

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS COMMUNITY PLANNING DOCUMENTS

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Preparer: RC Local Government Consultant: Specify

Cover Letter Date: 8/16/16

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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.

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- REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.
- ALL SUBMITTALS MUST BE CHANNLED THROUGH THE APPROPRIATE REGIONAL COMMISSION.



GARDEN CITY

Office of the City Manager
City Hall/100 Central Avenue
Garden City, Georgia 31405

Ronald A. Feldner, P.E.
City Manager

August 16, 2016

Mr. Allen Burns, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive
Darien, Georgia 31305

RE: 2016 – 2036 Comprehensive Plan
Garden City, Georgia

Dear Mr. Burns,

Enclosed you will find a copy of the Garden City 2016 – 2036 Comprehensive Plan per the State of Georgia's procedures outlined in Section 110-12-1-.04 for Comprehensive Planning. In addition to following the regulations set forth in Section 110-12-1-.04, Garden City also considered the Regional Water Plan and the Rules for Environmental Planning Criteria as provided in Section 110-121—1.02(3). These issues are also addressed in the body of the document.

In accordance with applicable schedule deadlines, the City of Garden City is planning to adopt the Comprehensive Plan at our October 17, 2016 City Council meeting. We welcome the opportunity to address any questions regarding the enclosed documents. Please contact the undersigned should you have any questions or if you need additional information.

Sincerely,

CITY OF GARDEN CITY, GEORGIA

Ronald Feldner, P.E.
City Manager

Enclosure: 2016 – 2036 Garden City Comprehensive Plan

**RESOLUTION TO TRANSMIT
THE COMPREHENSIVE PLAN OF GARDEN CITY TO
THE COASTAL GEORGIA REGIONAL COMMISSION AND
THE STATE OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS, Garden City, Georgia, was incorporated and created by Charter granted by the State of Georgia, effective April 17, 1973; and,

WHEREAS, Garden City is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and,

WHEREAS, Garden City is a member of the Coastal Georgia Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, Garden City adopted its first Comprehensive Plan in 2008 (the “2008 Comprehensive Plan”) and, in accordance with the requirements of State law, Garden City is in the process of updating said Comprehensive Plan; and,

WHEREAS, the City initiated a process to complete the Comprehensive Plan 2016-2036 with an initial public hearing held on September 21, 2015, to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process; and,

WHEREAS, in order to adopt a Comprehensive Plan meeting the requirements of law, and to maintain Qualified Local Government status, Garden City has prepared a document being labeled and described as the “Garden City Comprehensive Plan 2016-2036,” has held the required two public hearings, and now must transmit this document to the Coastal Georgia Regional Commission and the State of Georgia Department of Community Affairs for review in accordance with procedures prescribed by state law; and,

WHEREAS, the Garden City Comprehensive Plan 2016-2036 was prepared according to the Standards and Procedures for Local Comprehensive Planning 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 110-12-1-.02(3) of the above-mentioned Standards and Procedures in preparing the plan, and that the required second public hearing was held on August 15, 2016;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AND IT IS HEREBY RESOLVED that the Garden City Comprehensive Plan 2016-2036 be transmitted to the Georgia Coastal Regional Commission and the Georgia Department of Community Affairs for official review as required by the rules governing the Planning Act of 1989.

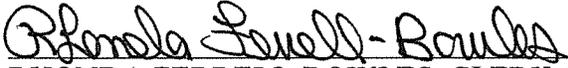
BE IT FURTHER RESOLVED that the resolution herein authorizes transmittal as prescribed effective this 15th day of August, 2016.

APPROVED FOR TRANSMITTAL:



DON BETHUNE, MAYOR

ATTEST:



RHONDA FERRELL-BOWLES, CLERK OF COUNCIL



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

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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.

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

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.



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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

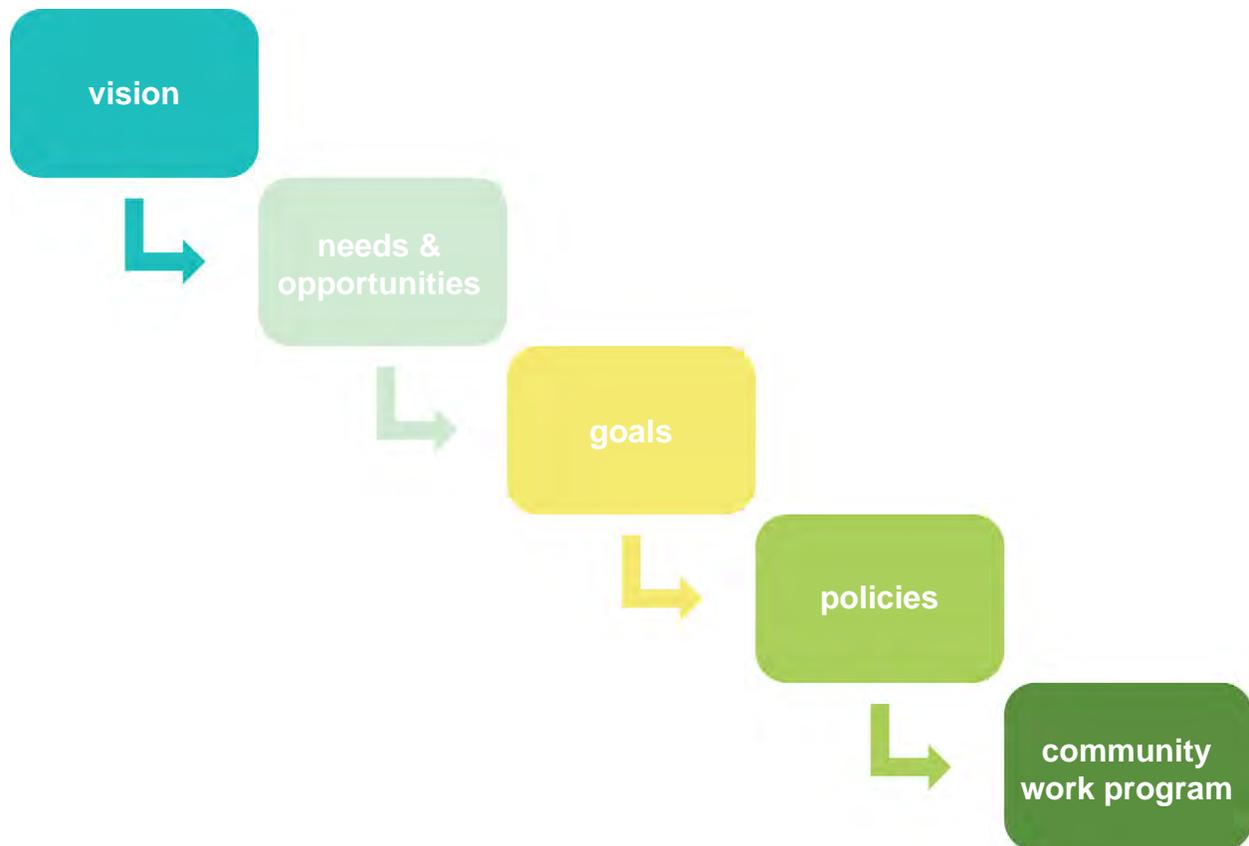
In keeping with the Minimum Standards, this plan is presented in three components:

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:

