effingham County with connection to downtown Savannah. U.S. Highway 80 is the major east-west arterial in the City. Garden City contains a 3.6-mile stretch of Highway 80 that crosses through the middle-to-southern portion of the City. Highway 17 acts as the southern boundary of the city limits. The remainder of the City consists of primarily local roads with collectors providing access to the major transportation routes in the City.

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. Interstates 16 and 95 in Garden City are limited access freeways.

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 Garden City include Augusta Road (GA 21), US Highway 80, and US Highway 17.

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 Garden City include Dean Forest Road (GA 307), Chatham Parkway, and Telfair Road.

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
Garden City has identified 16 bridges within the city limits. The bridges consist of highway and railroad overpasses, and small crossings over creaks and canals.

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

Signalized Intersections
The City of Garden City contains 13 signalized intersections.

Signage
The City has identified a need to invest in signage at community access points to inform people that they have entered Garden City and direct them to the unique resources within the City.

Alternative Modes of Transportation

Pedestrian & Bicycle Paths
Due to the heavy traffic in the City, Garden City does not contain any bicycle or pedestrian paths. The City is however exploring the potential for a greenway trail system along the canals in the southern part of the City. There are also approximately nine miles of sidewalks within the City. The majority of sidewalks are located in the traditional neighborhood between Main Street and US Highway 21.

Public Transportation

The Chatham Area Transit (CAT) provides public transportation to areas around Chatham County. The CAT shuttle currently provides public transportation for Garden City. The City intends to research the possibility of expanding service throughout the City.

Parking

The City does not contain a significant number of facilities related to parking. There are no surface parking facilities located in the City, and on-street parking is currently the only public parking option. Currently, there is no need for additional parking facilities in the City. Existing parking options are sufficient for residents and visitors.

Railroads, Trucking, Port Facilities & Airports

According to the CORE Freight Transportation Plan (2013), freight policy, at all jurisdictional levels, is an increasingly important aspect of overall transportation policy making. The CORE MPO has identified three potential focal points for the analysis and implementation of an efficient and effective freight transportation system within Chatham County:

- Identify Existing and Plan for Future Freight Corridors of Importance to Chatham County and Georgia: Identify routes that are important to freight movement, assess their physical condition and capacity, and develop options for improving them.
- Prioritize Infrastructure Investments with Freight Corridors as Criterion: In program delivery, make improvements to freight routes a priority in allocating funding.
- Develop and Implement an Effective Land Use Designation Program to Support Current and Future Freight Needs: Evaluate the supply of land available for freight transfer and other related goods movement facilities and consider zoning additional areas where applicable to meet demand.

Garden City, with its proximity to the Georgia Ports Authority and the Savannah-Hilton Head International Airport, recognizes the crucial role that freight transportation planning plays in its overall comprehensive planning efforts and the need for coordination between local planning activities and those of Chatham County and the CORE MPO.

Railroads
The City of Garden City contains roughly 56 miles of railroads. These rail freight lines are owned and operated by CSX Transportation and Norfolk Southern. The rail and freight infrastructure in Garden City is primarily related to the transport of commodities to and from the Georgia Ports Authority.

Ports
The Georgia Ports Authority owns and operates two facilities located along the Savannah River; the Garden City Terminal and the Ocean Terminal, known collectively as the Port of Savannah. The Port handles multiple commodity types through employment of Ro-Ro (roll on, roll off), breakbulk, container, and reefer (refrigerated) operations.

The Garden City Terminal is the newer of the two facilities offering container services across 486 acres and is the fourth largest container port in the U. S. by size. The Georgia Ports Authority has a tremendous impact on the local economy and provides a significant amount of jobs to people in the County. However, it also is responsible for the large amount of truck traffic within the City. The Georgia Ports Authority has experienced significant growth and continued growth is expected in the foreseeable future. Upon completion of the Savannah Harbor Expansion Project (SHEP) in 2019, the Port will begin handling larger ships and increased freight generated by the widening of the Panama Canal. This increased volume could lead to a doubling of the number of containers arriving at the Port, with a direct impact on the volume of truck traffic.

Trucking
Due to the City's proximity to the Georgia Ports Authority Garden City Terminal, there is a significant amount of truck traffic. Industrial areas of the City also experience a significant amount of truck traffic. Specific transportation projects have been identified and are listed in the section below to address the congestion caused by truck traffic. As stated above, completion of the SHEP in 2019 will increase truck traffic.

Airports
The City of Garden City is located in relatively close proximity to the Savannah-Hilton Head International Airport. This airport is the largest airport in Coastal Georgia and continues to expand.

Transportation & Land Use Connection

The transportation issues and policies identified within this plan will have a direct impact on the other elements of the plan and can ultimately shape the character of the City. The reverse is also true; working to achieve the desired character in a neighborhood can raise a new set of transportation related issues. For example, the density of a new housing development is important in determining the appropriate transportation infrastructure.

Another example would be that the growth of the Georgia Ports Authority and the truck traffic associated with it has a direct impact on the City's ability to revitalize the traditional areas of the City. As a result, it is important for the City of Garden City to develop a coordinated approach for implementing the goals set forth in this plan.

