COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

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

RC:　**CRC**

Submittal Type:　**FY2021 Comprehensive Plan Update**

Preparer:　☒ RC　☐ Local Government　☐ Consultant: Specify

Cover Letter Date:　**11/8/2021**

Date Submittal Initially Received by RC: **11/8/2021**

**Explain Unusual Time-lags or Other Anomalies, when present:**

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

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

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

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

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

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

rev.09262016

Bloomingdale

2021-2041 Comprehensive Plan
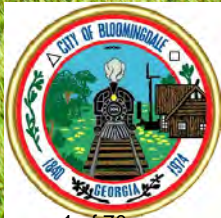
City of Bloomingdale
Resolution to Adopt
5-Year Comprehensive Plan Update for 2021-2026

NOW THEREFORE BE IT RESOLVED, that the City of Bloomingdale certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing the 5-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the City of Bloomingdale hereby adopts the 5-year Comprehensive Plan Update for 2021-2026.

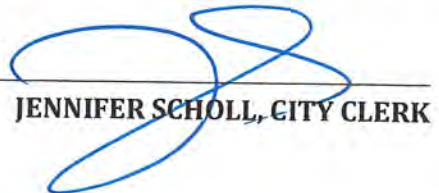Adopted this 21st day of October, 2021.

CITY OF BLOOMINGDALE

BY: _____

BEN A. ROZIER, MAYOR

ATTEST: _____

JENNIFER SCHOLL, CITY CLERK

City of Bloomingdale

Post Office Box 216
Bloomingdale, Georgia 31302

October 7, 2021

Coastal Regional Commission
Attn: Allen Burns
1181 Coastal Drive, S. W.
Darien, GA 31305

RE: Comprehensive Plan Update Submittal

Dear Mr. Burns:

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

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

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

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

Sincerely,

Ben Rozier, Mayor

Enclosures

RESOLUTION

CITY OF BLOOMINGDALE, GEORGIA
RESOLUTION TO TRANSMIT
2021-2041 Comprehensive Plan

WHEREAS, the Bloomingdale City Council has completed the 2021-2041 Comprehensive Plan.

WHEREAS, this document was prepared according to the Minimum Standards and Procedure for Local Comprehensive Planning effective March 31, 2014 and established by the Georgia Planning Act of 1989, and the required public hearings were held April 22, 2021 and July 22, 2021.

BE IT THEREFORE RESOLVED, that the Bloomingdale City Council does hereby transmit the 2021-2041 Comprehensive Plan to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

APPROVED BY MAYOR AND THE BLOOMINGDALE CITY COUNCIL THIS _16_ DAY OF _September_, 2021.

Signed: Ben A. Rozier, Mayor

ATTEST:

City Clerk

CITY OF BLOOMINGDALE 2021-2041 COMPREHENSIVE PLAN ACKNOWLEDGEMENTS

City of Bloomingdale Mayor and City Council
Ben Rozier, Mayor
Jimmy Kerby, Vice Mayor
Barbara Griffin, Council
Dennis Baxter, Council
Gene Harley, Council
David Otakie, Council
Ernest Grizzard, Council

City of Bloomingdale Staff
Charles Akridge, City Administrator
Raymond Dickey, City Attorney
Jennifer Scholl, City Clerk

Stakeholder Commitee Members
Charles D. Akridge, City Administrator
Dexter Shearouse, Chairman of the Planning Commission
Buddy Wellmaker, Vice-Chairman
Blair Jeffcoat, Chief of Police
Ferman Tyler, Fire Chief
Ernie Grizzard, Public Works Superintendent
George Foley, Recreation Director
Denise Kerby, Community Development Clerk

COASTAL REGIONAL COMMISSION

Allen Burns, Executive Director

Planning and Government Services Team

Russ Marane, Senior Planner/Interim Planning Director

Aaron Carpenter, Supervising Senior Planner

Ryan Crangle, Senior Planner/Grant Specialist

Cole Mullis, Regional Planner

Karen Saunds, Grant Specialist

Hunter Key, GIS/IT Director

Megan Hunnicutt, GIS Manager

Tara Lopez, GIS Analyst

Heather Cummings, GIS Analyst

Teresa Townsend, Administrative Assistant

The State of Georgia has instituted minimum standards and procedures to provide a framework for the development, management, and implementation of local comprehensive plans. They reflect an important interest of the state: maintaining healthy and economically vibrant cities and counties that are vital to the state's economic prosperity.

City comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct business, and raise families.

Comprehensive plans are fact-based and create an environment of predictability for business and industry, property owners, investors, and residents. Plans are important for many local government functions from emergency management to land use to economic development. Comprehensive plans are thorough in explaining relationships between issues, which enhances coordination across those issues.

The Comprehensive Plan for the City of Bloomingdale 2021-2041 contains goals, policies, and strategies to address challenges and leverage strengths. The plan also includes a five-year work program with specific steps to be taken to manage growth, combat blight, improve services and facilities, and preserve access to the City's most tangible resources. The work program identified partners to collaborate on those efforts. Some of the efforts included are ongoing in current programs, while others require new efforts and actions to bring them into reality. When viewed in its entirety, the plan provides direction for ensuring the viability of the City's future.

As stated in the standards and procedures for local comprehensive planning, it is essential that local governments recognize that:

- Assets can be accentuated and improved
- Liabilities can be mitigated and changed over time
- Potential can be sought after and developed

COMMUNITY VISION

Preserving our small city charm, our history and our integrity while planning for future growth that will provide effective and efficient services to the citizens of Bloomingdale.

The vision addresses the City's desire to make growth work for residents. The vision is supported by the following overarching goals created to help shape the City of Bloomingdale's development:

1	*Development of Highway 80 as the City's mainstreet commercial corridor*
2	*Core Area Revitalization*
3	*Housing and Mixed Use Developments*
4	*Preserve the "small city charm" and sense of community*
5	*Attract light industry and port related development*
6	*Development of Park and Recreation Resources*

The City of Bloomingdale's vision is further defined by the **Future Land Use Map.** The Future Land Use Map provides guidance on future land uses that is in keeping with the City's vision.

Table of Contents

PLAN OVERVIEW

PURPOSE 1.1

The City of Bloomingdale's Comprehensive Plan is a living document updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions, and it 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 the City of Bloomingdale become prosperous, healthy, equitable, and resilient.

The City of Bloomingdale's Comprehensive Plan is a five year update as required by the "The Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.

In meeting these standards, this Plan enables the City to maintain its Qualified Local Government (QLG) status, making it eligible to receive certain types of state funding. This plan update reassesses where the City of Bloomingdale is today, and how it intends to grow in the future. Following the Minimum Standards, the Plan presents a community vision, goals and a work program designed to make the vision a reality.

SCOPE 1.2

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 includes activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained 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 the City of Bloomingdale.

The Housing, Transportation, Coastal Vulnerability and Resilience, and Economic Development elements primarily analyze statistical data from the American Community Survey to provide context on the issues facing the community. The Broadband element is a DCA requirement that considers the availability of Internet access within the City.

Also included are a Record of Accomplishments highlighting the success of the previous Short-Term Work Program, and a description of the public involvement process.

Boundary and Description

Founded in the 1830s as a logging, farming, and railroad community, folklore teaches this small community on the outskirts of Savannah received the name Bloomingdale because of the blooming wildflowers that grew along the tracks. However, it wasn't until 1974 and a population of roughly 1700 that the City of Bloomingdale would become incorporated.