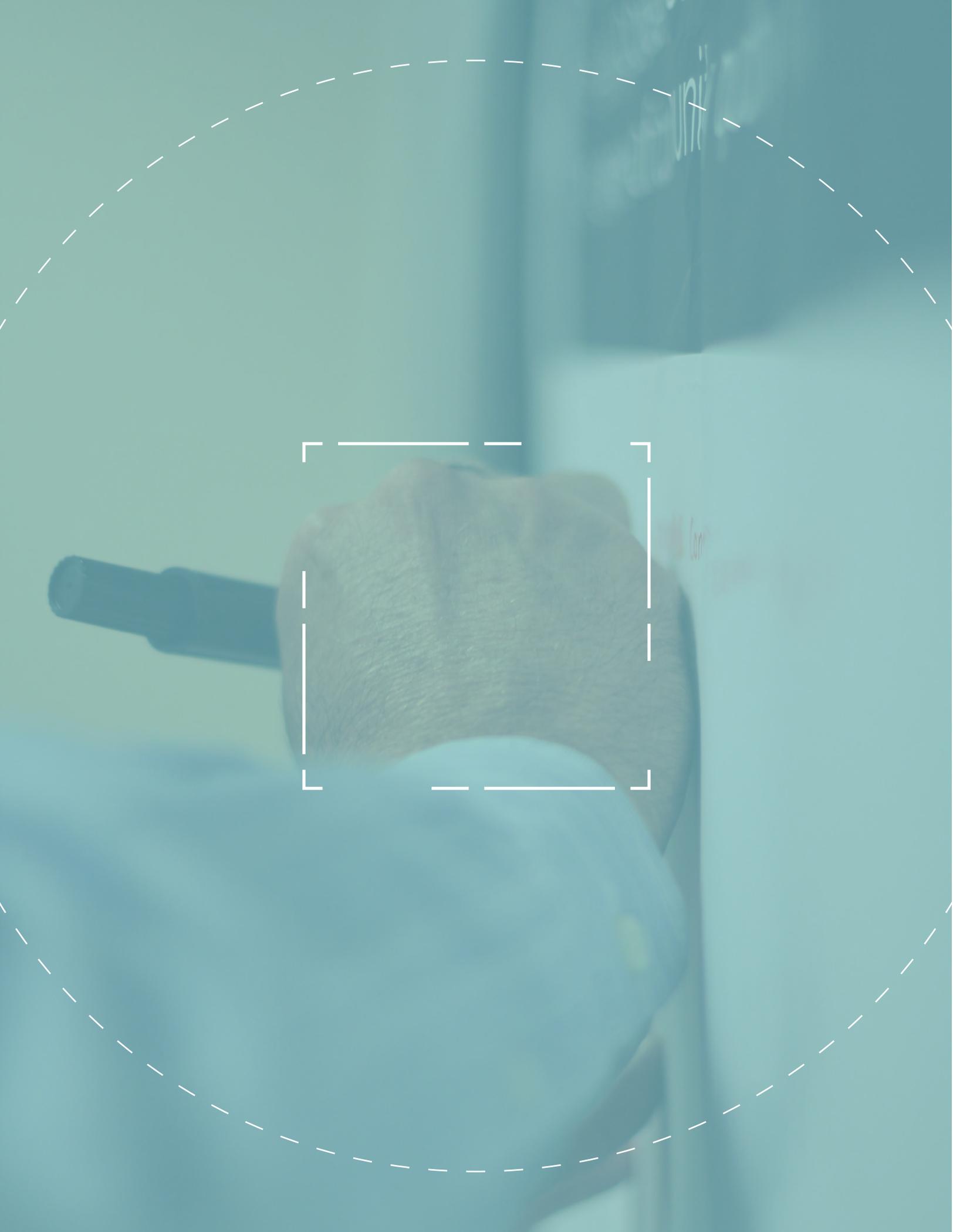
- Seek agreement on key issues.
- Help to craft a common vision for the future.
- Provide guidance on action needed to achieve that vision.
- Affirm public input.



Plan Overview

2

Needs and Opportunities



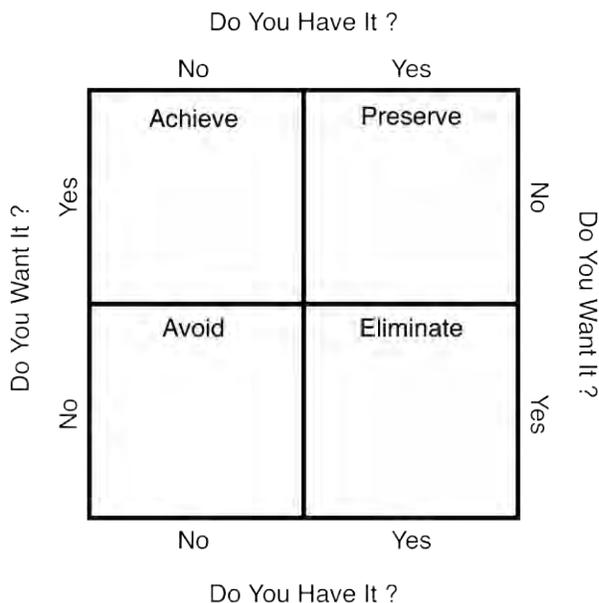
Needs and Opportunities

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.



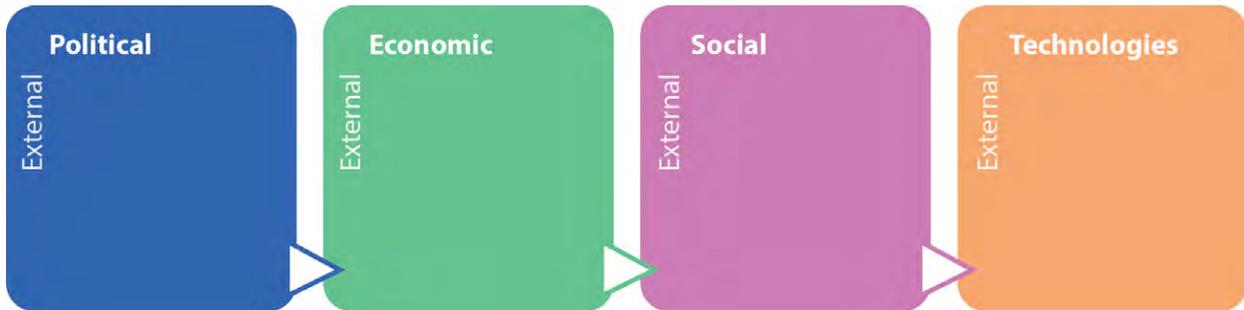
These needs and opportunities were identified through a facilitated discussion of the **Strengths, Weaknesses, Opportunities and Threats** in Garden City, or a SWOT Analysis.

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

Needs and Opportunities

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 associated with Garden City due to the presence of industry. The City needs to market 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 be 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



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 diversify 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

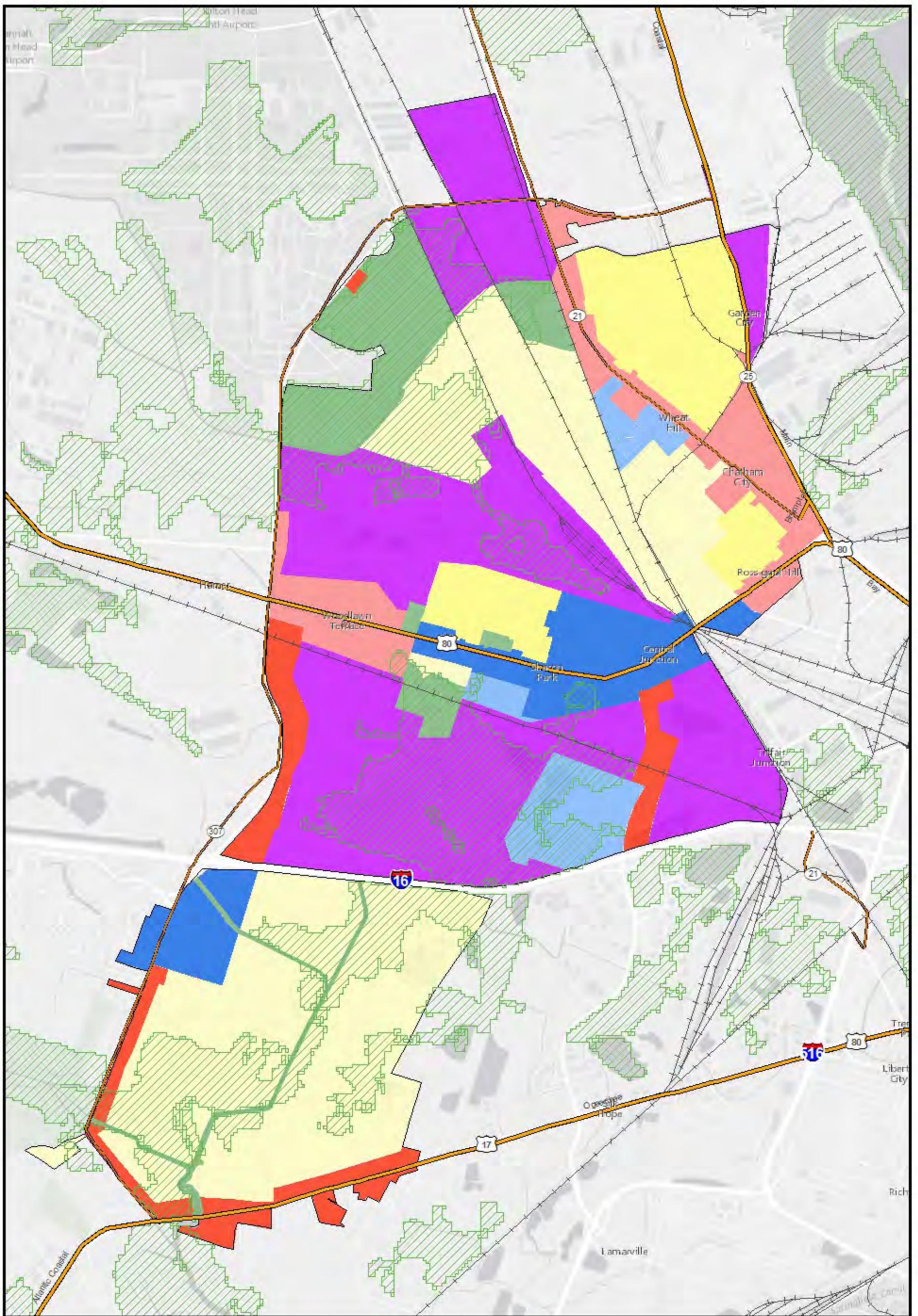
The Character Area Map is a visual representation of the City's future development policy. This plan also includes a Future Land Use Map.