Transportation Projects

In an effort to alleviate some of the traffic issues within the City of Garden City, there are a number of active and proposed construction projects in and around the City. Projects defined by the Georgia Department of Transportation and identified in the Chatham County Long-Range Transportation Plan are listed below:

PROJECT	THOROUGHFARE PLAN CROSS SECTION	TERMINUS	ESTIMATED COST	WORK TYPE
SR 21 Widening	Major Arterial - Suburban	Effingham County to I-95	$147,463,000	PE ROW CST
SR 21 Elevated Lanes	N/A	North of SR 30 to Jimmy DeLoach Connector		
Jimmy DeLoach Connector Express Lanes	N/A	Jimmy DeLoach Connector	$119,897,000	PE ROW CST
SR 21/ Augusta Road Improvements	Major Arterial - Suburban	Smith Avenue to SR 307/ Bourne		
SR 21 Elevated Lanes	N/A	Bourne Avenue to South of Minus Street	$136,921,000	PE ROW CST
SR 21 Reconstruction	Major Arterial – Urban	Smith Avenue to Minus Avenue		
Source: CORE MPO Total Mobility Plan 2040 Metropolitan Transportation Plan, Adopted August 27, 2014				

7

Coastal Vulnerability and Resilience

Coastal Vulnerability and Resilience

The City used the Safe Growth Audit as a means to evaluate its Comprehensive Plan to determine the degree to which resileince 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 the Safe Growth audit into its comprehensive planning efforts. More specifically, including a section on resilience where specific implementation activities are included in the Short-Term Work Plan to increase resiliency to potential coastal hazards.

Population Growth

The population of Garden City decreased from 11,289 to 8,794 between 2000 and 2010. The population is projected to grow to 13,956 by 2020 and to 14,958 by 2030. This indicates a decreased rate of 28 percent between the two most recent census counts, and a projected growth of 41percent from the current census count to 2030.

Garden City Population Growth			
2000	2010	2020	2030
11,289	8,794	13,956	14,958
Source: U. S. Census; Georgia Coast 2030: Population Projections for the 10-county			

Vulnerable Populations

In Garden City the percentage of the children under age 5 is estimated to decrease by 24 percent from 2000 to 2020, while the percentage of persons 65 and older is projected to grow by 8 percent during the same period. See Figure 1 and Figure 2.

Garden City Age Vulnerable Populations				
	2000	2010	2020	Percent Change
Children under 5	11,289	8,794	13,956	
Persons 65 and older	1,119	1,033	1,219	8%
Source: U. S. Census; Georgia Coast 2030: Population Projections for the 10-county				

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, Garden City's Median Family Income (MFI) is $33,039. Low- and moderate-income (LMI) is defined as up to 80 percent of MFI, which would be $26,431 for Garden City.

Poverty levels are established by the federal government and are based upon income and family size. For Garden City, approximately, 26 percent to 28 percent of the population is LMI and 31.6 percent of the population falls below the poverty level. See Figure 3.

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. 5.9 percent of housing units 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 a 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 Garden City 74.5 percent of workers drove alone to work and 10 percent of workers carpooled. 5.9 percent of housing units have no vehicles available. See Figure 4.

Disability
According to American Community Survey 2010-2014, there are 1,087 people with disabilities in Garden City.

Garden City Disability By Age			
	People under 18	People 18 to 64	People 65 and over
With one Disability	142	206	67
With Two or More Types of Disability	0	316	256
Total Disability	142	622	323
Source: U.S. Census			

According to the U.S. Census, types of disability are defined as sensory, physical, mental, self-care, go outside-home and employment disability. Excluding employment disability, there are 3,551 disabled persons in Garden City.

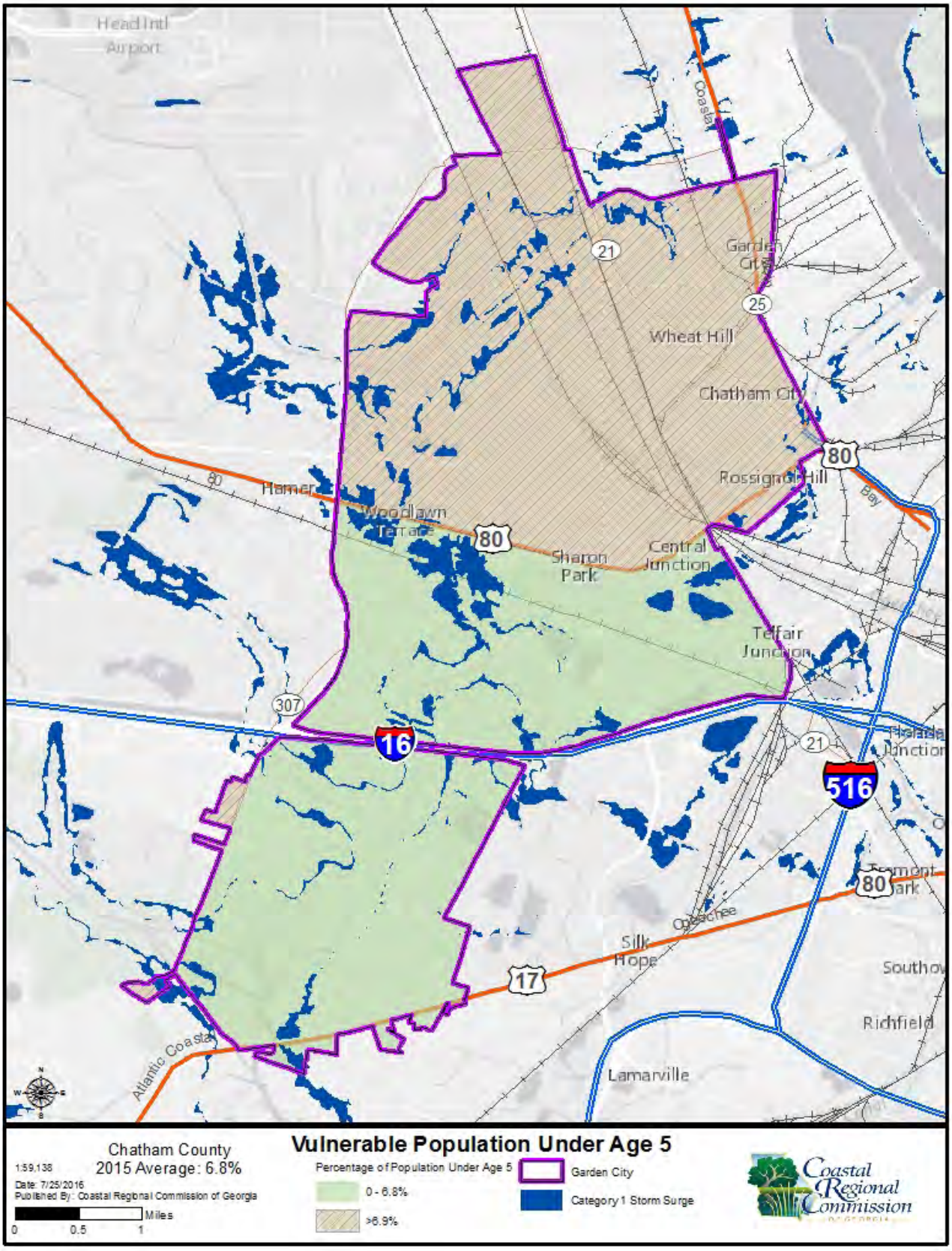
Garden City Types of Disability by Age			
People 5 to 15			
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability
0	0	103	0
Source: U.S. Census			