Bloomingdale is located along the northwestern border of Chatham County. It is bordered to the northeast by Port Wentworth, to the east by Pooler, to the south by a western portion of Savannah, and to the northwest by Effingham County. U.S. Route 80 runs east-west through the center of Bloomingdale, and Interstate 16 runs parallel to it through the southern part of the city, with access from Exit 152. Both highways lead east 13 miles to downcity Savannah. Bloomingdale has a total area of 14.0 square miles, of which 12.8 square miles is land and 1.2 square miles, or 8.90 , is water.
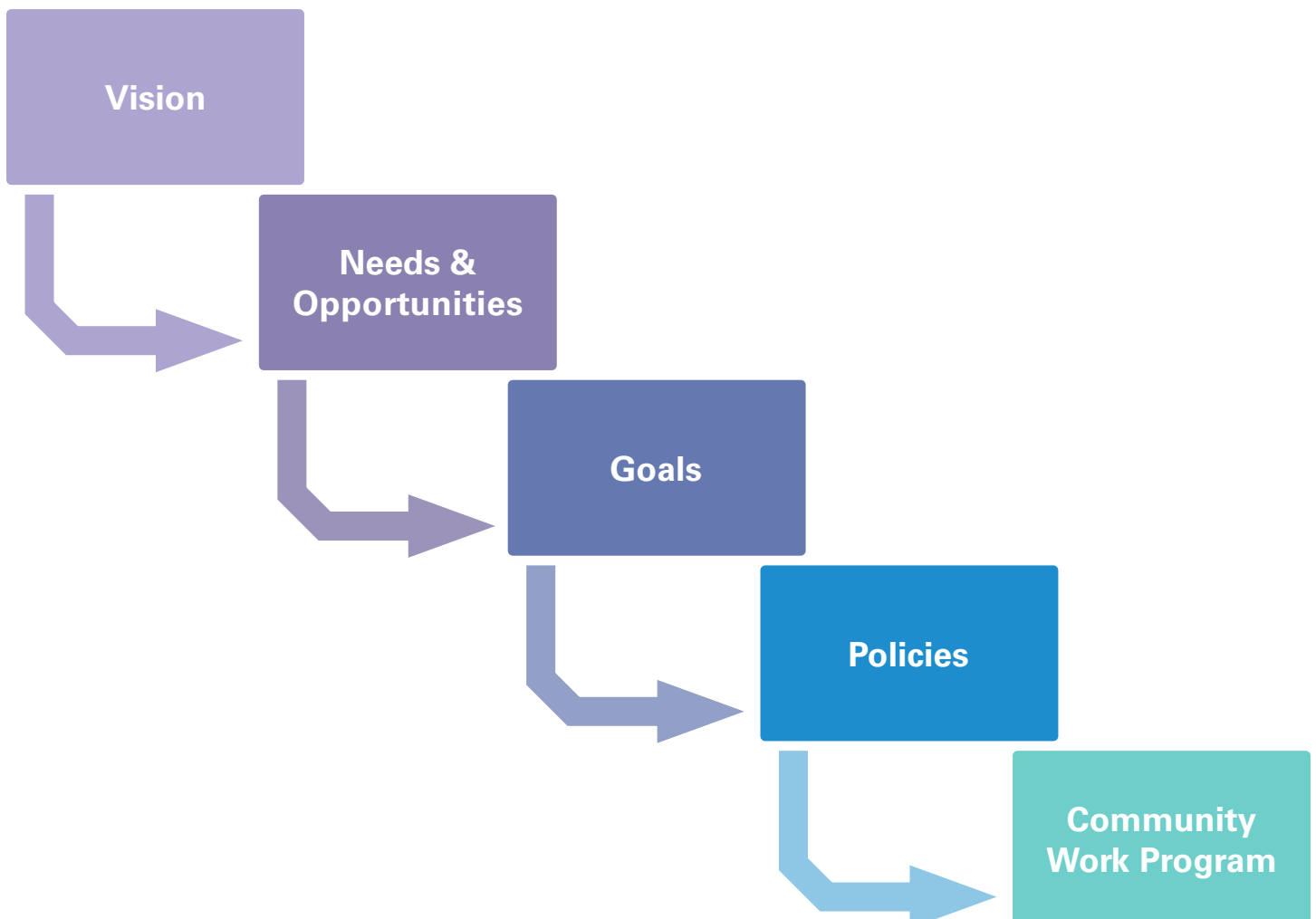
METHODOLOGY   1.3

The public outreach effort launched for this plan update includes two public hearings and four Steering Committee meetings.

The Steering Committee was formed comprised of members representing a cross-section of the community including public safety, city administration, recreation, community development, planners, and elected officials.

Comprehensive Plan Schedule

June 18, 2020: First Public Hearing:
The commencement of the comprehensive planning process was announced at the Bloomingdale Council meeting.

October 26, 2020: Visioning Meeting
The stakeholder committee met to formulate the vision and goals for the City.

January 4, 2021: Needs & Opportunities Meeting
The stakeholder committee met to determine the Needs & Opportunities for the City. This was done through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.

February 22, 2021: Land Use Meeting
The stakeholder committee met to determine the Character Areas for the City, which establish a basis for future land use decisions rooted in community values.

April 12, 2021: Work Plan Meeting
The stakeholder committee met to determine the Work Plan for the city, which identifies projects for the City to pursue.

September 16, 2021: Second Public Hearing
The draft plan was presented for the council for discussion and approval before transmission to the Department of Community Affairs.

Goals of the Stakeholder Committee

Seek agreement on key issues.

Help craft a common vision for the future.

Provide guidance on action needed to achieve that vision.

Affirm public input.

NEEDS & OPPORTUNITIES

METHODOLOGY   2.1

The process which identified the Needs and Opportunities unique to the City was based on stakeholder involvement.

Needs provide a sense of what problems need to be addressed, and Opportunities provide insight into potential that can be exploited for the benefit of the community. In order to achieve the City of Bloomingdale's vision and goals for the future, a number of Needs and Opportunities that the City must address were identified.

The stakeholder committee engaged in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to determine the Needs & Opportunities of Bloomingdale

STRENGTHS

- No property taxes
- Small town feel
- Safe family environment
- Great recreation, police, fire, and public works departments
- Strong financial position
- Cohesive community
- Potential for growth
- Strong zoning ordinance and unified development codes
- Access to interstate, railway and waterway
- Great elementary school

WEAKNESSES

- No mixed use on Hwy 80
- Lack of sewer
- Budget constraints, lack of diverse revenue streams
- Lack of sewer capacity
- Lack of small businesses
- Lack of annexation options
- Business licensing structure
- Outdated infrastructure
- Lack of high paying jobs
- Workforce Retention

OPPORTUNITIES

- Improve senior activities
- Development potential for Hwy 80 and Jimmy DeLoach
- Improve facilities and service capacity to facilitate growth
- Port-related and light industrial growth to bring high-paying jobs
- Facilitating commercial development
- Proximity to Ports, Savannah, and Pooler
- Historic resources
- Ottawa Farms/Agricultural events

THREATS

- Storms, hurricanes, and flooding
- Blight & unmaintained property
- Closure of schools could threaten ability to attract permanent residents
- Unplanned growth may worsen traffic and cause issues for public utilities capacity

Input from the Stakeholder Committee and the community survey helped determine Bloomingdale's Needs and Opportunities as part of the comprehensive planning process.

Economic Development

The City of Bloomingdale desires to grow the local economy through controlled, planned growth that provides high-paying wages and maintains the identity of the city.

- Establish incentive programs to attract and promote small businesses.
- Determine where public facility capacity needs to be improved in order to attract new development.
- Promote revitalization of the downtown area.
- Create more jobs and economic opportunities.
- Develop a strategy for appropriate economic development.
- Promote housing with convenient access to major employers.
- Develop robust job market through expansion of commercial and industrial business.
- Develop the "main street" area of Highway 80, and the area along Jimmy Deloach Parkway.
- Provide more high-paying jobs for residents.

Development Patterns

Bloomingdale desires to maintain the character of the city by leveraging existing tools and investing in new instruments to avoid unplanned development, yet encourage growth.

- Guidelines for development are needed throughout the city for established and currently developing areas.
- Strive to avoid sprawl and unplanned development.
- Continue to improve the appearance of all areas within the community.

- Promote infill development.
- Look into the creation of a mixed use are within the City.
- Work with the Georgia Ports Authority and industrial developers to ensure that new port-related and industrial developments do not diminish the character of the City.
- Improve capacity, quality, and provision of public services to facilitate growth

Mobility

To promote transportation equity for population with diverse mobility needs and combat increased traffic, the city will strive to increase walk ability and alleviate traffic congestion.

- Provide more sidewalks and pedestrian opportunities.
- Work to alleviate peak traffic congestion.

Community

The city would like to preserve its small-town, community-focused identity and continually improve quality of life for resitends.

- Discourage visual clutter and excessive signage along roadways.
- Encourage aesthetic and design improvements for the commercial and retail areas.
- Encourage an increase of greenspace and parkland.
- Identify and protect significant cultural and natural areas of the city.
- Maintain sense of community.
- Reverse brain drain.
- Improve facilities and amenities for senior citizens.

Conservation

Conservation efforts for Bloomingdale are focused future water and stormwater management and protecting its natural assets.

- Create a drainage basin master plan for stormwater
- Encourage development to locate in suitable and appropriate areas.
- Continue to address water management in order to ensure water capacity.
- Continue to implement best practices for stormwater run-off and drainage.
- Continue to protect the city's rural scenery.
- Continue to protect the city's trees.
- Promote efficient use of natural resources.

Livability

The city understands that its population growth and subsequent increased housing demand require multifaceted solutions.

- Create more affordable housing opportunities within the city's neighborhoods.
- Increase the mix of uses – commercial/industrial/residential.
- Address blight.
- Analyze housing costs relative to family income to determine if affordable housing options are needed.
- Rehabilitate older homes.
- Incorporate greenspace into new developments and planning decisions.
- Preserve and promote the City's recreational programs.

Resiliency

The city wants to capture areas of vulnerability in order to improve its resiliency.

- Assess the vulnerability of the built environment.
- Assess the nature of vulnerable populations; the young, the elderly, and persons living in poverty.
- Assess the vulnerability of the city's significant infrastructure; water and sewer, roads and bridges, critical facilities.

Governance

Policies for the city should focus on planning and promoting future growth and preserving its small-town identity.

- Coordinate with neighboring jurisdictions on shared needs and opportunities.
- Improve the city's development review process, especially as it relates to Developments of Regional Impact.
- Preserve financial stability.
- Maintain user-friendly government.
- Take full advantage of the city's low taxes to attract residents and businesses
- Pursue novel opportunities to generate revenue.
- Pursue infrastructure upgrades and replacement.
- Look into expansion of police, fire, and public works department.

COMMUNITY VISION

3.1 Vision Statement
3.2 Community Goals
3.3 Community Policies
3.4 Quality Community Objectives Analysis

COMMUNITY VISION AND GOALS   3

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

- Vision Statement: what kind of community the City wants to become in the future
- Overarching Community Goals: directions for how the City will attain this vision
- General Policies: strategies that will help the City achieve each goal
- Future Land Use Map and Narrative: a division of the City into distinct land uses

VISION STATEMENT   3.1

The Community Vision paints a picture of what the City of Bloomingdale desires to become. The vision statement offered below was refined through discussion with the Stakeholder Committee.

> *"Preserving our small city charm, our history and our integrity while planning for future growth that will provide effective and efficient services to the citizens of Bloomingdale."*

The City of Bloomingdale is committed to achieving this vision through the following goals. These goals are supported by community policies that, if followed, will bring the City closer to its goals, and, ultimately, its vision.