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:

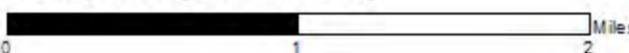
- Local Commercial Corridor;
- Commercial Redevelopment Area;
- Mixed Use, Urban Anchor;
- Industrial;
- Public/Institutional;
- Suburban (Neighborhood)
- Traditional (Neighborhood)
- Greenspace



Character Areas Garden City

- | | | |
|---|---|--|
|  Local Commercial Corridor |  Public/Institutional |  Traditional Neighborhood |
|  Commercial Redevelopment Area |  Industrial |  Greenspace |
|  Mixed Use Urban Anchor |  Suburban Neighborhood |  Green Infrastructure |

1:40,000
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 Author: Lisa Fulton, GISP
 Published By: Coastal Regional Commission of Georgia



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.



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.



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.



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 .



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

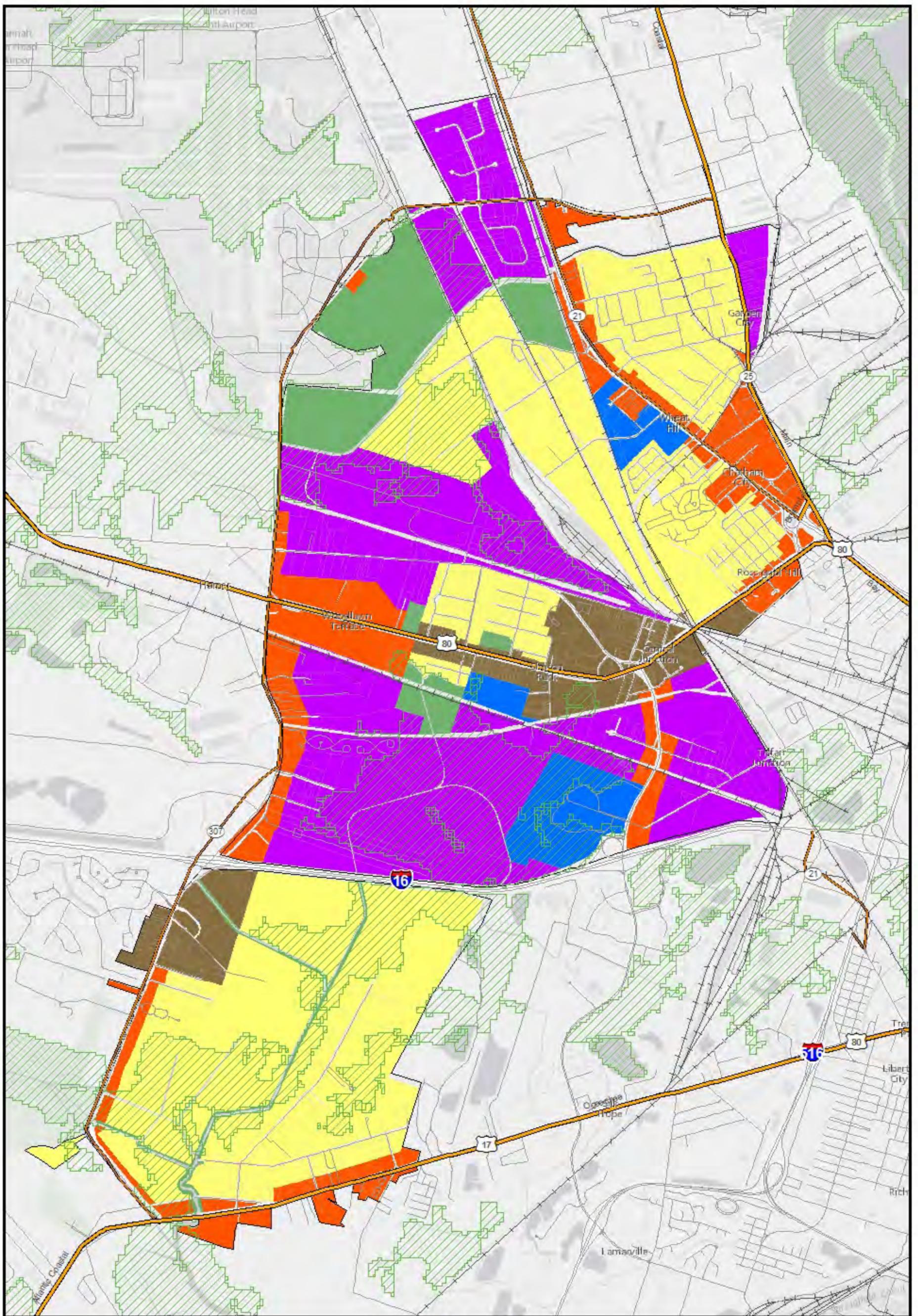
- Promote developments that have strong walkable connections within and between neighborhoods.
- Allow for smaller local roads and associated rights-of-ways.
- Allow for appropriate neighborhood mixed-uses within planned developments to provide a destination for pedestrians and to minimize the need for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



4.2 Future Land use

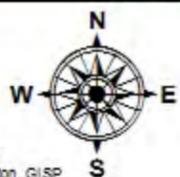
The Future Land Use Map is a visual representation of the City's future land use.

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



Future Land Use Garden City

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Future Land Use Table

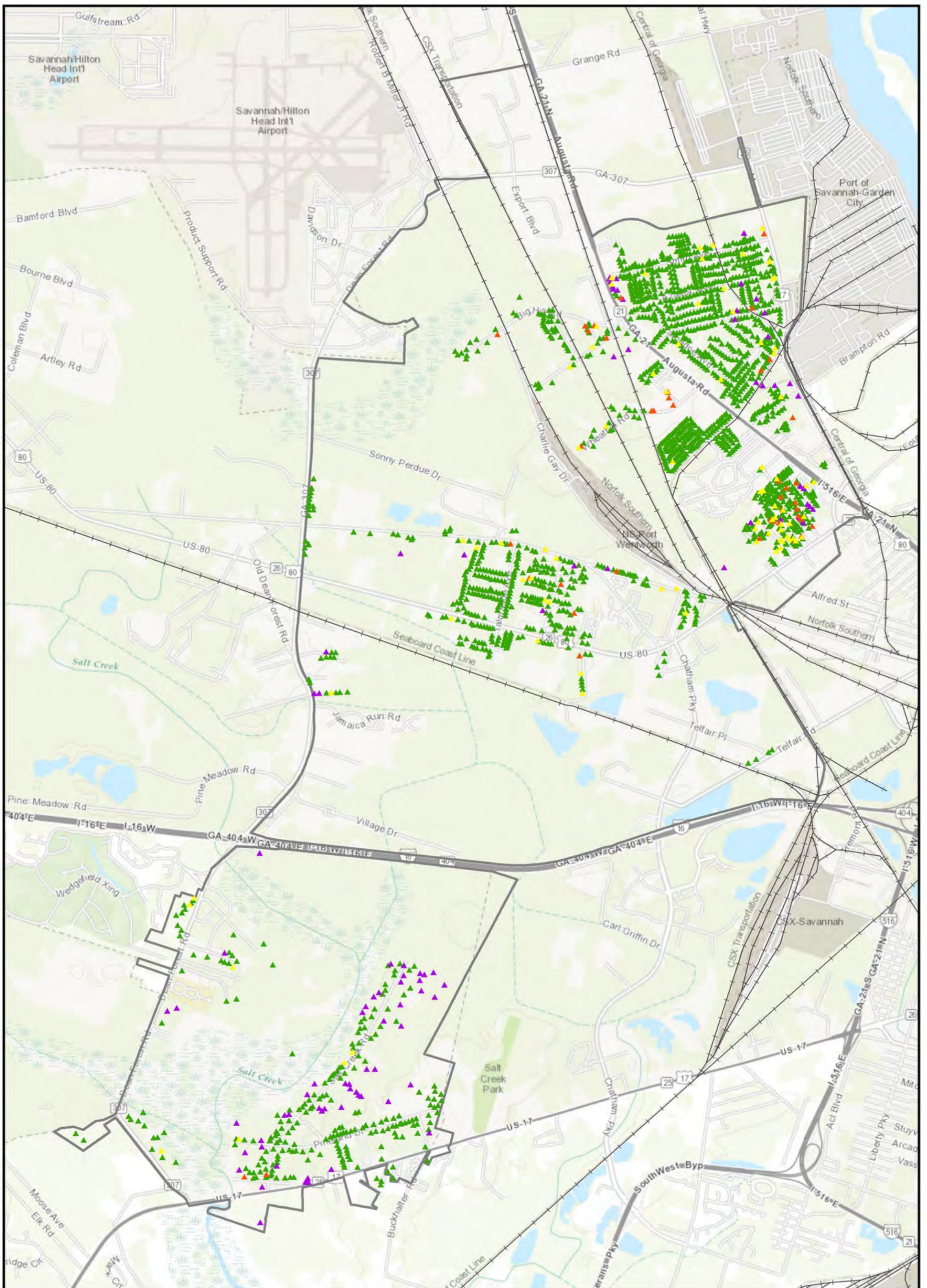
Land Use	Description
Commercial	
Commercial Office	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building 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.