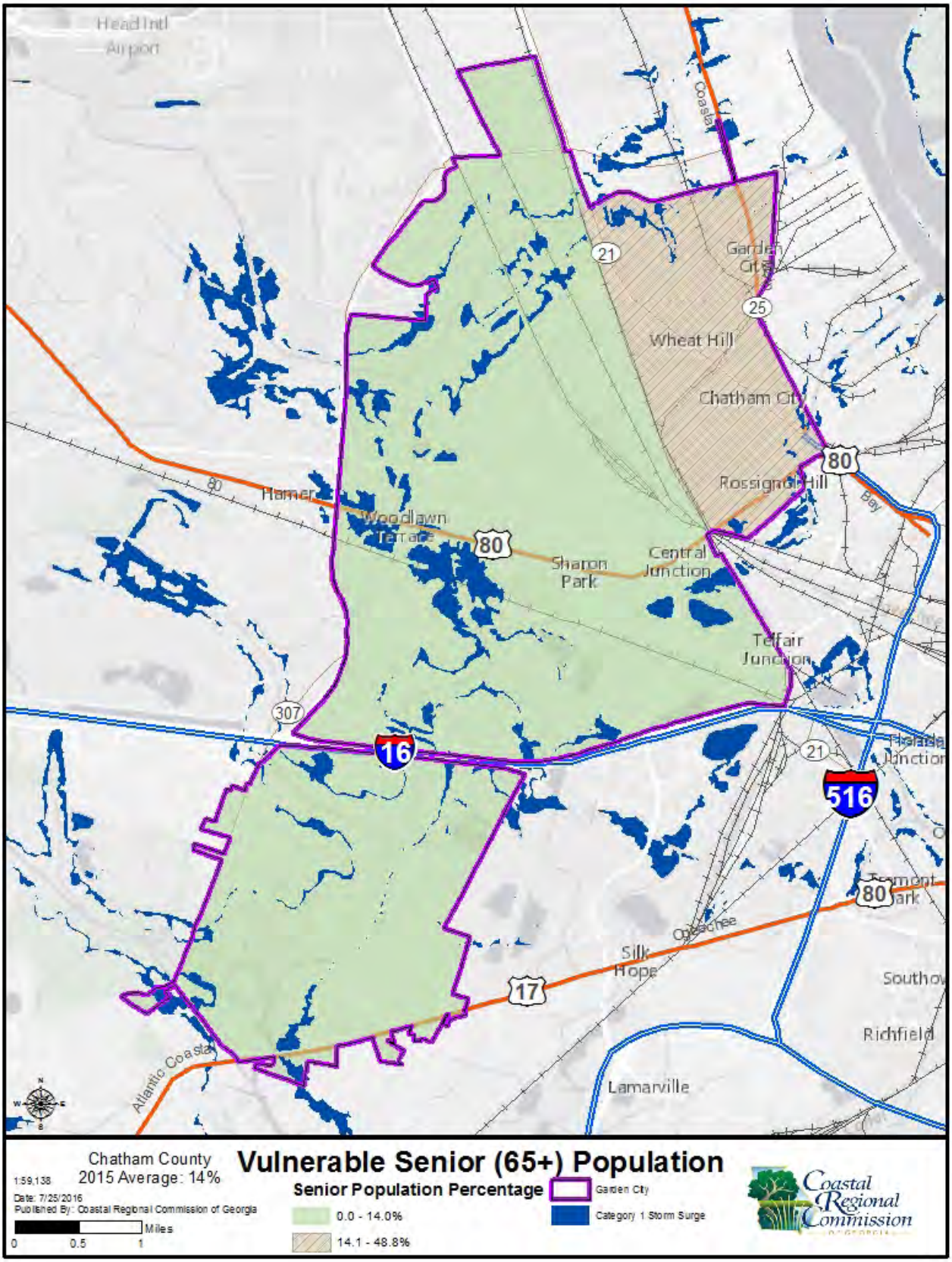
Garden City Types of Disability by Age				
People 16 to 64				
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability	Go-outside-home Disability
239	567	275	228	754
Source: U.S. Census				