1) *Development of Highway 80 as the City's mainstreet commercial corridor*
2) *Core area revitalization*
3) *Housing and mixed use development*
4) *Preserve the "small city charm" and sense of community*
5) *Attract light industrial and port related development*
6) *Development of park and recreation resources*

1

Development of Highway 80 as the City's Mainstreet Commercial Corridor

Highway 80 is "main street," as such this area should be the focus of economic development, especially appropriate retail and services, family-oriented restaurants, and some mixed-use development. Bloomingdale will also encourage mixed-use development (mixes of residential/ commercial or mixes of commercial/professional office) on the Highway 80 corridor.

- The city will discourage inappropriate and incompatible land uses on the Highway 80 corridor, while encouraging mainstreet commercial and mixed use development.
- The City will establish an atmosphere in which entrepreneurial enterprise is nurtuered in their community.
- The City will accommodate new development while enhancing existing local assets. The City will approve retail and commercial proposals, subject to other policies, if:
    o They are appropriate to the scale and function of the area;
    o Are compatible with land use character within the zone;
    o Are consistent with adopted strategic framework including urban design themes, traffic management arrangements; and
    o Provides for convenient pedestrian and vehicle access and linkages to adjoining commercial centers.

2

Core Area Revitalization

There is a strong sense of community in the core of the city and many of the oldest family dwellings are located in this area. Bloomingdale is perceived as a safe environment with a friendly and laid back atmosphere.

- The City has identified this target area for redevelopment. In this target areas, the City shall:
    - Approve quality infill development within established neighborhoods within the Urban Redevelopment boundaries that are consistent with the neighborhood in terms of architecture and design.
    - Identify and protect historic resources within the Urban Redevelopment boundaries.
    - Provide a continuation of existing sidewalk network within the Urban Redevelopment boundaries.
    - Provide the continuation of the existing street grid with streetscape improvements within the Urban Redevelopment boundaries.
    - Provide enforcement of property maintenance standards within the Urban Redevelopment boundaries.
    - Allow for affordable housing and higher density residential development within the Urban Redevelopment boundaries.
    - Focus on the establishment of new employers within the Urban Redevelopment boundaries.
    - Identify and permit appropriate standards for new proposed billboards within the Urban Redevelopment boundaries.
    - Continue to work with the established Housing Team to address housing and redevelopment needs.
    - Ensure that uses reflect the needs of the local market, and compatible with nearby residential neighborhoods.
    - Ensure design and architectural standards are compatible with surrounding area.
    - Ensure mixed use areas are design to be pedestrian-oriented, with strong, walkable connections between uses.
    - Require the preservation of trees during the development process and post-development.
    - Ensure adequate creation of educational as well as active and passive recreational facilities for new residential development.
    - Encourage protection of the core residential district by supporting revitalization and historic protection of the dwellings on a case by case basis.

3

Housing and Mixed Use Development

In addition to protection of its existing residential core, Bloomingdale desires the continued development of primarily single-family housing developments. The city does not desire to become a bedroom community to other surrounding municipalities with overdevelopment of multifamily density.

- The city will discourage large multifamily high density developments, unless design standards, architectural elements and adequate greenspace is provided to protect the character of the existing single family communities.
- The City of Bloomingdale's neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, and roads.
- The City will promote walkable, safe neighborhoods.
- The City will encourage common open space, walking paths and bicycle lanes that are easily accessible.
- The City will encourage parks and community facilities to be located as focal points in neighborhoods.

4

Preserve the Small City Charm and Sense of Community

The City's Vision Statement begins with "to preserve the small city charm." Bloomindale wants to avoid heavy industry, uncontrolled growth, increased traffic, and blight which are threats to Bloomindale's small city sense of community.

- Discourage heavy industry and unplanned growth that will overburden existing services and threaten the small city charm that the existing community values.
- Bloomingdale will explore a "complete streets policy."
- Bloomingdale will improve connectivity throughout the City.
- Bloomingdale will address safety and mobility issues that may arise for all road uses.

5

Attract Light Industrial and Port Related Development

Bloomingdale recognizes that it needs to attract industry in order to generate revenue and economic growth; however, plans to focus on light industrial activities and guide any port related development to very specific areas to minimize traffic impacts and preserve its small city feel.

- Encourage the development of light industrial and port related industry that will generate economic growth, but discourage heavy industry that will threaten the character and charm of the community.
- The City will enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Increase existing industry retention and expansion rates.
- The City will encourage international economic development that support strategic industry sectors.

6

Development of Park and Recreation Resources

Continue to develop recreation opportunity in the city including bike and multi use trials. Also seek out an opportunity to relocate Taylor Park.

- Encourage the development of recreation resources including the expansion of multi-use trails and the relocation of Taylor Park with grant funding and other methods.

3.4 Quality Community Objectives

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

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

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

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

The Quality Community Objectives

1. Economic Prosperity

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

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

2. Resource Management

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

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

3. Efficient Land Use

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

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

4. Local Preparedness

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

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

5. Sense of Place

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

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

6. Regional Cooperation

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

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

7. Housing Options

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

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

8. Transportation Options

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

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

9. Educational Opportunities

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

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

10. Community Health

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

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

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

LAND USE

4.1 Future Land Use

FUTURE LAND USE   4.1

The Future Land Use Map divides the geographic area of the City according to the primary type of development expected to take place in each location. The City of Bloomingdale has the following Future Land Use Categories as shown on its Future Land Use map.

Future Land Use Categories

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

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

Industrial – Industrial use in Bloomingdale is located primarily along Bloomingdale Road and south of the Seaboard Coastline Railroad.

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

Agriculture/Forestry – Bloomingdale offers both passive and active recreation throughout the community.

Future Land Use

- Agriculture/Forestry
- Commercial
- Industrial
- Public/Institutional
- Residential

AGF

PIN

RES

COM

IND

COM

PIN

0   ¼   ½   1 Miles
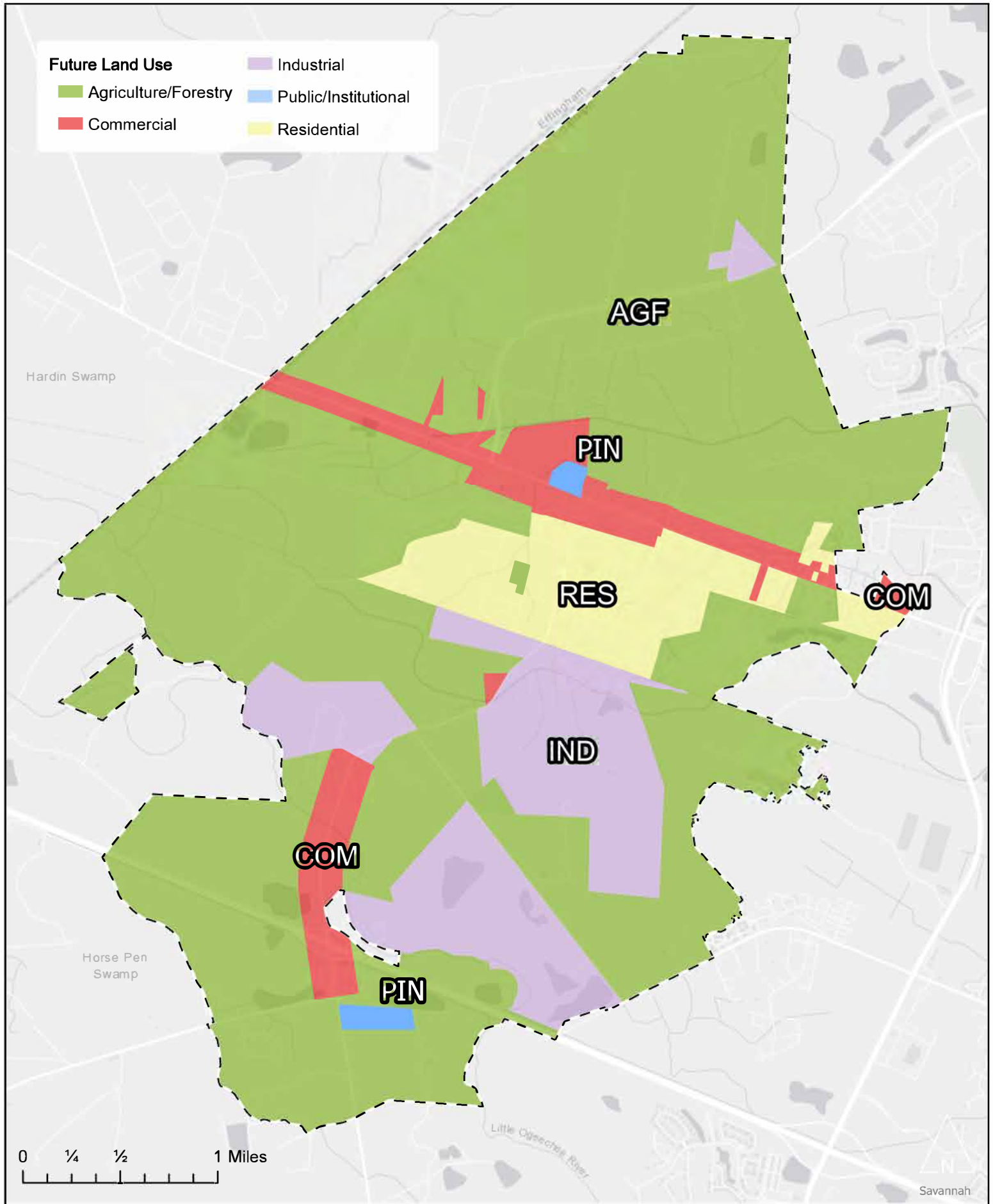
2021 Future Land Use
City of Bloomingdale

HOUSING

The Housing section provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the City's communities, and making adequate provisions for the housing needs of all economic segments of the community. The City must foster housing that is affordable to those at all income levels - from low-income and workforce families, to those earning higher wages.

Housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; household size, make-up and tenure (owner v. renter); and preference for styles and amenities.

The City's distinct communities include residential districts that are differentiated by housing density, age, size, architectural style, condition, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

Some of the factors that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing through funding or incentives.

Total Housing Units: 1,393
Occupied Units: 1272
Vacant Units: 121

61.6% of housing units are owner-occupied, 38.4% are renter-occupied

80.3% of housing units in Bloomingdale are single-unit detached

HOUSING TYPES   5.1

In 2019, Bloomingdale had a total of roughly 1,393 housing units, of which 1,272 (91.3%) are occupied.

The majority of the occupied housing types in Bloomingdale are detached single units. The second most common housing type is mobile homes, at 13.9% of total housing units. This housing type experienced the most growth from 2010 to 2019, up 2.7 percentage points from the 2010 level of 11.2%.

From 2010 to 2019, the total occupied housing units in Bloomingdale increased from 1,019 to 1,272.

Age of Occupied Housing

The age of housing stock in a city gives a glimpse of the historic pace of development, as well as the burdens of home maintenance citizens experience. The largest category of housing age is housing units built from 1990 to 1999, at 26%. 44% of all housing units were built after 1990. 33% of housing units in the City were built before 1980.

Bloomingdale Age of Housing

Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
3%	1%	15%	26%	23%	12%	10%	5%	1%	5%
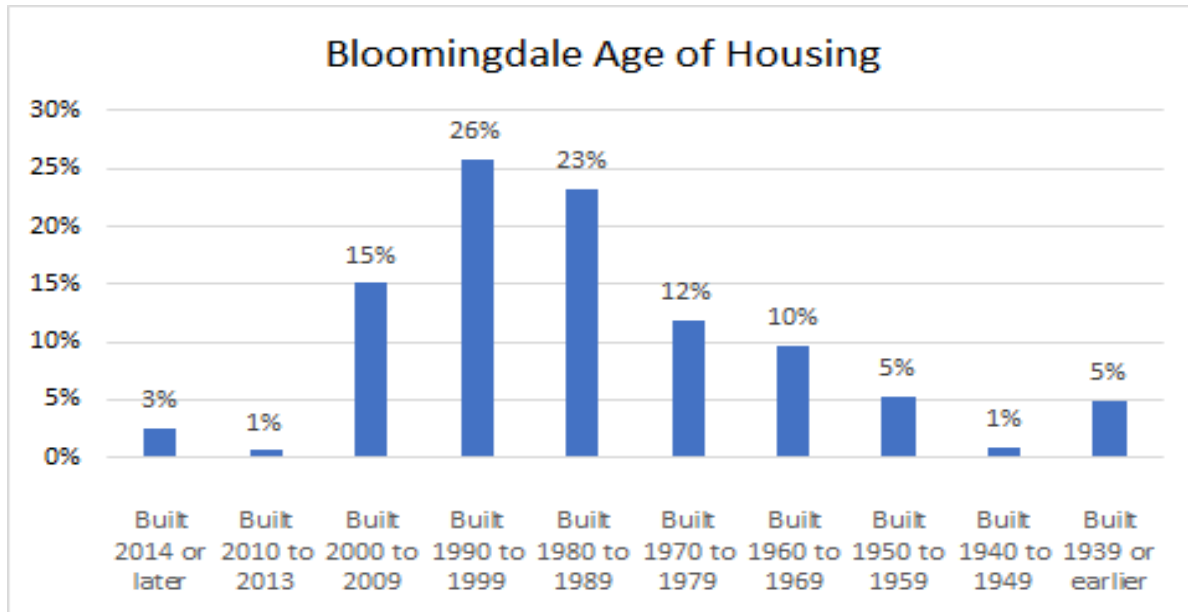
U.S. Census Bureau

OCCUPANCY 5.2

From 2010 to 2019, the number of occupied housing units increased by 253. The ratio of owner-occupied to renter-occupied narrowed from 2010 to 2019, from 2.1 to 1.6. The portion of renter-occupied housing units increased by 6.2 percentage points.

Total housing units increased by 312 units from 2010 to 2019. The percent of vacant units increased 3% from 2010 to 2019.

Occupancy Characteristics

Type	2010	2015	2019
Total Housing Units	1081	1165	1393
Occupied housing units	1019	1049	1272
Owner-occupied	67.8%	65.3%	61.6%
Renter-occupied	32.2%	34.7%	38.4%
Vacant	5.7%	10.0%	8.7%

HOUSING COSTS   5.3

Housing cost for both renters and home owners increased from 2010-2019, but the increases were in line with simultaneous increases in median household income. Home values decreased 15% over the past 10 years.

Category	2010	2015	2019	% Change 2010-2019
Median Rent	$745	$969	$835	12%
Median Monthly Mortgaged Housing Costs	$1,242	$1,263	$1,371	10%
Median Monthly Non-Mortgaged Housing Costs	$335	$371	$379	13%
Median Home Value	$166,200	$128,500	$141,900	-15%
Median Household Income Comparison	$51,510	$46,681	$57,241	11%
Per Capita Income Comparison	$22,030	$22,808	$28,855	31%

COST BURDENED HOUSING   5.4

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. The proportion of cost burdened renters and non-mortgaged homeowners has fallen substantially in Bloomingdale over the last 10 years, but the portion of cost-burdened homeowners with a mortgage has increased.

In 2010, the percentage of renters in the City of Bloomingdale that were cost burdened was 53.1%. By 2019, it had fallen to 42.9%. The portion of cost burdened non-mortgaged homeowners declined from 20.6% to 10.10%. However, the portion of cost burdened homeowners with a mortgaged increased from 20.6% in 2010 to 32.8% in 2015, before falling to 24.4% in 2019, for a net increase of .6%.

In 2019, the proportion of cost-burdened households in Bloomingdale was lower than the county and state proportion for all categories.

From 2010 to 2015, the percentage of cost-burdened renters dropped 10.2 percentage points.

From 2010-2015, housing units with a mortgage that were cost burdened increased by 9 percentage points.

Category	2010 Bloomingdale	2010 Chatham	2010 Georgia	2015 Bloomingdale	2015 Chatham	2015 Georgia	2019 Bloomingdale	2019 Chatham	2019 Georgia
Renter cost burdened	53.10%	56.70%	51.40%	42.90%	54.60%	50%	43%	50.90%	49%
Mortgaged cost burdened	23.80%	39.50%	35.60%	32.80%	36%	28.10%	24.40%	24.80%	26%
Non-mortgaged cost burdened	20.60%	14.50%	13.80%	8.80%	16%	12.20%	10.10%	11.40%	11%

CONDITION OF HOUSING   5.5

Good housing conditions are essential for people's health and affects childhood development.

Condition of housing includes those units with insufficient plumbing and kitchen facilities. In 2019, 100% of units had complete plumbing facilities, and 100% had complete kitchen facilities.

JOB HOUSING BALANCE   5.6

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

The most recent data from 2018 indicates that Bloomingdale supplies 567 jobs and contains 1,280 housing units, giving a ratio of 0.44. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. The City of Bloomingdale is well below the target range for a balanced community, and speaks to its status as a "bedroom community."