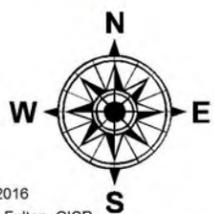
5

Housing

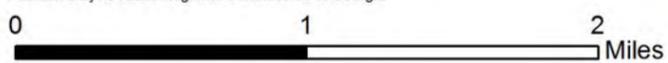




Housing Survey Garden City



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 Author: Lisa Fulton, GISP
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Evaluation	
▲	Standard (1794)
▲	Substandard (82)
▲	Dilapidated (41)
▲	Other (95)
□	Garden City



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 creeks 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 resilience 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 41 percent 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.

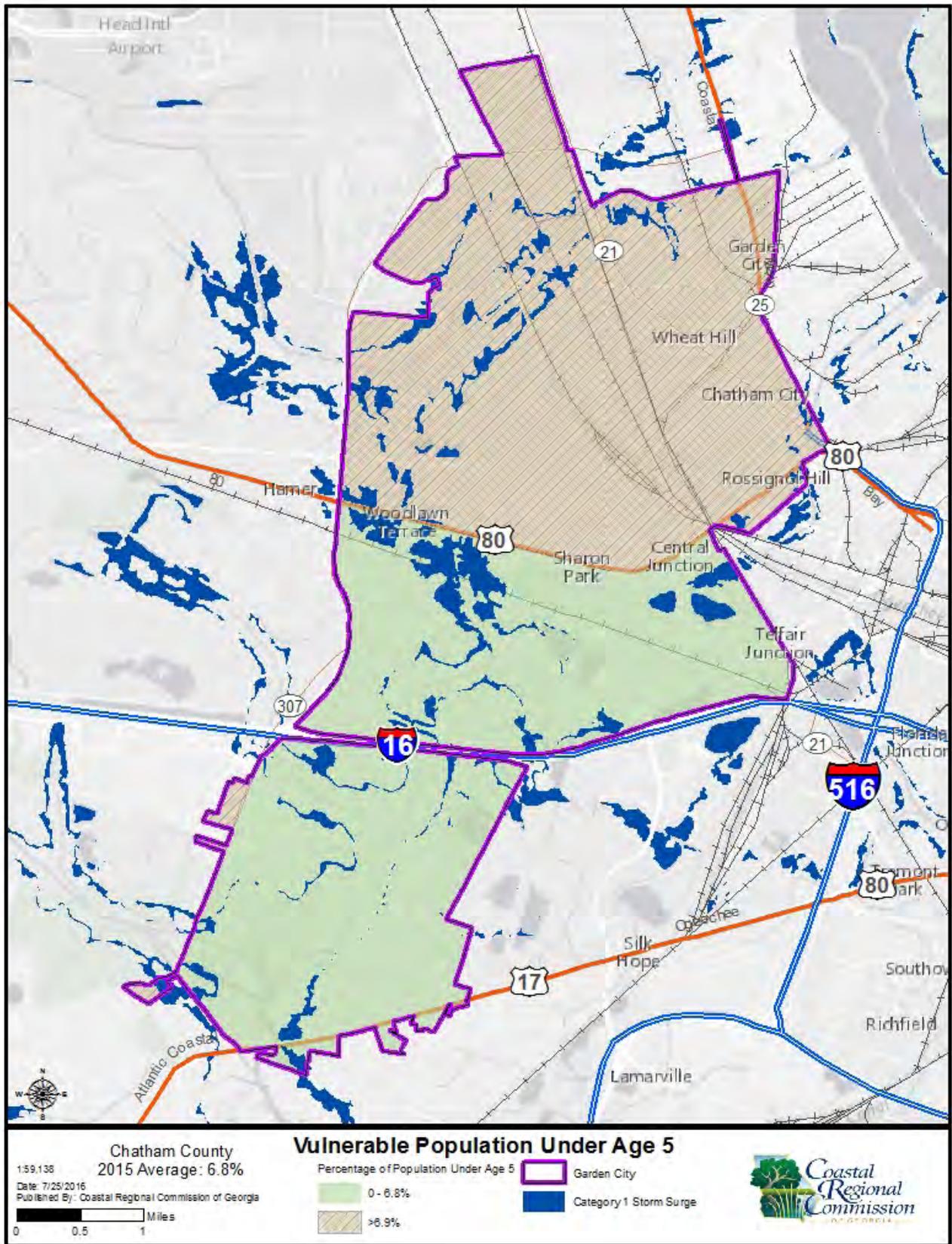
Garden City Types of Disability by Age			
People 5 to 15			
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability
0	0	103	0
Source: U.S. Census			

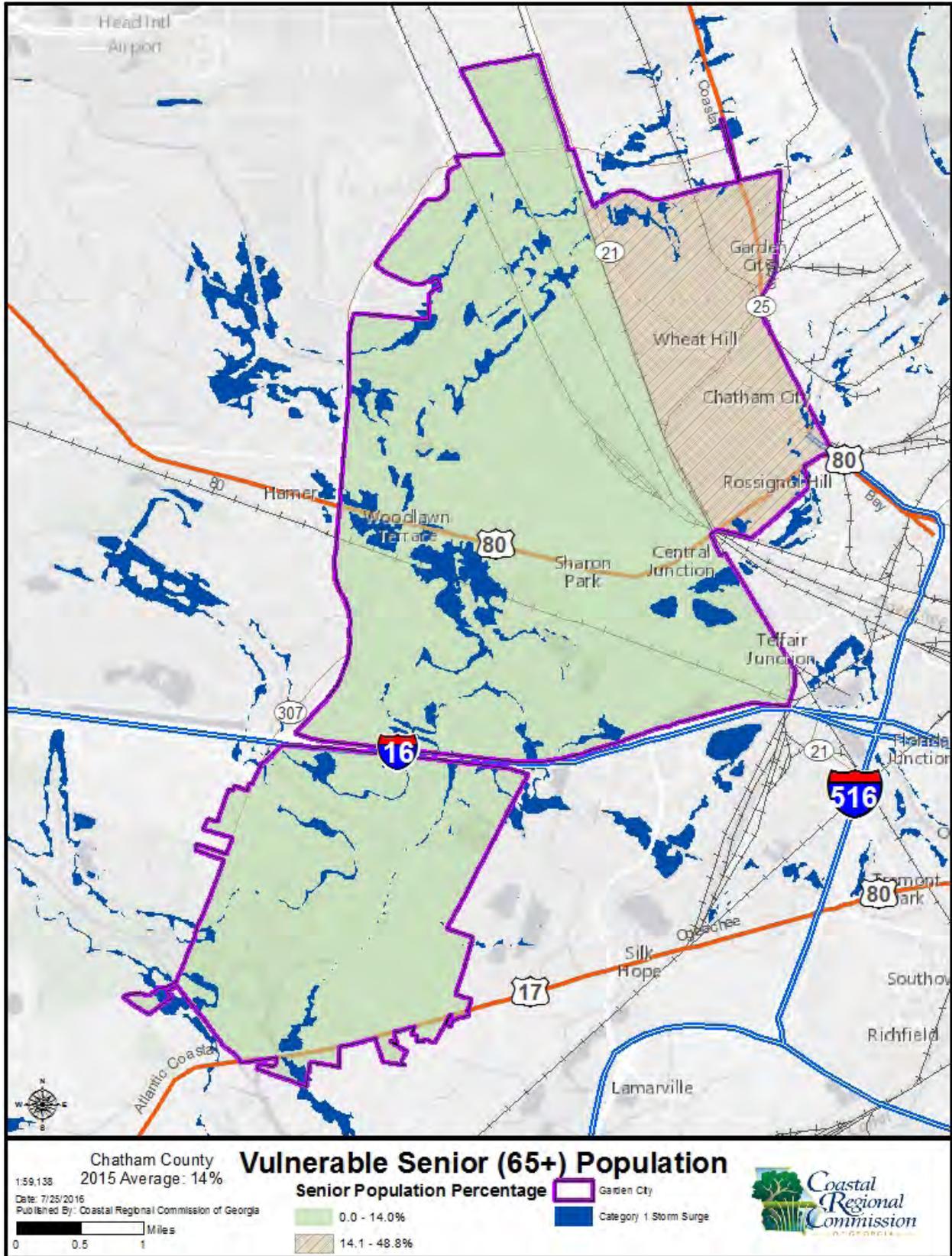
Garden City Types of Disability by Age				
People 16 to 64				
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability	Go-outside-home Disability
239	567	275	228	754
Source: U.S. Census				