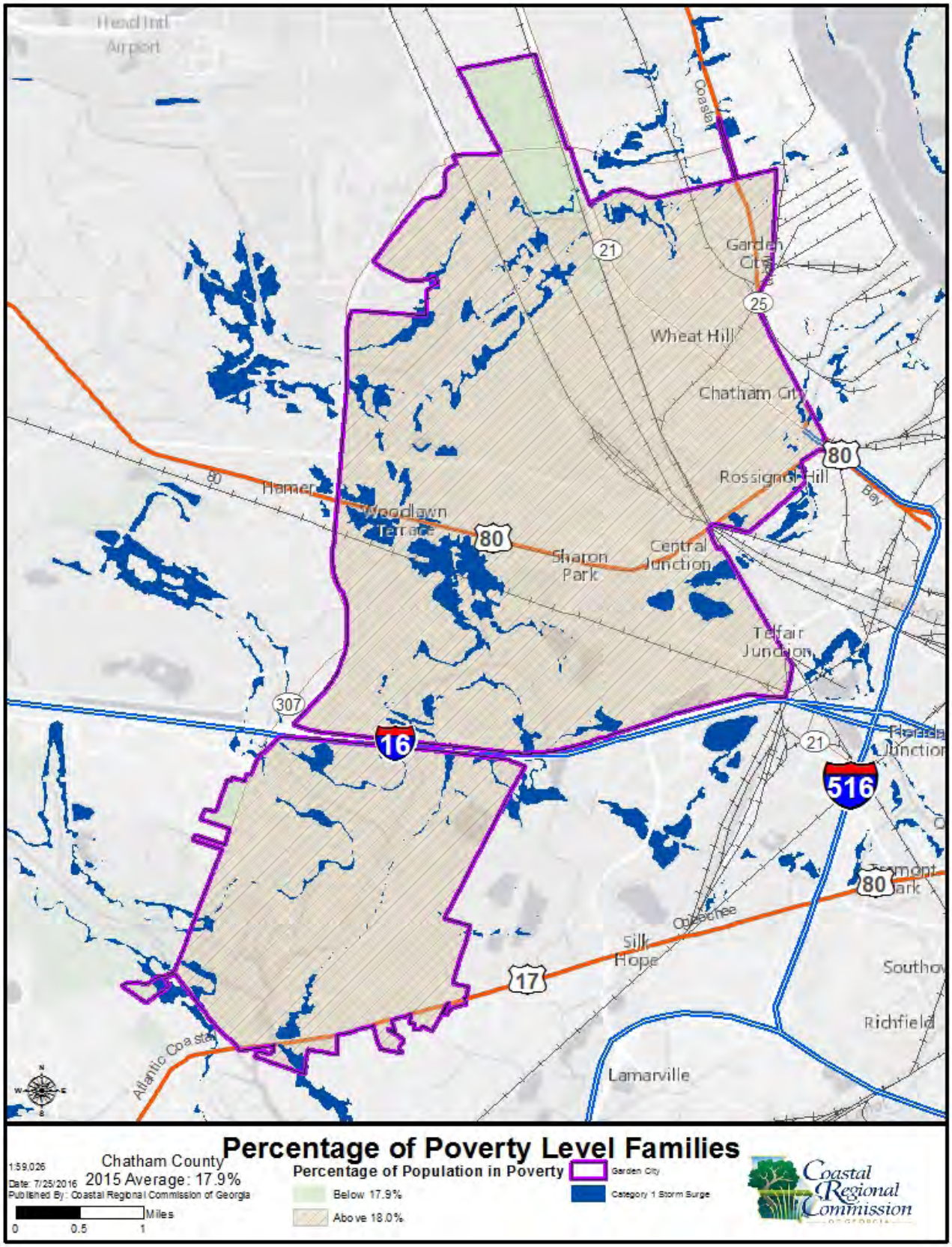
Garden City Types of Disability by Age				
People 65 and over				
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability	Go-outside-home Disability
161	499	179	164	382
Source: U.S. Census				