TRANSPORTATION

City of Bloomingdale
Local Road
Highway

Godley Rd

Towles Rd

Jimmy De Loach

Prescott Rd

Adams Rd

Perry Rd

Tipton Rd

80

Cheyenne Rd

Stagecoach Rd

Conaway Hiram Rd

White Dr — W Main St

Broughton St
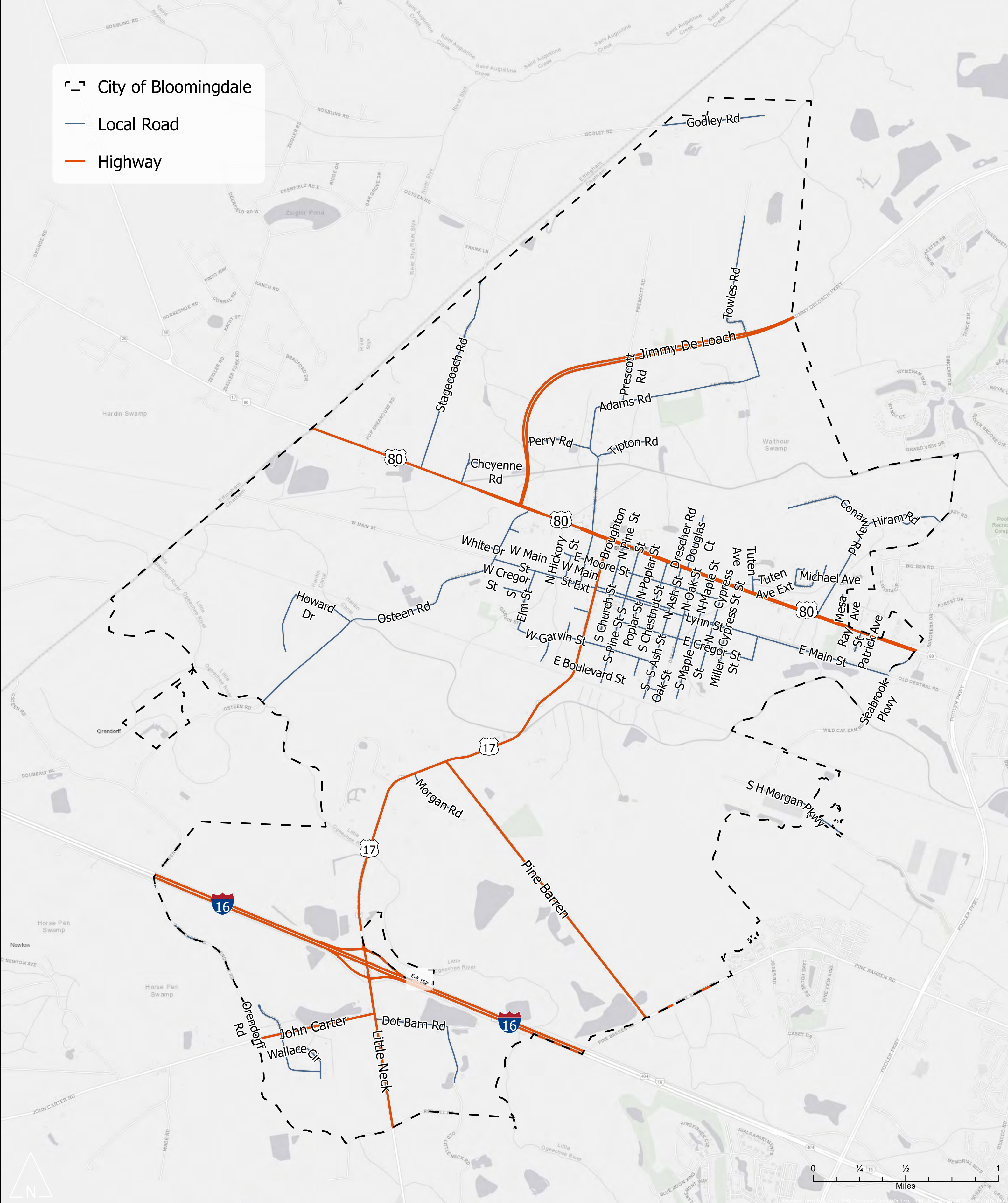
E Moore St

N Pine St

Drescher Rd

Douglas Ct

Tuten Ave

Tuten Ave Ext

Michael Ave

W Cregor St

N Hickory St

W Main St Ext

S Church St

Poplar St — N Poplar St

S Chestnut St

N Ash St

N Oak St

N Maple St

Cypress St

Howard Dr

Osteen Rd

Elm St

W Garvin St

S Pine St — S

Oak St

S Ash St

S Maple St

E Cregor St

Lynn St

Miller Cypress St

Mesa Ave

Ray St

Patrick Ave

E Main St

Seabrook Pkwy

80

E Boulevard St

S H Morgan Pkwy

Orendorff

17

Morgan Rd

17

Pine Barren

16

Exit 152

16

Orendorff Rd

John Carter

Dot Barn Rd

Wallace Cir

Little Neck

N

0   ¼   ½   1
Miles

Transportation
City of Bloomingdale

Coastal Regional Commission
OF GEORGIA

Transportation is an important component of the economy as economic opportunities are linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multipliers effects such as better accessibility to markets, employment, tourism activities, and additional investment.

Transportation contributes directly to economic activity through roads. Ensuring that workers can reach their places of employment on time is vital for the City's economy. Transportation facilities are the artery for economic growth and proper management and maintenance of these facilities is imperative.

ROADS & HIGHWAYS   6.1

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

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

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

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

ROAD NETWORK HIERARCHY 6.2

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

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

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

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

Bridges
There is one bridge within the city limits of Bloomingdale, along US Highway 17 that crosses I-16.

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

Signalized Intersections
The City of Bloomingdale contains 1 signalized intersection.

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

CORE MPO
PO

Bloomingdale is a member of the Coastal Regional Metropolitan Planning Organization, which handles transportation planning for the Savannah urbanized area. Items relating to Bloomingdale mentioned in the MPO's most recent plan, Mobility 2045, are as follows:

1) I-16 Park and Rides
2) Bloomingdale Road Median, Sidewalks and Bike Lanes
3) Main Street (Bloomingdale) Sidewalks
4) Pine Barren Road Sidewalks and Bike Lanes
5) South Cherry Street Median, Sidewalks and Bike Lanes

7

COASTAL VULNERABILITY AND RESILIENCE

Coastal Vulnerability and Resilience

Resilient communities minimize any disaster's disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

NATURAL HAZARDS   7.1

Bloomingdale is a coastal community, and as such, the City must be cognizant of the risks of floods and hurricanes. The following storm surge and flood zone maps give context to the risks and challenges the City faces against natural disasters.

STORM SURGE AND FLOOD RISK 7.2

Legend

- City of Bloomingdale
- Category 5 Surge
- Category 4 Surge
- Category 3 Surge
- Category 2 Surge

Category 5

Category 4

Category 3

Category 2

0   ¼   ½   1 Miles
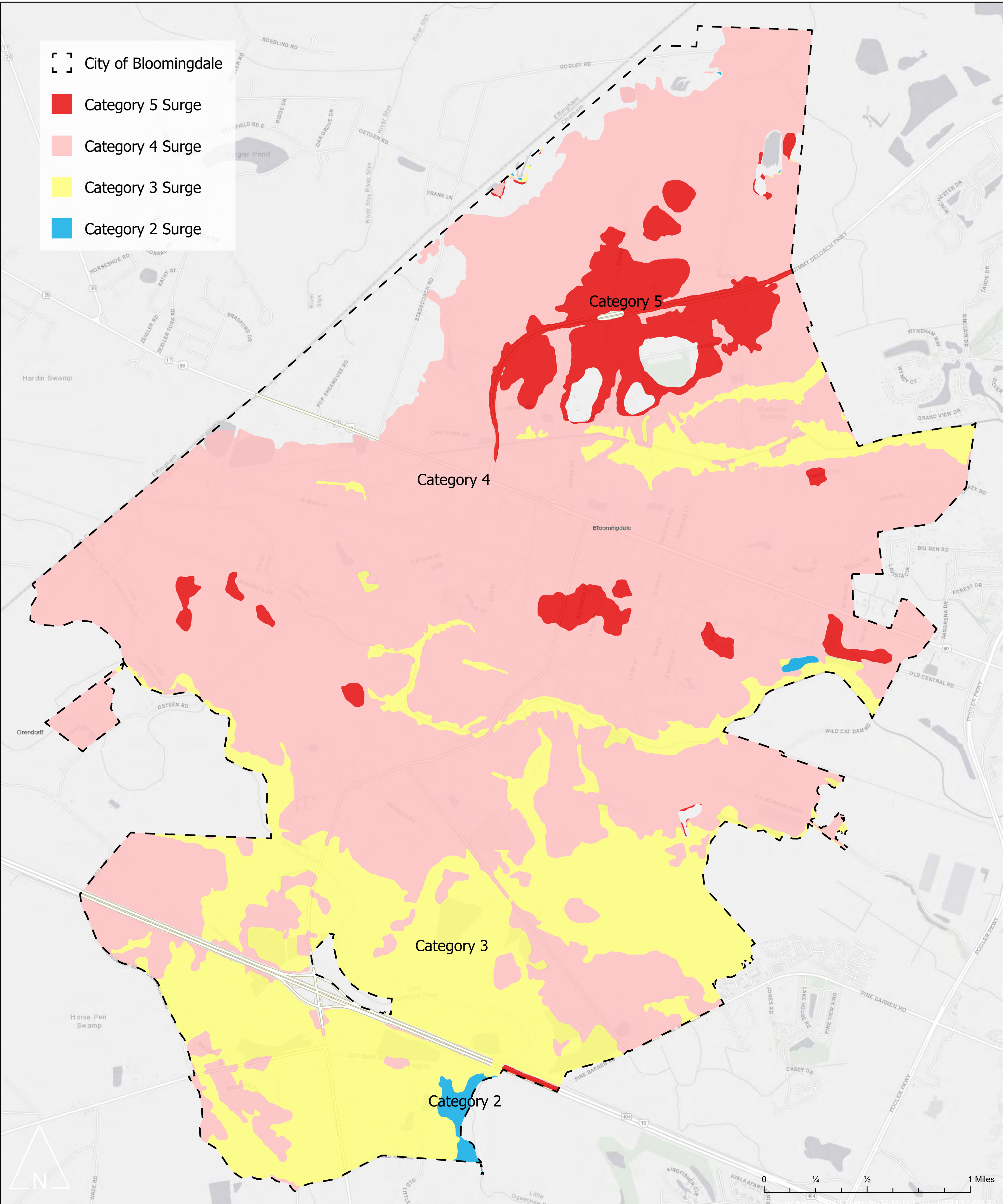
Storm Surge
City of Bloomingdale

Date Exported: 5/25/2021 1:40 PM

Coastal Regional Commission OF GEORGIA

Legend

City of Bloomingdale

Flood Zones
- A
- AE
- X

Flood Zones
City of Bloomingdale

Coastal Regional Commission
OF GEORGIA

0   ¼   ½   1 Miles

HAZARD MITIGATION POLICIES   7.3

Bloomingdale has flood hazard reduction policies contained within its Code of Ordinances.
Areas designated Coastal High Hazard areas have special requirements for development and property maintenance. Bloomingdale has a Stormwater Management Ordinance and Flood Damage Prevention Ordinance.

VULNERABLE POPULATIONS 7.4

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present: unintentional weight loss of 10 pounds or more in the past year, self-reported exhaustion, weakness as measured by grip strength, slow walking speed and low physical activity. The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

5.2% of Bloomingdale's population are children under 5 years old. 20% are over the age of 65.