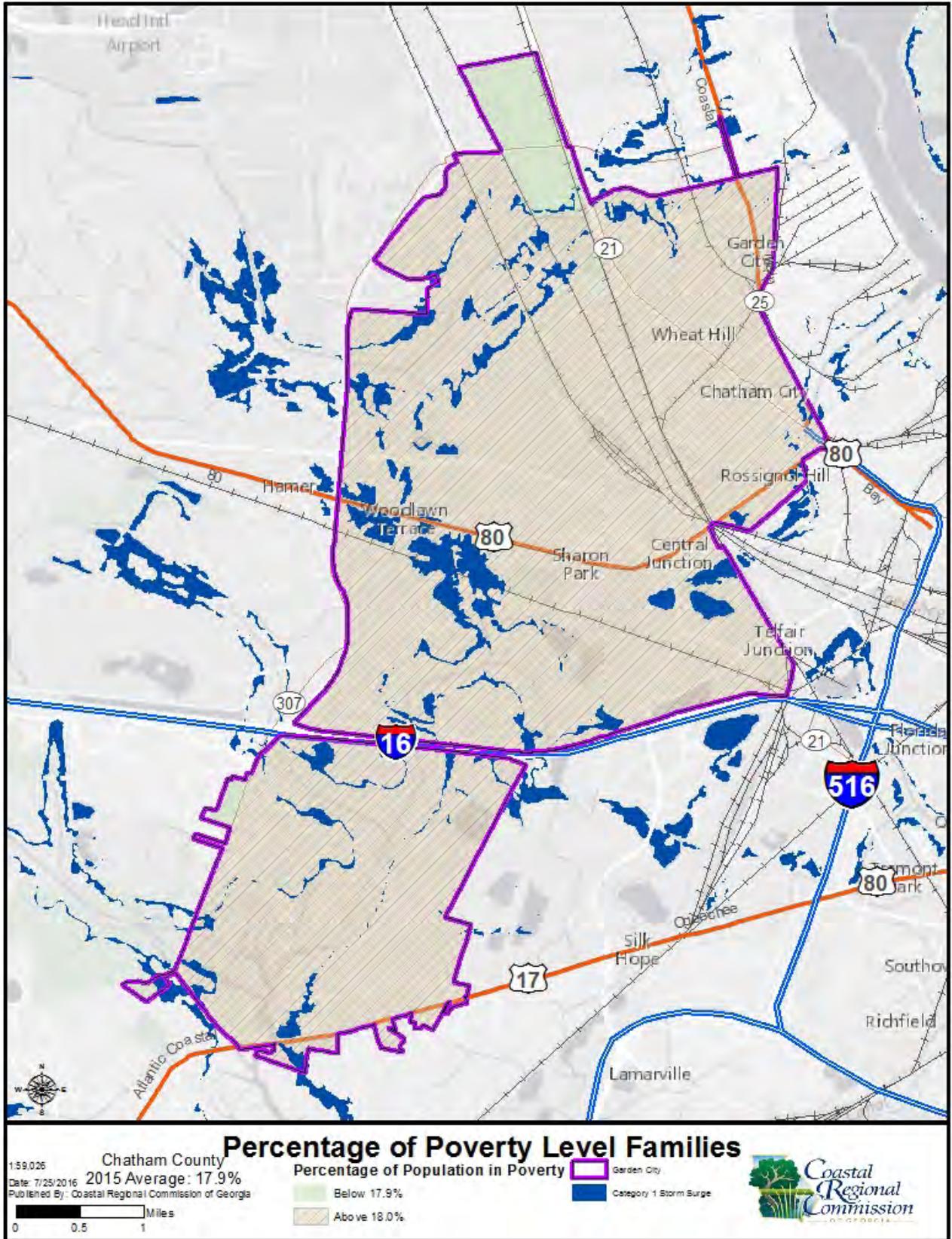
Garden City Types of Disability by Age				
People 65 and over				
Sensory Disability	Physical Disability	Mental Disability	Self-care Disability	Go-outside-home Disability
161	499	179	164	382
Source: U.S. Census				

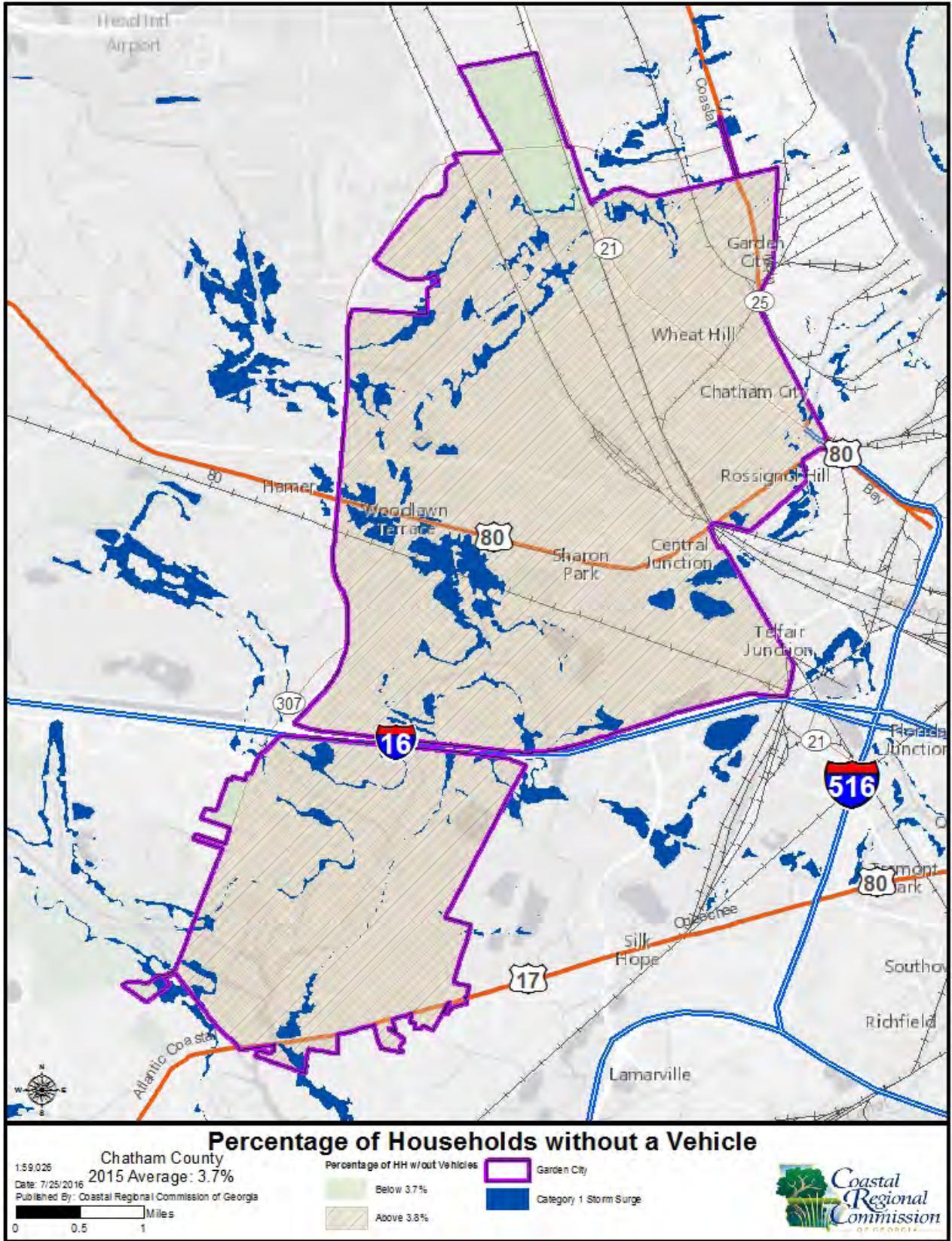
Vulnerable Housing Type

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.











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

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
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

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
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 initiated 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

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
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

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
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

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.



[Garden City
Invitation Memo](#)

Dear Teresa,

[Citizen Planning
Committee](#)

You have been selected and are invited to participate on the Citizen Planning Committee for the preparation of the 2016 Garden City Comprehensive Plan.

[Public Involvement
Summary](#)

The Georgia Department of Community Affairs (DCA) requires communities complete and maintain a Comprehensive Plan that directs future growth and development.

[DCA Rules for
Comp Plans](#)

Together with the Coastal Regional Commission (CRC) we will identify community goals, needs, opportunities and identify specific action items the City can undertake to achieve the goals, address identified needs, and maximize opportunities for community success.

[Team Members](#)

[Garden City
Community Agenda
2008](#)

[Safe Growth Audit](#)

Your involvement is important to the planning process! We look forward to working together on implementing Garden City's vision!