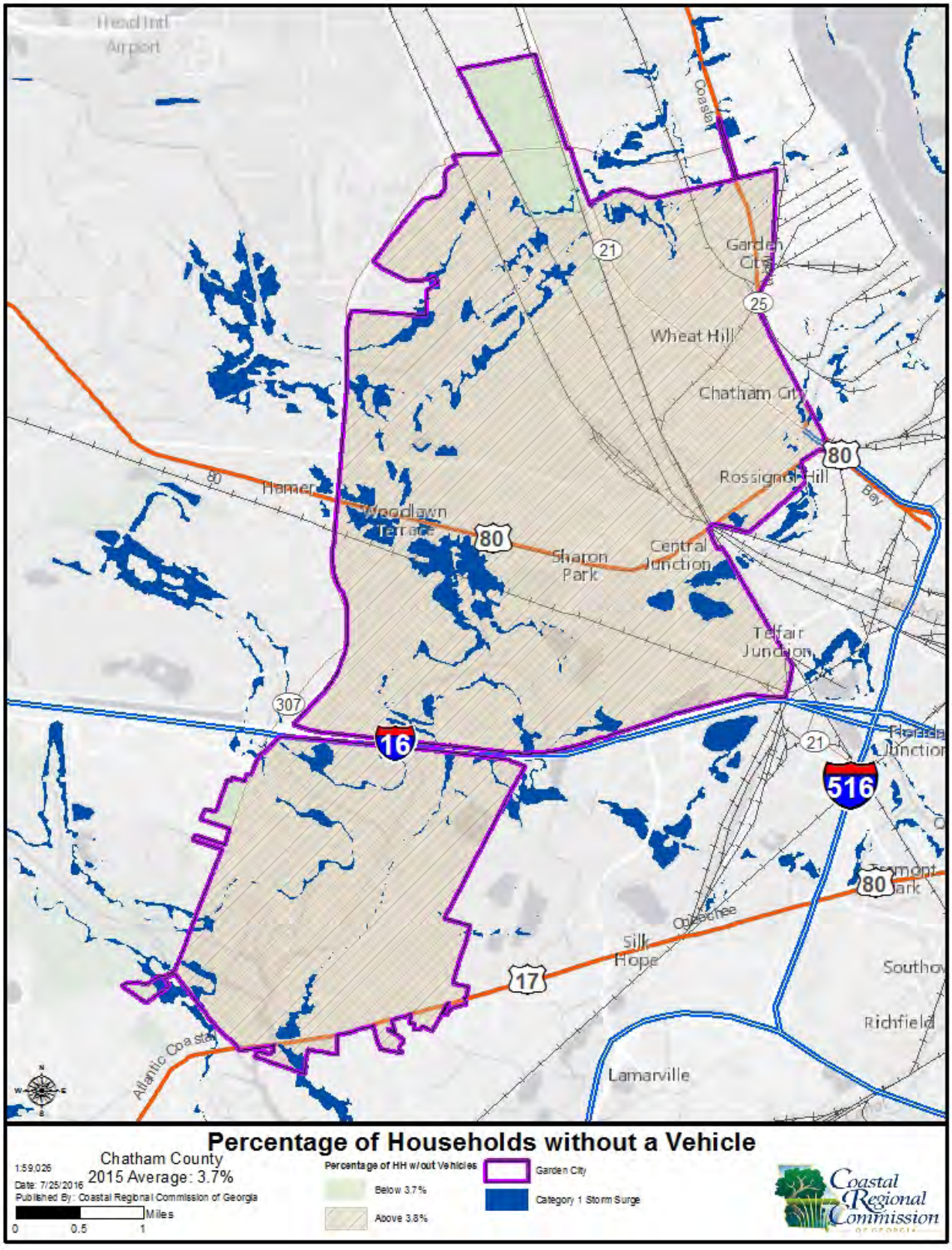
Vulnerable Housing Type

27.2 percent of housing units in Garden City are mobile homes and 1.6 percent of the housing units are boat/RV/van. See Figure 5.


Head Intl Airport
Garden City
Wheat Hill
Chatham City
Rossignol Hill
Hamer
Woodlawn Terrace
Sharon Park
Central Junction
Telfair Junction
Silk Hope
Richfield
Lamarville
Atlantic Coastal
Ogeechee
21
25
80
307
16
17
516
Chatham County
2015 Average: 6.8%
1:59,138
Date: 7/25/2016
Published By: Coastal Regional Commission of Georgia
Miles
0
0.5
1
Vulnerable Population Under Age 5
Percentage of Population Under Age 5
0 - 6.8%
>6.9%
Garden City
Category 1 Storm Surge
Coastal Regional Commission


Head Intl Airport
Coastal
21
Garden City
25
Wheat Hill
Chatham City
80
Rossignol Hill
Bay
Hamer
Woodlawn Terrace
80
Sharon Park
Central Junction
Telfair Junction
307
16
21
516
80
Fairmont Park
Ogeechee
Silk Hope
17
Southo
Richfield
Atlantic Coastal
Lamarville
Chatham County
2015 Average: 14%
1:59,138
Date: 7/25/2016
Published By: Coastal Regional Commission of Georgia
Miles
0
0.5
1
Vulnerable Senior (65+) Population
Senior Population Percentage
0.0 - 14.0%
14.1 - 48.8%
Garden City
Category 1 Storm Surge
Coastal Regional Commission


Percentage of Poverty Level Families
Chatham County
2015 Average: 17.9%
1:59,026
Date: 7/25/2016
Published By: Coastal Regional Commission of Georgia
Miles
0
0.5
1
Percentage of Population in Poverty
Below 17.9%
Above 18.0%
Garden City
Category 1 Storm Surge
Coastal Regional Commission
Wheat Hill
Chatham City
Rossignol Hill
Central Junction
Sharon Park
Woodlawn Terrace
Hamer
Telfair Junction
Silk Hope
Lamarville
Richfield
Atlantic Coastal
Coastal
Bay
Ogeechee
80
21
25
307
16
516
17


Head Intl Airport
Coastal
Garden City
Wheat Hill
Chatham City
Rossignol Hill
Bay
Hamer
Woodlawn Terrace
Sharon Park
Central Junction
Telfair Junction
Florida Junction
Silk Hope
Ogeechee
Southo
Richfield
Lamarville
Atlantic Coastal
21
25
80
307
16
516
17
Percentage of Households without a Vehicle
Chatham County
2015 Average: 3.7%
1:59,026
Date: 7/25/2016
Published By: Coastal Regional Commission of Georgia
Miles
0
0.5
1
Percentage of HH w/out Vehicles
Below 3.7%
Above 3.8%
Garden City
Category 1 Storm Surge
Coastal Regional Commission

8 Community Work Program

GARDEN CITY GEORGIA

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.