> **The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.**

INCOME AND POVERTY LEVEL 7.5

Income can directly relate to a family's ability to have reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels beyond publicly 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 Bureau, Bloomingdale's median household income in 2019 was $57,241. 8.5% of residents make below $10,000 a year, and 11.6% make below $25,000 a year. Poverty levels are established by the federal government and are based upon income and family size. 12.4% of Bloomingdale residents fall below the poverty level.

MEANS OF TRANSPORTATION   7.6

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 their homes in the event of a storm or other natural disaster. 1.3% of Bloomingdale households do not have access to a vehicle.

HOUSING TYPE   7.7

Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. In Bloomingdale, there are 193 mobile homes, which constitute 13.9% of all housing units in the City.

ECONOMIC DEVELOPMENT

Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services, and improve housing and education.

Bloomingdale's economic development and economic growth can be leveraged through industrial development in the top three industry types identified including:

1. **Manufacturing: 17.1%**
2. **Professional, scientific, and management, and administrative and waste management services: 12.8%**
3. **Retail Trade: 12.35%**

The projections of modest growth in in-demand industry sectors are important to the future of Bloomingdale's economy.

ECONOMIC BASE   8.1

The table provides the percentages of the Bloomingdale workforce employed in each industry type from 2010 to 2019.

Industry	2010	2015	2019
Civilian employed population 16 years and over	996	952	923
Agriculture, forestry, fishing and hunting, and mining:	0.00%	0.63%	0.00%
Construction	19.88%	5.36%	7.15%
Manufacturing	10.34%	17.33%	17.12%
Wholesale trade	2.81%	1.26%	6.61%
Retail trade	14.26%	11.13%	12.35%
Transportation and warehousing, and utilities:	11.85%	14.71%	6.18%
Information	1.81%	2.94%	3.68%
Finance and insurance, and real estate and rental and leasing:	5.12%	2.94%	4.66%
Professional, scientific, and management, and administrative and waste management services:	2.41%	11.03%	12.78%
Educational services, and health care and social assistance:	6.53%	15.44%	14.19%
Arts, entertainment, and recreation, and accommodation and food services:	9.74%	7.77%	3.14%
Other services, except public administration	6.02%	4.41%	3.90%
Public administration	9.24%	5.04%	8.23%

EMPLOYMENT 8.2

The unemployment rate for Bloomingdale has increased from 4.7% to 7%. This is higher than both the Chatham County 2019 unemployment rate of 6.1%, and the Georgia unemployment rate of 4.8%.

Employment Status	2010	2015	2019
Population 16 years and over	1992	2200	2256
In labor force	67.90%	62.2%	62.6%
Armed Forces	0.90%	0.5%	0.0%
Unemployment Rate	4.70%	5.7%	7%

OCCUPATION 8.3

The U.S. Census reports five primary occupation types and the proportion of total employed in each occupation for Bloomingdale are presented below.

Category	Percent
Management, business, science, and arts occup	27%
Service occupations:	19%
Sales and office occupations:	30%
Natural resources, construction, and maintena	12%
Production, transportation, and material movir	12%

CLASS OF LABOR FORCE
AND PLACES OF EMPLOYMENT   8.4

The class of workers in the labor force includes 69 percent percent private and salary workers, 9 percent government workers, and 15 percent self-employed workers.

Class of Worker (2019)	Percent
Private wage and salary workers	69%
Private not-for-profit	6%
Government workers	9%
Self-employed	15%

LIVE/WORK 8.6

In 2018, only 34 people both lived and worked in Bloomingdale. This suggests that Bloomingdale residents mostly commute to work outside the City, and the workers serving Bloomingdale come in from outside the City. This mismatch is exacerbated by traffic congestion, which can vastly increase commute times. The following inflow/outflow map shows those who work in Bloomingdale but live outside on the left, those who live in Bloomingdale but work elsewhere on the right, and those who live and work in Bloomingdale in the middle.
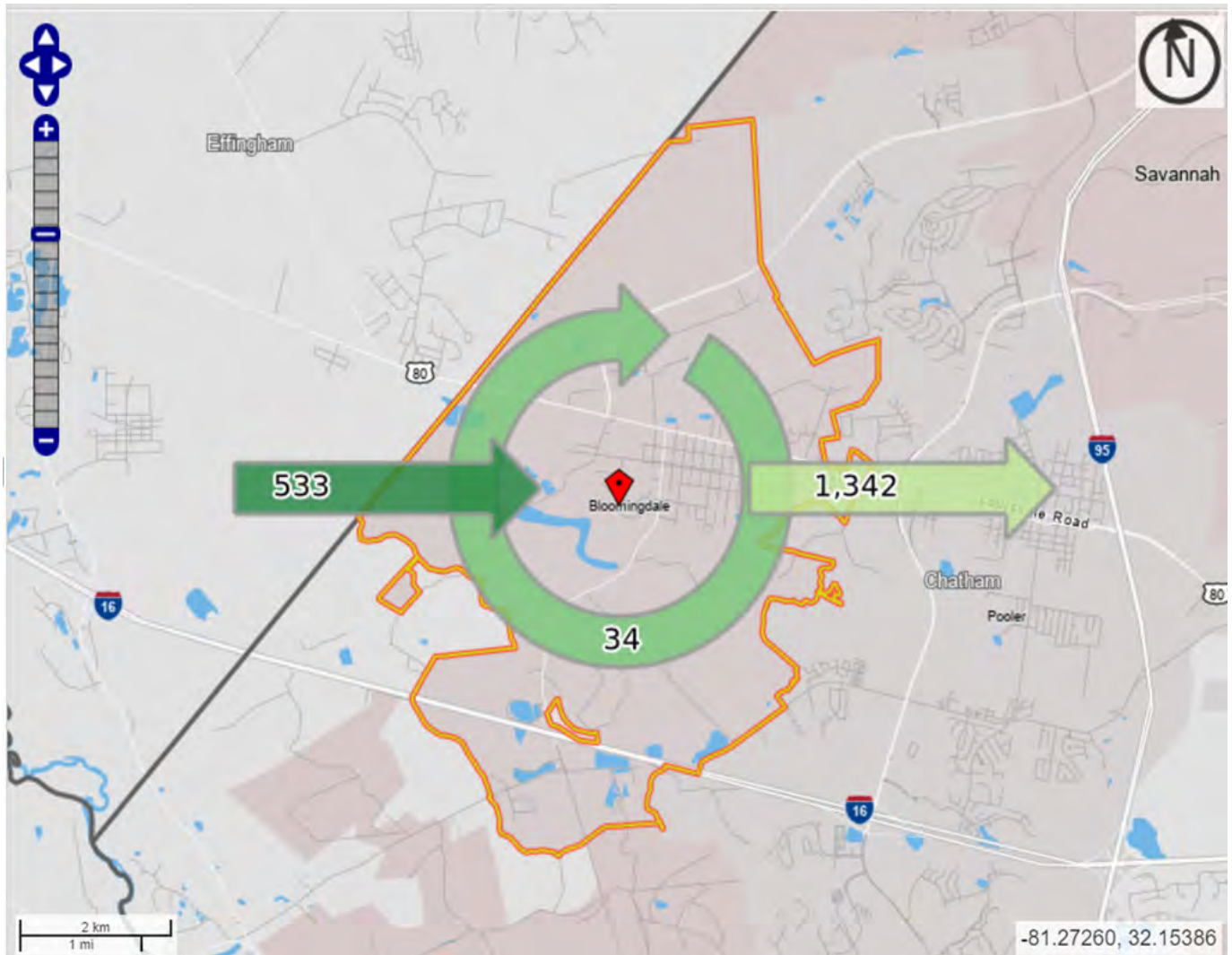
Source: Census On The Map 2018

WORKFORCE DEVELOPMENT ISSUES   8.6

Workforce development issues, which threaten quality economic development in the region include:

- **High poverty rate;**
- **Low rates of educational attainment;**
- **Inferior skill levels for high-wage; and**
- **A poor level of occupational "soft skills."**

These factors present the risk of disinvestment and also pose difficulty in recruiting new firms to the area.

Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs.

Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations.

Coastal Workforce is charged with ensuring that its job centers are business/customer-focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.

Department of Community Affairs Economic Development

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.

U.S. Department of Agriculture Rural Development

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.

BROADBAND

9.1 Broadband in Georgia
9.2 Broadband in Bloomingdale
9.3 Planning Considerations

9 BROADBAND

Broadband Internet service has evolved to be critically important for nearly all aspects of modern life, from business to education, healthcare, agriculture, tourism and government. The state of Georgia launched the Georgia Broadband Deployment Initiative in 2018 to identify areas of Georgia insufficiently served by broadband and to work on promotion and deployment of those broadband in those areas.

State goals indicate broadband Internet speeds should be a minimum of 25 megabits per second (mbps) download and 3 Mbps upload, which is in line with minimum standards from the Federal Communications Commission (FCC).

Communities are now required to include a broadband element within their local comprehensive plans. The purpose is "to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community."

9.1 Broadband in Georgia

Roughly 90 percent of the Georgia population is considered served by the standards for Broadband. The 2020 broadband map, produced by the Georgia Department of Community Affairs, highlights a significant digital divide between rural Georgia and metropolitan regions. In total, 70% of Georgia's unserved locations are in rural areas, and 31% of rural Georgia is unserved. As these rural areas continue to face pressures from population and job loss, a lack of quality broadband service presents yet another challenge for recruiting and retaining talented workers and businesses.

9.2 Broadband in Bloomingdale

Most of Bloomingdale is considered to be fully served. The unserved areas are primarily in agriculture-forestry or industrial land use areas.