Our Kick-Off Meeting is a luncheon scheduled:

Thursday, June 4, 2015
11:30 a.m. to 1:30 p.m.
City Hall - Garden City
Lunch to be Served

[RSVP to Jennifer Scholl](#)

Sincerely,

Ron Feldner
Acting City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

Coastal Regional Commission, 1181 Coastal Drive SW, Darien, GA 31305

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Quick Links

[Agenda for
Kick Off
Meeting](#)

[SWOT Exercise](#)

Dear Teresa,

We look forward to seeing you at the [kick-off luncheon](#) for the 2016 Garden City Comprehensive Plan update! Garden City recognizes the importance of citizen engagement as well as the need for effective ways to measure the results of your efforts. We strongly believe that effective civic action and sound future planning depends on citizens like you!

At this week's meeting, the City plans to conduct a SWOT Exercise (Strengths, Weaknesses, Opportunities and Threats) which consists of a 360 degree assessment of the Garden City community. In an effort to prepare for the meeting, we ask that you take special note of the link labeled [SWOT Exercise](#) which includes a *Goals Grid*, *Looking Outward*, and *Looking Inward* exercise. Your participation in this exercise will help to contribute meaningful feedback from the committee.

A Goals Grid is a 2x2 matrix constructed by examining the YES and NO answer to very basic questions. (1) Do you want something? (2) Do you have it? The interplay of *Yes and No* to these questions defines four basic categories for goals and objectives.

A chart for analyzing the *external environment* is the PEST Chart, an acronym for Political, Economic, Social and Technologies. The analyses of the external environment looks at what is happening in the world *outside* of Garden City and determines how external events might affect Garden City. The analysis of the external influences includes broad issues like social changes, new technologies and the economic, political and regulatory environments. The purpose of this important work is to identify *Opportunities* as well as *Threats*.

A critical component in the process is documenting what Garden City knows about itself, analyzing the *internal environment*. What is the City's capacity as it relates to complex systems of

Sanitation, utilities, land usage, housing, and transportation? What are the interactions between people and business, people and recreation, and how is the City managing urban growth? What defines the culture of the City? Just as information derived from external analysis feeds into *Opportunities* and *Threats*, the information derived from internal analysis will drive the *Strengths* and *Weaknesses* components of the SWOT. In general, we'd like for you to answer the categories in the Goals Grid and the Charts for analyzing the *external* and *internal* environment of Garden City.

Together we hope to create better decisions and policies, promote community building and foster an engaged citizenry.

As a reminder, the Kick-Off Meeting is scheduled as noted below:

Thursday, June 4, 2015
11:30 a.m. to 1:30 p.m.
City Hall - Garden City
Lunch to be Served

[RSVP to Jennifer Scholl](#)

Sincerely,

Ron Feldner
Acting City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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2008](#)

[Safe Growth Audit](#)

Quick Links

[Agenda for
Kick Off
Meeting](#)

[SWOT Exercise](#)

Dear Teresa,

Thank you to all who attended the [kick-off luncheon](#) for the 2016 Garden City Comprehensive Plan update!

At the kick-off meeting, the CRC facilitated a SWOT Exercise (Strengths, Weaknesses, Opportunities and Threats) which consisted of a 360 degree assessment of Garden City.

In preparation for the meeting, we asked the Citizen Planning Committee to take special note of the link labeled [SWOT Exercise](#) which included a *Goals Grid, Looking Outward, and Looking Inward* exercise. Your participation in this exercise contributed meaningful feedback. We are extending the opportunity for feedback to June 11, 2015.

The Goals Grid consists of the following missions and goals:

- What do we want to achieve? (We don't have it, but want it)
- What do we want to preserve? (We have it and want to preserve it).
- What do we want to avoid? (We don't have it and don't want it).
- What do we want to eliminate? (We have it but we don't want it).

Participants also listed items/issues on the chart for analyzing the *external environment*, the PEST Chart, an acronym for Political, Economic, Social and Technologies. Participants discussed how the following impacts Garden City:

- Political
- Economic
- Social
- Technologies

Participants analyzed the Internal Environment and answered questions such as:

- What does Garden City know about itself?
- What defines the culture of the city?
- What is the image of the city in the eyes of stakeholders?
- What is the City's capacity as it relates to complex systems of sanitation, utilities, land usage, housing and transportation?
- What are the interactions between people and business, people and recreation, and how is the City managing urban growth?

Please post items to these categories/questions now through June 11, 2015. [You may email items to ttownsend@crc.ga.gov.](mailto:ttownsend@crc.ga.gov)

Minutes from the June 4, 2015 kick-off meeting and other important information forthcoming!

Together we hope to create better decisions and policies, promote community building and foster an engaged citizenry.

Sincerely,

Ron Feldner
Acting City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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[Garden City
Invitation Memo](#)

Dear Teresa,

[Citizen Planning
Committee](#)

Implementation of your comprehensive plan is a significant responsibility and a key factor in the City's success. Proactive planning and a solid comprehensive plan can improve the economy, shape development patterns, and influence the quality of life in Garden City.

[Public Involvement
Summary](#)

Selected key items from the Kick-Off meeting:

[DCA Rules for
Comp Plans](#)

INFRASTRUCTURE

Garden City's infrastructure now and in the future must meet the ongoing needs of industrial products, energy, food, transportation, shelter, and effective waste management. Sustainability, resiliency, and ongoing maintenance must be an integral part of improving the City's infrastructure.

[Team Members](#)

[Garden City
Community Agenda
2008](#)

TRANSPORTATION

Transportation's purpose is moving people and goods from one place to another, but transportation systems also affect community character, the natural and human environment, and economic development patterns.

[Safe Growth Audit](#)

**Kick-Off
Meeting**

HOUSING

Quality housing and a range of housing size, cost and density make it possible for all who work in the community to also live and play in the community.

[Agenda for Kick
Off Meeting](#)

[SWOT Exercise](#)

DEFINING GARDEN CITY

COMMUNITY GOALS

**What Did We
Discover?**

1. Vision Statement
2. List of Goals
3. Community Policies
4. Character Areas

[Minutes from
Kick-Off](#)

COMMUNITY ACTION ITEMS

**[SWOT Input
from
Committee](#)**

Review minutes from June 4, 2015 kick-off meeting.
Review results of SWOT Exercise.
Click on the [2015 Health Rankings for Chatham County](#).
Click on the [Economics of Education for Chatham County](#).

**Community
Health and
Education**

Together we hope to create better decisions and policies,
promote community building and foster an engaged citizenry.
Your participation is important! Thank you!

**[2015 County
Health
Rankings
Georgia](#)**

Sincerely,

Ron Feldner
Acting City Manager
Garden City, GA USA

**[Georgia
Economics of
Education](#)**

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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[Kick-Off Meeting Agenda for Kick Off Meeting](#)

[SWOT Exercise](#)

**What Did We Discover?
Minutes from Kick-Off**

[SWOT Input from Committee](#)

Community Health and Education

Dear Teresa,

The City of Garden City is convening the Steering Committee members for the purpose of reviewing the information compiled at the June 4, 2015 meeting and to also help set the Agenda for the next meeting of the Citizens Planning Committee (consisting of the Stakeholder and Steering committees).

DATE: August 4, 2015

TIME: 11:30 a.m. to 1:30 p.m.

LUNCH PROVIDED

City Hall - Garden City

Together we hope to create better decisions and policies, promote community building and foster an engaged citizenry. Your participation is important! If you have questions, please contact either of us.

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

[2015 County Health Rankings Georgia](#)
[Georgia Economics of Education](#)

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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[SWOT Exercise](#)

What Did We Discover?

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[Minutes - Steering Committee Meeting](#)

Dear Teresa,

Thank you, Steering Committee members, for your attendance and participation in the meeting held on August 4, 2015. Please review the [Minutes of Steering Committee Meeting](#) and the [SWOT Analysis](#) There will be an open comment period for one-week. Please submit comments by September 1, 2015.

The next meeting scheduled for the Citizens Planning Committee (both Steering and Stakeholder Committees) will be held:

Wednesday, September 16, 2015

11:30 a.m. - 1:30 p.m.

Garden City City Hall

Lunch to be Provided

[RSVP to Teresa Townsend and Jennifer Scholl](#)

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services

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Dear Teresa,

[Citizen Planning Committee](#)

REMINDER: The next meeting scheduled for the Citizens Planning Committee (both Steering and Stakeholder Committees) will be held:

[Public Involvement Summary](#)

Wednesday, September 16, 2015

11:30 a.m. - 1:30 p.m.

Garden City City Hall

Lunch to be Provided

[DCA Rules for Comp Plans](#)

[RSVP to Teresa Townsend and Jennifer Scholl](#)

[Team Members](#)

We look forward to seeing you there!