8.1 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.

Maintain the Character of Garden City

- 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 Garden City. (Short Term)

Strengthen Garden City's Economic Development Efforts

- 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)

Encourage Use of a Wider Range of Transportation Modes

- Promote walk- "ability" to homes, schools, shopping, civic uses, and open space. (Policy)
- Adopt and implement the Complete Streets Policy. (Policy)
- Provide pedestrian linkages to adjacent and nearby residential and commercial districts. (Ongoing)
- Develop pedestrian connectivity. (Short Term)
- Establish a goal of creating a community-wide pedestrian network. (Short Term)

8.2 Short Term Work Program

The following short-term 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 STWP is organized by element and lists implementation years, responsible part, estimated cost and potential funding sources.

Activities	Schedule	Responsible Party	Cost Estimate	Funding Source(s)
Economic Development				
Support development and promotion of the Farmer's Market as a source of local produce	2016-2020	Tourism Council and Planning Dept.	Staff Time	Tourism Fund/ General Fund
Implement activities proposed in the Urban Redevelopment Plan	2016-2020	Planning Dept.	Staff Time	General Fund
Develop overlay districts with design guidelines for the commercial target areas defined in the Urban Redevelopment Plan	2016-2018	Planning Dept.	Staff Time	General Fund
Develop an Economic Development Plan that includes appropriate commercial business recruitment and support	2016-2018	City Manager's Office	$25,000	General Fund
Identify and create Business Improvement Districts (BIDs), CIDs, TADs, or other items to support economic development initiatives	2018-2019	City Manager's Office	$50,000	General Fund
Develop a strategy for business recruitment	2016-2018	City Manager's Office	Staff Time	General Fund
Natural and Cultural Resources				
Work with FEMA and ISO to improve the City's Community Rating System (CRS) score	2016-2017	Planning Dept.	Staff Time	General Fund
Devise a water supply plan or strategy using existing and future withdrawal permit restrictions and outside sources	2016-2020	Water & Sewer Dept.	$75,000	Water & Sewer Enterprise Fund
Participate in an updates to the Chatham County Water Supply Management Plan	2016-2020	Water & Sewer Dept.	$10,000	Water & Sewer Enterprise Fund
Identify property for acquisition as community and pocket parks	2016-2020	Planning Dept.	Staff Time	General Fund

Activities	Schedule	Responsible Party	Cost Estimate	Funding Source(s)
Natural and Cultural Resources				
Continue to educate residents regarding the need to protect designated flood zones or high risk flood areas	2016-2020	Planning Dept.	Staff Time	General Fund
Perform a tree inventory in public ROW and City parks	2017-2019	Planning Dept.	$35,000	General Fund
Update stormwater ordinances and local design manual to incorporate basin specific designs into the regulations	2016-2017	Public Works Dept.	Staff Time	Stormwater Enterprise Fund
Housing				
Coordinate with the Garden City Community Housing Team to restore, revitalize and rehabilitate city neighborhoods	2016-2020	City Manager's Office	Staff Time	General Fund
Explore alternative housing options to accommodate local and regional housing needs / trends (container housing)	2017-2018	City Manager's Office	Staff Time	General Fund
Review codes related to vacant structures to evaluate if the mitigation process can be streamlined	2017-2018	Planning Dept.	Staff Time	General Fund
Achieve "minimum standards" compliance with the Regional Plan for Coastal Georgia	2016-2020	Planning Dept.	Staff Time	General Fund
Facilities and Services				
Implement the Parks and Recreation Masterplan to include new and renovated facilities	2016-2020	Planning Dept. / Recreation Dept.	$100,000	General Fund
Continue to expand water and wastewater service south of I-16 in association with the Town Center development and the South Garden City Urban Redevelopment Area	2016-2020	Water & Sewer Dept.	$7,500,000	Water & Sewer Enterprise Fund/ GEFA

Activities	Schedule	Responsible Party	Cost Estimate	Funding Source(s)
Facilities and Services				
Explore ways to better track citizen requests through apps, live real-time reporting, and other technologies	2016-2020	Public Works Dept.	$10,000	General Fund
Upgrade the City's Water Pollution Control Plant (WPCP) to a reuse discharge standard	2018-2020	Water & Sewer Dept.	$12,000,000	GEFA or Revenue Bond
Proactively maintain the MS4 as required by the Phase I NPDES permit to mitigate the impacts of flooding	2016-2020	Public Works Dept.	$500,000	Stormwater Enterprise Fund
Improve city-wide fire service to maintain / improve ISO rating	2016-2020	Fire Department	Staff Time	General Fund
Transportation				
Improve traffic level of service and road conditions for Chatham Parkway and associated roads in the Telfair area	2016-2018	Public Works Dept.	$5,800,000	General Fund/ SPLOST
Develop a City-wide pavement management system to prioritize city streets for future work	2016-2018	Public Works Dept.	$50,000	General Fund/ SPLOST
Improve pedestrian safety and mobility around city arterials and state routes	2016-2020	City Manager's Office	Staff Time	General Fund
Implement the City's comprehensive Capital improvement program	2016-2020	City Manager's Office	Varies	General Fund
The City will work with CAT to expand services to targeted areas of the city	2016-2020	City Manager's Office	Staff Time	General Fund