However, the definition of acceptability of broadband speed is relative. For example, the COVID-19 pandemic highlighted the importance of high-quality, stable and fast broadband when it forced a massive cultural shift toward video-based work and education. This data-heavy usage can be taxing on slower broadband networks, even if they meet the 25/3 minimum standard.

Small businesses and healthcare operations often need advanced speeds as well to function reliably or competitively.

9.3 Planning Considerations

Bloomingdale should continue to monitor Internet speeds and service and continue to promote its broadband accessibility as an important benefit for residents, visitors, and businesses. It should monitor new grant and partnership funding opportunities from the state and federal governments to expand choice and speed for its citizens. The City should take its broadband infrastructure into account when planning response and mitigation procedures for natural disasters to keep disruption to a minimum during hazardous events and
recovery.

Additionally, the City should proactively monitor and address new advances in broadband and Internet technology, including the continued development of 5G "small cell" wireless facilities. Small cells, which are wireless antennas, will help increase telecommunication companies' network capacities and speeds. These technologies are essential to present and future technologies, such as smart cars and smart cities. The Georgia Municipal Association has created a model ordinance and permitting process for this technology, and more information is likely to come in the near future from state and federal agencies as deployment expands.

Served and Unserved Areas

- **No Locations** (grey)
- **Served** (green)
- **Unserved** (orange)
- **City of Bloomingdale**
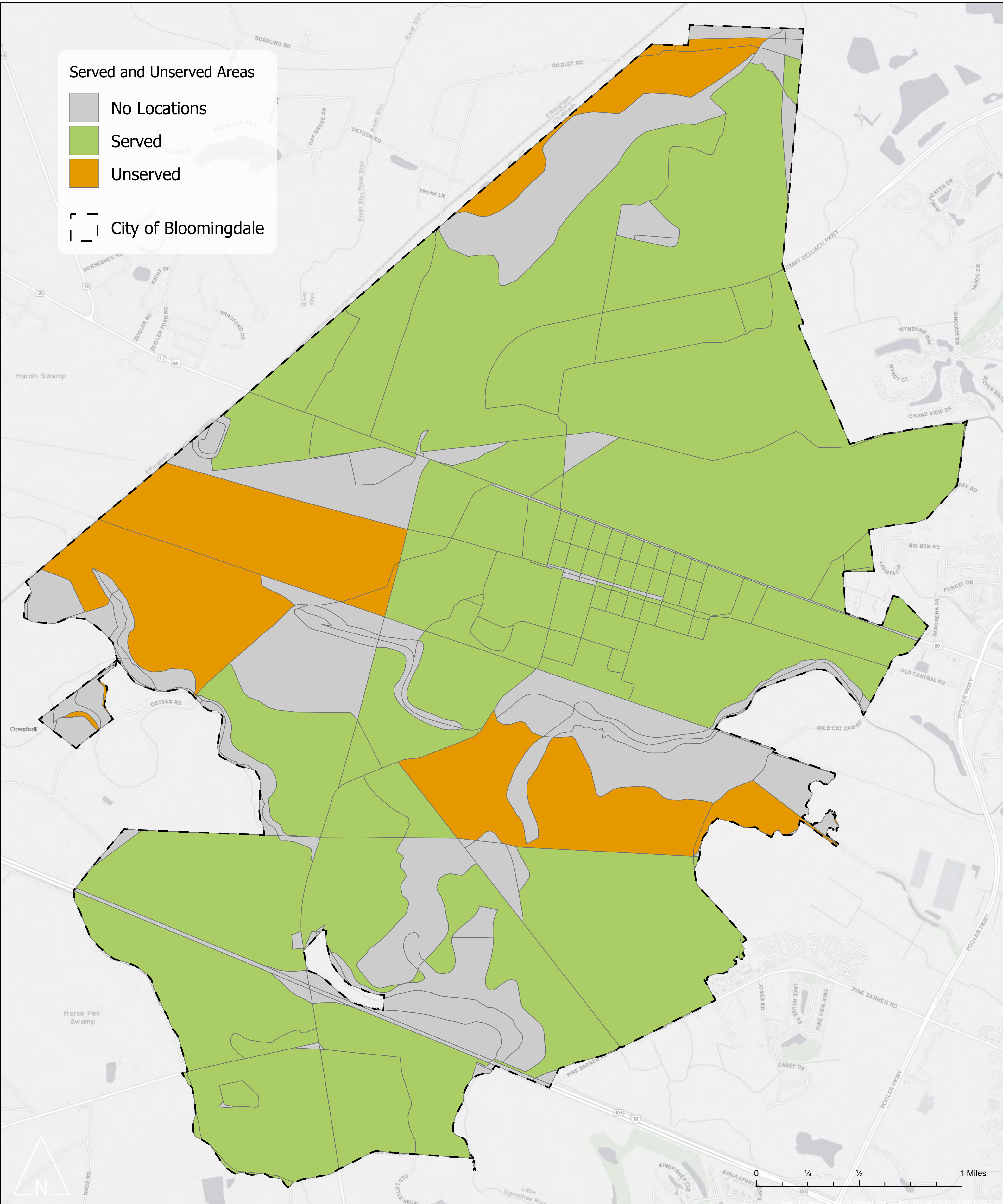
B r o a d b a n d
City of Bloomingdale

Coastal Regional Commission OF GEORGIA

COMMUNITY WORK PROGRAM

Community Work Program

The community work 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.

Short Term Work Program

The Short-Term Work Program (STWP) identifies specific implementation actions the City government or other entities intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda. For each action the STWP outlines the following information:

- Brief description
- Time frame for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2021	2022	2023	2024	2025			
Natural and Cultural Resources								
Continue Fall Fling Vendor Market	X	X	X	X	X	Historic Society	Staff Time	Historic Society
City-wide Easter Egg Hunt	X	X	X	X	X	Historic Society	Staff Time	Historic Society
Christmas Parade & Tree Lighting	X	X	X	X	X	Historic Society	Staff Time	Historic Society
Continue Fire Department Annual Christmas Party	X	X	X	X	X	Fire Department	$1,000	General Fund
Develop & adopt a timber harvesting ordinance	X					City Administration	Staff Time	General Fund

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2021	2022	2023	2024	2025			
Economic Development								
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	X	X	X	X	X	City Administration	Staff Time	General Fund
Continue to actively market the City of Bloomingdale for residential and commercial development.	X	X	X	X	X	City Administration	Staff Time	General Fund
Community Facilities								
Update water and sewerage facilities/infrastructure as outlined in the City of Bloomingdale Capital Improvement Program to encourage and support orderly growth and development.	X	X	X	X	X	City Administration	$10,000,000	SPLOST, Water/Sewer Depreciation Fund
Seek Additional Sewer Capacity from other municipalities.		X				City Hall	Variable	SPLOST
Consider construction of a WWTP to accommodate future growth and needed sewer capacity.		X				City, Engineering Consultant	$7,500,000	SPLOST, Water/ Sewer Depreciation Fund, GEFA
Public Safety - Fire Department								
Purchase new extraction equipment.	X					City Administration	$25,000	SPLOST
Purchase new radio equipment.	X					City Administration	$100,000	SPLOST
Consider the additions of personnel for both fire and police due to population increase.		X	X	X	X	Fire/Police	$100,000/year	General Fund
Design and construct a new training tower.	X	X				City Administration	$7,000	SPLOST
Replace Class A Pumper -- 1986.	X	X	X			City Administration	$325,000	SPLOST

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2021	2022	2023	2024	2025			
Parks and Recreation								
Build gym/multi-purpose facility.		X				City Hall, Recreation Department	$2,000,000	SPLOST, donations
Improve recreation program.	X	X	X	X	X	City Administration	Staff Time	General Fund
Housing								
Identify and eliminate blighted structures in the City.	X	X	X	X	X	City Administration	Staff Time	General Fund
Promote residential growth.		X				City Administration	Staff Time	General Fund
Land Use								
Identify target areas for growth and related infrastructure support.	X	X	X	X	X	City	Staff Time	GF
Transportation								
Construct additional sidewalks	X	X	X	X	X	City Administration	Variable	SPLOST

5.3 Bloomingdale Report of Accomplishments (2016 - 2021)

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

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

Activities	Status	Explanation
Natural, Cultural and Historic Resources		
Continue Fall Fling Vendor Market	Completed, Underway	This is an annual tradition.
City-wide Easter Egg Hunt	Completed, Underway	This is an annual tradition.
Christmas Parade & Tree Lighting	Completed, Underway	This is an annual tradition.
Economic Development		
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	Underway	This activity is ongoing.
Improve the economic vitality of the City through the enforcement of local codes and development regulations to eliminate the incompatible land use activities and blighting influences that negatively impact quality of life, public safety and welfare.	Canceled	This item is overly broad and is closer to a policy. The action described is already enforced through zoning policies.

Activities	Status	Explanation
Community Facilities		
Update water and sewerage facilities/infrastructure as outlined in the City of Bloomingdale Capital Improvement Program to encourage and support orderly growth and development.	Underway	This activity is ongoing.
Public Safety - Fire Department		
Replace Class A Pumper --1986	Underway	This activity was delayed due to funding priorities and is expected to be complete in 2023.
Design and construct new training tower	Postponed	This program was not completed due to funding issues.
Purchase new extraction equipment	Completed	Completed in 2019.
Purchase new radio equipment	Underway	This activity will be completed in 2021.
Parks & Recreation		
Construct a multi-purpose gym facility	Underway	This activity will be completed in 2022.
Increase recreation program	Underway	This activity is ongoing.
Housing		
Identify and eliminate blighted structures within the City	Underway	This activity is underway.
Land Use		
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life	Canceled	This activity is already accomplished through enforcement of the zoning ordinance.
Continue to review & update zoning and other development regulations to ensure sound land use/planning decisions.	Completed	Completed in July 2019.