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Sincerely,

[Safe Growth Audit](#)

Kick-Off Meeting

Ron Feldner
City Manager
Garden City, GA USA

[Agenda for Kick Off Meeting](#)

[SWOT Exercise](#)

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Director of Planning & Government Services
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[Minutes - Steering Committee Meeting](#)
[SWOT Analysis after Input from Committee](#)

Community Health and Education

Dear Teresa,

The City of Garden City will be holding a Public Hearing in connection with the City's efforts to prepare its 2016 Comprehensive Plan (Comp Plan). The Public Meeting will be held:

Monday, September 21, 2015

7:00 p.m.

City Hall in Garden City

100 Central Avenue

The Georgia Department of Community Affairs requires that communities throughout the state complete and maintain a Comprehensive Plan to direct future growth and development. The Comprehensive Plan is required to address a set of minimum requirements that include the identification of community goals, needs and opportunities within the community, and a community short term work program, which identifies the specific action items the City plans to undertake to achieve the established goals, address needs, and maximize opportunities for community success.

The City recognizes the important of having a Comprehensive Plan that enhances the quality of life of its residents and businesses within the community. The City also understands that existing character and future growth plans must be balanced to address the different visions that individual stakeholders have for the future of the City. The City intends to build upon the process utilized for the 2008 Comprehensive Plan, and other existing datasets, to produce an updated Plan that recognizes the changing dynamics within the City. We anticipate that by holding this Public Hearing and by offering other avenues for citizen engagement, the City staff and elected officials will have a better understanding of the community's overall vision and perspective.

[2015 County Health Rankings Georgia](#)

[Georgia Economics of Education](#)

[RSVP to Teresa Townsend and Jennifer Scholl](#)

Sincerely,

**Ron Feldner
City Manager
Garden City, GA USA**

**Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission**

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[Minutes from Sept. 16th Meeting](#)

[SWOT Analysis after Input from Committee](#)

Dear Teresa,

Thanks to all who attended the September 16th Citizen Planning Committee Meeting! We accomplished a lot during the meeting. Mission/Vision Statement options, Character Areas, and the Urban Redevelopment Plan were the main topics of discussion during the meeting. Please review the [Minutes](#) of this meeting. You may access the Character Area map and a map showing environment features below.

[Character Area Map](#)

[Environmental Features Map](#)

Stay tuned for information about our next meeting (date to be determined) in which we will address the Economic Development Strategy, develop Community Policies, and touch back on the Urban Redevelopment Plan. We look forward to seeing you soon!

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

Lupita McClenning

**Community Health
and Education**

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[Georgia Economics of Education](#)

Dear Teresa,

With the new year right around the corner, we would like to announce the first Steering Committee meeting of 2016. Please add the following date to your calendar:

Tuesday, January 14, 2016

11:00 a.m.

Garden City City Hall

Lunch to be Provided

[RSVP to Teresa Townsend and Jennifer Scholl](#)

We look forward to seeing you there!

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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Dear Teresa,

[Citizen Planning Committee](#)

Thank you for participation as a Stakeholder in the preparation of Garden City's Comprehensive Plan. Our next scheduled Stakeholder meeting/luncheon is:

[Public Involvement Summary](#)

**March 2, 2016
11:30 a.m. to 1:30 p.m.
City Hall
Garden City, GA**

[DCA Rules for Comp Plans](#)

[Please RSVP to Jennifer Scholl](#)

[Team Members](#)

Your participation is important and appreciated! We look forward to seeing you.

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Sincerely,

[Minutes from Kick-Off](#)

**Ron Feldner
City Manager
Garden City, GA USA**

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[SWOT Analysis after Input from Committee](#)

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Director of Planning & Government Services
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Community Health and Education

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Dear Teresa,

Thank you for your participation as a member of the Steering Committee for the 2016 Garden City Comp Plan Update! Your feedback and participation is very important to the process!

The primary objective of our next meeting will be to review the draft document that has been prepared by the CRC. Please add the following date to your calendar:

Wednesday, May 18, 2016

11:30 a.m. - 1:00 p.m.

Garden City - City Hall

Lunch to be Provided

[RSVP to Teresa Townsend and Jennifer Scholl](#)

We look forward to seeing you there!

Sincerely,

**Ron Feldner
City Manager
Garden City, GA USA**

**Lupita McClenning
Director of Planning & Government Services**

Coastal Regional Commission

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Dear Teresa,

Thank you for your participation as a member of the Steering Committee for the 2016 Garden City Comp Plan Update! Your feedback and participation is very important to the process!

The primary objective of our next meeting will be to review the draft document that has been prepared by the CRC. Please review the [Agenda](#).

Wednesday, May 18, 2016

11:30 a.m. - 1:00 p.m.

Garden City - City Hall

Lunch to be Provided

[RSVP to Jennifer Scholl](#)

We look forward to seeing you there!

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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Dear Teresa,

[Citizen Planning Committee](#)

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Thank you for your participation as a member of the Steering Committee for the 2016 Garden City Comp Plan Update! Your feedback and participation is very important to the process!

[DCA Rules for Comp Plans](#)

The primary objective of our May 18, 2016 meeting was to review the [Comp Plan Draft](#) that was prepared by the CRC. Please review [Minutes](#) of the May 18th meeting. If you have comments regarding the minutes or the Comp Plan Draft that have not already been addressed in the minutes, please comment to [Lupita McClenning](#).

[Team Members](#)

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We look forward to seeing you at our next meeting to be announced at a later time.

**What did We Discover?
Minutes from Kick-Off**

Sincerely,

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Ron Feldner
City Manager
Garden City, GA USA

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[Minutes March 2, 2016 meeting](#)

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Lupita McClenning
Director of Planning & Government Services
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[Minutes March 2, 2016 meeting](#)

[Minutes January 14, 2016](#)

[Minutes May 18 2016 Steering Committee](#)

Community Health and Education

Dear Teresa,

The process of preparing the Garden City 2016-2026 Comprehensive Plan is nearing completion and the City wanted to take this opportunity to thank you for your participation, time and input. Included in this Constant Contact is a link to the [Draft Comprehensive Plan](#) document for your review. Please take a moment to review the document and provide any comments or revisions prior to July 31. You can email any suggested revisions or questions to rfeldner@gardencity-ga.gov.

There are several key dates remaining in the Comprehensive Plan adoption process. First, the Comprehensive Plan will be discussed at the City Council Workshop on **August 8th at 5:30 p.m.** The purpose of the work session is to review the final draft plan, future land use map strategies, and proposed short term work plan (STWP) implementation activities. The Comp Plan document will be revised based on the input of this meeting and the Public Hearing that will be held in conjunction with the Council Meeting on **August 15 at 6:00 p.m.** Following these meetings, the City will submit the final draft of the plan to the Department of Community Affairs (DCA) for State approval and will formally adopt the Plan at the Council meeting on **October 17, 2016.**

Thank you again for your participation in helping to share the future of our community!

Sincerely,

Ron Feldner
City Manager
Garden City, GA USA

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Lupita McClenning
Director of Planning & Government Services
Coastal Regional Commission

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A G E N D A

City Council Meeting

Monday, September 21, 2015 – 7:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Devotional**
- **Pledge of Allegiance**
- **Roll Call**
- **Presentation - Recognition of Aver Thompson, Volunteer Firefighter for his thirty-three years of dedicated service with the Garden City Fire Department.**

➤ **RECEIVE INFORMAL PUBLIC COMMENT**

Informal Public Comment – Speaker Protocol

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

➤ RECEIVE FORMAL PUBLIC COMMENT

Formal Public Comment – City Council Agenda Protocol

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal ***“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”*** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City’s website www.gardencity-ga.gov. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

➤ CONDUCT PUBLIC HEARINGS

Speaking to a Public Hearing Item

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council’s time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.

Public Hearings:

- **2016 Comprehensive Plan Public Hearing:** Receipt of public comment in connection with the City's efforts to prepare its 2016 Comprehensive Plan.



➤ **Approval of City Council Minutes**

- **Consideration of City Council Minutes dated 8/17/15**

➤ **RECEIVE STAFF REPORTS**

- Receive Monthly Status Report Planning, Zoning & Building from Director of Planning & Zoning
- Receive Monthly Status Report from Director of Human Resources
- Receive Monthly Status Report from Information Technology Director
- Receive Monthly Status Report from Public Works Director
- Receive Monthly Status Report from Parks & Recreation Director
- Receive Monthly Status Report from Director of Water Operations
- Receive Monthly Status Report from Chief of Police
- Receive Monthly Status Report from Fire Chief
- City Manager Updates

➤ **ITEMS FOR CONSIDERATION**

- **Resolution, GCFD Vehicle Surplus:** A resolution by the Mayor and Council of Garden City, Georgia, to classify the following GCFD vehicles as surplus property to be sold at auction pursuant to State law.