Activities	Schedule	Responsible Party	Cost Estimate	Funding Source(s)
Resilience and Sustainability				
Continue to participate in disaster preparedness exercises with CEMA and other neighboring jurisdictions	2016-2020	City Manager's Office	Staff Time	General Fund
Coordinate with CEMA on the Disaster Recovery Plan and Redevelopment Plan	2016-2020	City Manager's Office	Staff Time	General Fund
Deter development within the regulated high risk flood zones	2016-2020	Planning Dept.	Staff Time	General Fund
Review and implement the recommendations from the Greenhouse Gas Emissions Inventory to reduce the impact of government operations	2016-2020	City Manager's Office	Staff Time	General Fund
Review and implementation the recommendations of the Safe Growth Audit	2016-2020	City Manager's Office	Staff Time	General Fund
Review existing Sea Level Rise studies and data trends to understand how the City may be impacted	2016-2020	City Manager's Office	Staff Time	General Fund
Intergovernmental Coordination				
Adopt a resolution in support of the Chatham County Blueprint	2016-2017	City Manager's Office	Staff Time	General Fund
Identify applicable goals and strategies from the Blueprint related to education, the economy, health and quality of life for implementation at the municipal government level	2016-2020	City Manager's Office	Staff Time	General Fund

Report of Accomplishments

Activities	*Status*	*Explanation*
Population		
Perform a population study specific to Garden City. Participate in LOST negotiations.	Completed	The performed a detailed population study as part of the formal Census Challenge. The results of this study were used to aid in LOST negotiations.
Submit a challenge to the Census Bureau related to the number of units undercounted in the 2010 Census for Garden City.	Completed	The City challenging the Living Quarter (LQ) count recorded during the 2010 Census and was awarded an additional 16 persons
Explore ways to capitalize on the Town's access to water for recreational use or commercialized boat use.	Underway	The Town has many public access points for recreational and commercial boat use.
Economic Development		
Enter into an agreement with GPA for public safety services and buffer zone improvements.	Underway	The City continues to coordinate with GPA on lessening the negative impact of port related activities on Garden City residents and service delivery demands
Support development and promotion of the Farmer's Market as a source of local produce.	Underway	The City continues to support the Farmer's Market
Restore the Dotson House at new City Hall location as the Visitors Center for the City.	Postponed	Limited funding has prevented the City from moving forward with restoration of the Dotson House
Identify and Create Business Improvement Districts (BIDs)/ Community Improvement Districts (CIDs).	Underway	The City developed an Urban Redevelopment Plan (URP), which recommended different methods for improving commercial corridors
Develop an Economic Development Plan for Garden City to to include the recruitment of desired commercial businesses.	Underway	Through the updated Comp Plan and the URP, the City is working to develop an Economic Development Plan

Activities	*Status*	*Explanation*
Natural and Cultural Resources		
Work with FEMA to enhance the City's floodplain management program to participate in the Community Rating System (CRS).	Completed	The City joined the CRS program in 2013 as a class 8
Implement the new Water Withdrawal permit conditions as outlined in the Coastal Water and Wastewater Permitting Plan.	Underway	The City has intiated planning activities to adhere to new permit conditions
Update stormwater regulations in conjunction with the completion of the Georgia Stormwater Management Manual Coastal Supplement and Model Ordinance.	Completed	The City implemented its new ordinance in 2012
Participate in any updates to the Chatham County Water Supply Management Plan.	Underway	The MPC was awarded a CIG in 2016 to update the existing plan by December 2017
Identify property for acquisition as community and pocket parks in accordance with the recommendations of the Needs Assessment.	Underway	The City looks for potential property acquisition to be converted to community parks
Participate in the Natural Resources Protection Commission and program through the MPC.	Canceled	This committee no longer exists
Create an inventory and perform an assessment of the City's cultural, archeological, and historic resources.	Canceled	This is no longer a priority for the City
Have an archeological survey performed at the Civil War site adjacent to Savannah Christian school (SCS) facility.	Canceled	This is no longer a priority for the City
Preserve SCS Civil War site as a permanently protected park.	Canceled	This is no longer a priority for the City
Contract with MPC to implement stormwater education and compliance program.	Underway	The City works with the MPC to stay in compliance with the stormwater permit and completes all required BMPs

Activities	*Status*	*Explanation*
Housing		
Apply for the Georgia Initiative for Community Housing (GICH) Program through the Department of Community Affairs (DCA).	Completed	The City graduated from the GICH program in 2015 and continues addressing housing needs throughout the City
Review and revise existing development regulations to identify and eliminate barriers to the provision of safe, decent, and affordable housing.	Completed	There are no barriers within existing development regulations that prevent safe, decent, and affordable housing
Review codes related to vacant structures to evaluate if the process for enforcement or acquisition can be streamlined.	Postponed	This has not been completed, but is included in the updated short term work plan
Expand the Wipe Out program to include targeted neighborhood clean ups.	Canceled	This program no longer exists in the City
Land Use		
Achieve “Minimum Standards” of compliance with the Coastal Comprehensive Plan.	Completed	The City worked with the CRC to review the minimum standards and the Coastal Comp Plan and the City has achieved many of the elements targeted
Review and improve the development review process to ensure compliance with City codes and timely review.	Completed	The City reviewed the development review process and developed a flow chart detailing the process to improve efficiency and help users understand the steps
Review and revise zoning code to ensure conformance with the Comprehensive Plan and Future Land Use Appendix.	Completed	The City has reviewed the existing code and is exploring the use of overlay districts to achieve consistency with the comp plan and future community vision
Develop overlay districts with design guidelines for the commercial redevelopment corridors of Hwy 17, 21, & 80.	Underway	Overlay districts are included in the updated Community Work plan based on the recommendations in the City's URP
Develop a Masterplan for the Farmers Market area that includes restaurants and retail as well as connectivity to surrounding neighborhoods and commercial areas.	Canceled	The City is not pursuing a masterplan for this area of the City at this time. Although, implementation of the URP may indirectly lead to private investment