Activities	Status	Explanation
Land Use		
Continue to provide a sense of neighborhood pride through the elimination of nuisances	Canceled	This activity is already accomplished through existing ordinances.
Review Bloomingdale's Vision Statement and Future Land Use Plan in an effort to reconfirm and/or adopt revised goals, policies, and strategies as needed for the various Comprehensive Plan work elements to efficiently guide the City's growth and protect its amenities	Completed	This was completed during the process to update the zoning ordinance in 2019 and the comprehensive plan in 2021.
Identify target areas for growth and related infrastructure support	Completed	This activity has been completed with the update of the zoning ordinance in 2019.
Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions and/or the protection of identified natural and historic resources	Completed	Completed in July 2019.

APPENDIX A:
PUBLIC INVOLVEMENT SUMMARY

Miscellaneous Notices

COUNCIL WORKSHOP

Mayor and Council of the City of Port Wentworth will hold a Council Workshop, Monday, May 4, 2020 at 3:00 P.M. The Workshop will be held at the old Port Wentworth City Hall, 305 South Coastal Highway, Port Wentworth, Georgia 31407. Topics to be discussed include:

1. Governor Brian Kemp Executive Orders regarding COVID-19updates
2. Reopening City of Port Wentworth City offices and businesses
3. FY21 Budget
4. City Hall Second Floor Renovation Updates

Members of the public are encouraged to participate in the meeting remotely. To do so, simply use the information shown below: GoToMeeting Information: City Council Workshop - May 4, 2020 Monday May 4, 2020 3:00 P. M. - 4:00 P. M. (EDT)

Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join /493927549

You can also dial in using your phone. United States: +1 (646) 749-3122

Access Code: 493-927-549

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/ install/493927549

CITY OF BLOOMINGDALE CITY COMPREHENSIVE PLAN UPDATE

NOTICE IS HEREBY GIVEN that the Bloomingdale City Council will hold Public Hearing on June 18, 2020 @ 7:00 p.m. during their regular meeting in City Hall.

A PUBLIC HEARING will be the first required public hearing for the update of the City Comprehensive Plan Update. The purpose of this hearing is to brief the community on the process used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Those persons needing special aid should contact the Clerk's office at 912-748-0970 at least three (3) business days before the meeting.

PUBLIC NOTICE

Notice of application for a Land Application System Permit to apply treated wastewater to a Land Treatment Site in the State Georgia.

The Georgia Environmental Protection Division has received a new application for the reissuance of an existing LAS permit. Having reviewed such application, the Enviromental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:

Utilities Inc. of Georofa, 12 Landlnps Way, Savannah, Georgia 31411, LAS Permit No. GAJ030941, for the Skidaway Island Water Pollution Control Plant located at McWhorter Road, Savannab, Georpa 31411. Up to 1.25 MGD (monthly average) of treated wastewater is being applied on a dedicated site in Chatham 'y in the Ogee~b== R'·er P·'

Miscellaneous Notices

hearing procedures is available by writing the Enviromental Protection Division.

A fact sheet or copy of the draft permit is available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The pemlit application, draft permit, comments received and other information are available for review at 2 MLK., Jr. Dr., Suite 11S2E, Atlanta, GA. 30334, between the hours of 8:00 A. M. and 4:30 P.M., Monday through Friday. For additional information contact: Benoit Causse, Wastewater Regulatory Program, phone (404)463-1S11 or o-mail benoit.causse@dnr.ga.gov.

ABANDONED MOTOR VEHICLE PETITION NOTICE

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Chatham County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Everready Recovery, 1620 Rogers Street, Savannah, GA. 31415

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before May 15, 2020.

Answer forms may be found in the Magistrate Court Clerk's office located at: 133 Montgonrezy Street Savannah, GA

Forms may also be obtained online at www. georgiamagistratecouncil.com.

Vehicle Make: Chevrolet Year: 1989; Model: Camaro Vehicle ID: 1G1FP21S0KL200372 Vehicle Lic.: 1226MB; State: GA. Magistrate Court Case Number: MGCV20-03339

Vehicle Make: Ford Year: 2003;; Model: Ranger Vehicle ID: 1FTZR45E23TA06880 Vehicle Lic.: WQD142; State: GA. Magistrate Court Case Number: MGCV20-02861

Vehicle Make: Dodge Year: 2012; Model: Charger Vehicle ID: 2C3CDXHG6CH135919 Vehicle Lic: RNQ0043; State: GA. Magistrate Court Case Number: MGCV20-03142

Vehicle Make: Ford Year:1999; Model: Expedition Vehicle ID: 1FMRU1761XLC05195 Vehicle Lic.: SAA6751; State: GA. Magistrate Court Case Number: MGCV20-03328

Vehicle Make: GMC Year 2004; Model: Yukon XL 1500 Vehicle ID: 36KEC16Z74G334475 Vehicle Lic.: RJB0484; State: GA. Magistrate Court Case Number: MGCV20-03330

Vehicle Make: BMW Year: 2006; Model: Z4 Vehicle ID: 4USBU33506LW67271 Vehicle License: N/A; State: N/A Magistrate Court Case Number: MGCV20-04462

Notice of Sale

CHATHAM COUNTY

Notice of Sale

thereafter, until cried.
The personal pr below and descri The personal pro described has be the personal pro: person whose na precede the perso description. Eac parcels of proper Chatham County, The years for wh are issued and below the name each case.

ALL SALES ARE

This is a buyer be property will be where is. The warranty, neith implied, as to Property is sol redemption. Eac tenant in posses has been notifie place of sale. F for title, all tran taxes including i penalties, adverti recording fees.

Any individual w properties for a p business, corporc organization, mu proper document one (1) hour befo Proving that the corporation and/ is a legal entity individual maki right to do so or

**Potential bido to register and 30 minutes prio tax sale. Accor Code, O.C.G.A. successful high held legally res payment of the O.C.G.A 4830 (b "Every purchas personal proper in this state shai on the purchase percent of the sa purchase." Therefore, the Cho County Tax Comn. will collect a separ sales tax on the pur

"No bids" or any pro remain unpaid by th 2:00 P.M. the day of will be recried at 2:3 the same day and if continuing the next d Wednesday between 1 legal hours of sale, be 10:00 A.M. and ending unless prior arrans agreed upon with the T Commissioner's Office

Application for Title mus made in accordance with 40334(b). It will be the responsibility of the purch 5:00 P.M. on the date of th make appropriate arra with situs owner as to re No sale is complete or fi all of the bid amount is po Tax Commissioner's Offi further information, please Tammy Otto at 912-652-714 or Vickie Tumlin at 912-65

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AGENDA

CITY COUNCIL MEETING – July 16 – 7:00 p.m.

I. **Call to Order/Pledge/Prayer**

II. Approval of Draft copies of **Minutes** of the June 24, 2020 Meeting.

III. Approval of **Agenda** of the July 16, 2020 Meeting

IV. **PUBLIC HEARING:**

Proposed Comprehensive Plan Update – Mr. Eric Landon, Coastal Regional Commission (CRC)

Proposed Conditional Use for a Manufactured Home in a RA-1 Zoning District – Charles and Diane Hadwin – 307 Wallace Circle

V. **Administrative & Committee Reports**

VI. **NEW BUSINESS:**

1. Consider a Conditional Use application for a Manufactured Home in a RA-1 Zoning District submitted by Charles and Diane Hadwin at 307 Wallace Circle.
2. Swearing in of Municipal Court Judge Pro Tems – Craig Call and Sneh Patel - Judge Richard Sanders
3. PRESENTATION – American Legion Post 322
4. 2020 Census Update – Lizann Roberts – Coastal Georgia Indicators Coalition – Executive Director
5. Consider adoption of the Chatham County Emergency Operations Plan - Mr. Dennis Jones, CEMA
6. Consider eliminating Average Sewer Rate effective October 1, 2020.
7. Consider a Major Subdivision application submitted by D. D. Patel at Little Neck Road and DOT Barn Road.
8. Consider a Water/Sewer Agreement for Littleneck Shell, LLC - D. D. Patel.
9. Consider an increase in Conditional Use Residential Applications from $50 to $250

These are the items presented before the deadline of July 8, 2020 to be included on the Agenda.

PAY THE BILLS

ADJOURN

Comprehensive Plan Meeting   10-26-2020

1. Charles Abridge
2. Ernest Grizzard (Councilman)
3. Chief Tyler
4. Mayor Ben Frazier
5. George Foley
6. Ernie Grizzard
7. Denine Kerby
8. Chief Jeffcoat
9. David Stokie   (Councilman)
10. Robert Wellmaker, Planning Commission
11. Danielle Bucher
12 Dexter Shearhouse, Planning Comm. Chair

Sign In

Bloomingdale SWAT Analysis Meeting

Date: 1/4/2021

First Name	Last Name
1. KIMBERLY	MOORE
2. DENNIS G. BAXTER	
3. Feiman	Tyler
4. *(signature)*	
5. *(signature)*	
6. Blair	Jefford
7. Denise *(signature)*	Kenlay
8. *(signature)*	GRIZZARD
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COMPREHENSIVE PLAN
PUBLIC HEARING

The City of Bloomingdale will hold a public hearing September 16, 2021 during their regular meeting at the Bloomindale City Hall.

Comprehensive Plan Update:
this will be an opportunity for the community to review the current comprehensive plan draft. The purpose of this hearing is to brief the community on the contents of the comprehensive plan draft and provide an opportunity for residents to make suggestions, additions or revisions.