Activities	*Status*	*Explanation*
Facilities & Services		
Develop a drainage masterplan for the City and identify Special Drainage Districts within the City.	Completed	A CIG was awarded to the City in 2014 for the completion of a drainage masterplan
Develop an inventory of the MS4 and a prioritized capital improvement program.	Completed	The MS4 inventory was completed and used to develop a CIP for drainage projects
Develop a Parks and Recreation Masterplan	Completed	The City completed the Parks and Rec masterplan
Evaluate the feasibility of establishing a multi-use greenway along the Historic Savannah – Ogeechee Canal.	Underway	Chatham County received a grant to evaluate all county-maintained canal corridors for potential greenways. The City participated in this process
Continue to expand water & wastewater service south of I-16.	Underway	The City completed a study regarding expansion of service along the Hwy 17 corridor. Water and sewer is currently available in the Town Center area. Future expansion will be first focused along major arterials
Proactively maintain the MS4 as required by the Phase I NPDES MS4 permit.	Underway	The City maintains the stormwater system in compliance with the MS4 permit
Gain Water First certification through the DCA.	Completed	The City was accepted into the Water First program
Implement fire hydrant project.	Underway	The City regularly assesses its fire flow needs and makes system modifications as needed
Transportation		
Repave and establish curb & gutter on Chatham Parkway.	Underway	The City is currently using a combination of General Fund money and LMIG funds to undertake this project
Repave and establish curb & gutter on Old Louisville Road and Kessler Avenue.	Postponed	The City does not have the funding to undertake this project
Resurface local streets as needed.	Underway	The City uses a combination of General Fund money and LMIG funds to complete maintenance projects for local roads
Apply for TE grant for SR 21, SR 307, and US 80 streetscape projects.	Canceled	This project is no longer a priority for the City

9 Other Considerations

GARDEN CITY GEORGIA

Other Considerations

Coastal Regional Water Plan

The City understands the water resource challenges in this region; including saltwater intrusion, surface water shortfalls, and water quality challenges. The City also understands that management practices are needed to address these challenges. The City is working to adhere to the goals of the Coastal Regional Water Plan through existing regulations and ongoing activities associated with the City's Water Conservation Program, Watershed Protection Program, National Pollutant Discharge Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Stormwater Management Program, and the implementation program developed within this report.

Part V Environmental Planning Criteria

The City has adopted the Environmental Planning Standards for Wetlands, which is the only one of the planning measures applicable to the City. None of the city falls within the boundaries of groundwater recharge zones, protected river corridors, or water supply watersheds. Given the City's location in Coastal Georgia, the standards for Mountain Protection are not applicable either.

RESOLUTION

A RESOLUTION BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, ADOPTING THE GARDEN CITY 2016 – 2036 COMPREHENSIVE PLAN

WHEREAS, Garden City prepared a 2016 Update to the Comprehensive Plan in accordance with the Rules of the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and,

WHEREAS, the Mayor and Council of Garden City, in consultation with the Coastal Regional Commission (CRC), selected both a steering committee and a committee of stakeholders composed of a cross-section of the community to facilitate the development of the 2016-2036 Comprehensive Plan; and,

WHEREAS, the steering and stakeholder committees met regularly over a fifteen-month period to establish goals, objectives, and strategies to guide the future of the community; and,

WHEREAS, the Garden City staff met regularly over the same fifteen-month period with representatives of other agencies affiliated with the governments of Chatham County, the City of Savannah, and the State of Georgia, to advise such agencies of the findings of the steering and stakeholder committees, and to solicit the agencies' input in preparing the goals, objectives, and strategies to guide the future of the community; and,

WHEREAS, the Garden City and CRC staffs assembled the recommendations of the steering and stakeholder committees, and governmental agencies, and prepared documents in the Comprehensive Plan format required by the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1); and,

WHEREAS, the Garden City 2016 – 2036 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) effective March 1, 2014, and established by the Georgia Planning Act of 1989, and includes the community's certification that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria as provided in Section 110-2-1-.02(3) of the above-mentioned Standards and Procedures in preparing the Plan; and,

WHEREAS, on August 16, 2016, the City transmitted the Plan to the CRC and the Georgia Department of Community Affairs for official review; and,

WHEREAS, the Plan has been found by the Georgia Department of Community Affairs to be in compliance with the above-mentioned Minimum Standards and Procedures;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AND IT IS HEREBY RESOLVED that the Garden City 2016 – 2036 Comprehensive Plan is hereby approved and adopted.

BE IT FURTHER RESOLVED that the City staff be directed to provide a copy of this adoption resolution within seven (7) days of local adoption of the approved Plan to the CRC, and to publicize the availability of the adopted Plan as public information by posting the Plan on the City's website.

ADOPTED this 17th day of October, 2016.

Attest:

Rhonda Ferrell-Bowles, City Clerk (Seal)

Approved:

Don Bethune, Mayor