- (1) 1979 E-One, Ford F-8000 "Pumper" truck; and,
- (2) 1988 Ford F-600 "Rescue/Service" truck

- **Resolution, Beatty Property:** A resolution by the Mayor and Council of Garden City, Georgia, to proceed with acquiring from Maxwell P. Beatty for the purchase price of \$12,500, a parcel of land measuring 0.02 acres, over which the City's lift station on Chatham Parkway encroaches so that the encroachment area may be incorporated into and made a part of the legal description of the lift station site and used for a public purpose; and to authorize the City Manager to execute and perform the agreement on the City's behalf.

- **Election of the Mayor Pro-tem**

➤ **ADJOURN**

I. Project Update

Let the Steering Committee understand where we are with the various planning elements (land use, transportation, housing, economic development, etc.). What kind of information do we still need from the Stakeholders to help complete these sections and what is the process for obtaining it?

II. Economic Development Strategy

This is something that was on the agenda for the last meeting that needs additional discussion. How is the City going to move forward with this as it relates to the URP, public/private partnerships, and additional economic development activities.

III. Community Goals and Policies

CRC staff indicated at the last meeting that they would take a first stab at the community goals and policies and review with the Steering Committee

- ✓ Economic Development Strategy
- ✓ Housing
- ✓ Land Use / Community Character
- ✓ Transportation

IV. Comprehensive Plan Outline

Provide a detailed outline of how the plan will look to the Steering Committee so people can begin to understand how the information gathered at these meeting will be feeding into the actual plan development. The Steering Committee can help flush out this layout prior to showing it to the Stakeholders at the next meeting

V. Project Schedule

Schedule from January 1 – Adoption in October 2016. Include the interim milestones and other critical elements.

I think we should have a draft plan together of some sort by the March Stakeholder meeting. Understanding that parts will need to be filled in, but a general draft based on the outline defined above.



AGENDA

Garden City Comprehensive Plan Update Citizens Advisory Committee Meeting

March 2, 2016 11:30a.m. – 1:30p.m.

1. Opening Remarks & Introductions – Citizen Advisory Committee Members (5 min)
2. Project Update (10 min)
3. Economic Development Strategy (15 min)
4. Outline of Plan Elements Required for All Local Governments (45 min)
 - a. Community Goals (updates at local discretion)
 - i. General Vision Statement
 - ii. List of Community Goals
 - iii. Community Policies
 - iv. Character Areas and Defining Narrative
 - b. Needs and Opportunities (updates required every five years)
 - i. Supplemental Planning Recommendations
 - ii. Analysis of Data and Information
 - iii. Analysis of Consistency with Quality Community Objectives
 - c. Community Work Program (updates required every five years)
 - i. For each activity
 1. Brief description
 2. Legal authorization
 3. Responsible party
 4. Estimated cost
 5. Funding source(s)
5. Outline of Additional Plan Elements (required as noted below) (30 min)
 - a. Capital Improvement Element (required for local governments that charge impact fees)
 - b. Economic Development Element (required for local governments included in Tax Credit Tier 1)
 - c. Land Use Element (required for local governments with zoning or regulations subject to the Zoning Procedures Law)
 - i. Character Areas Maps and Defining Narrative
 - ii. Future Land Use Map and Narrative
 - d. Transportation Element (required for local governments included in an MPO)
 - e. Housing Element (required for CDBG entitlement communities)
6. Project Schedule (10 min)



G A R D E N C I T Y

AGENDA

Garden City Comprehensive Plan Update
Steering Committee Meeting
May 18, 2016

1. Review Draft Comp Plan Document
 - a. General Layout & Format
 - b. Readability & Flow
 - c. Discussion

2. Future Land Use Map
 - a. Intensity of Uses (i.e. C-1, C-2, I-1, I-2, etc)
 - b. Map Layout and Format
 - i. parcel based vs. general future land use districts

3. Transportation Element
 - a. Roads & Vehicles
 - b. Public Transportation
 - c. Pedestrian Mobility

4. Housing Element
 - a. Housing Trends
 - b. Garden City Housing Team
 - c. Ongoing and Future Projects/Programs
 - d. Urban Redevelopment Plan

5. General Comments

6. Next Steps
 - a. Project Schedule
 - i. Citizens Stakeholder Committee Meeting – Date TBD
 - ii. Public Hearing – July 18
 - iii. City Council Adoption – October 17
 - iv. Project Complete – October 31
 - b. Sharing of Information via Constant Contact – Ongoing

Garden City Kick-Off Event with Steering Committee and Stakeholder Group

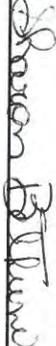
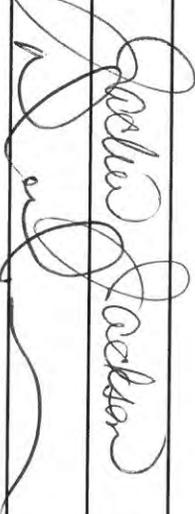
June 4, 2015

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Grainger, Bill	Grainger Honda	bill.grainer@grainerhonda.com	

Stakeholders

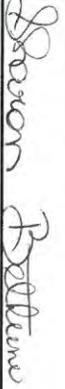
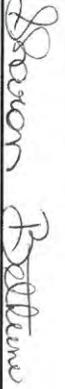
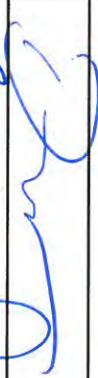
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<i>Jenny Mobil</i>			
<i>Gerland Saunders</i>			

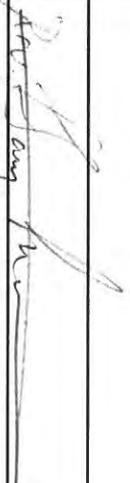
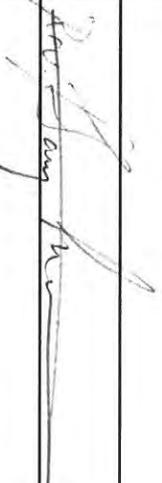
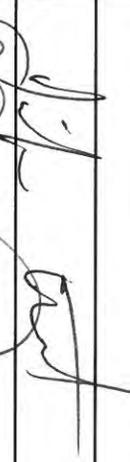
Garden City Citizen Planning Committee #2
September 16, 2015

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O'Neal, Barbara	City of Garden City	oneal@gardencity-ga.gov	

Garden City Citizen Planning Committee Meeting

March 2, 2016

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McClenning, Lupita	Planning & Government Services Director	lmcclenning@crc.ga.gov	

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Duncan, Ellis	Groves HS	Ellis.Duncan@scpps.com	
MAGUIRES, III, HORACE	MELZER MIDDLE School	Horace.Maguire@scpps.com	

Sign In Sheet

Aug. 4, 2015

Garden City Steering Committee

<u>Name</u>	<u>Email Address</u>
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RON FELDMER	GARDEN CITY
ED DITOMMASO	edditom@rc.net
TARA JENNINGS	tjennings@uwce.org
DAVID LYONS	GARDEN CITY
Shaaron Bethune	shaaron.bethune@comcast.net
GERARD FEHRIDGE	ON FILE
Rev. [unclear]	'
SHARLENE JOHNSON	MPC

Sign In Sheet

Aug. 4, 2015

Garden City Steering Committee

<u>Name</u>	<u>Email Address</u>
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TARA JENNINGS	tjennings@uwce.org
DAVID LYONS	GARDEN CITY
Shaon Bethune	shaon.bethune@comcast.net
GERARD FEHRIDGE	ON FILE
Rev. [unclear]	'
SHARLENE JOHNSON	MPC

Garden City Comprehensive Plan Update

Citizens Advisory Committee Meeting #1

June 4, 2015

Minutes

Opening Remarks - Ron Feldner, Acting City Manager

Ron opened the meeting by expressing thanks for lunch, recognized the efforts by those who coordinated the luncheon kick-off possible, and those serving on the Citizens Advisory Committee for their support to Garden City. (See sign-in sheet).

Ron's opening remarks presented facts about Garden City's population, permitting, development and land uses.

- In 2010, Garden City's population was 8,778 and in 2014 it was 8,994. There's been growth in population in the last four years.
- There was also Port container growth; for the first time the Port moved 333,000 TEUs in the month of 2014 - an unbelievable amount of growth due to ships coming in and to trucks and trains.

Ed DiTommaso, a long time team member of Garden City reviewed the land use breakdown for Garden City. Ron shared the land use breakdown of developed land:

- 39% residential,
- 13% commercial and
- 41% industrial.

The City's residential property tax digest is 11% of the total; non-residential is 89%. This is an opportunity for Garden City; in the near future, the City won't be dependent on residential rooftops to build the tax base.

Garden City had less than 20 building permits for residential homes in the last five years; Pooler probably had about 20 in just one month. In the same five years, Garden City had about 50 commercial permits.

Garden City is an industry town and near future opportunities for Garden City won't be dependent on residential rooftops to build the tax base.

Opening Remarks -Lupita McClenning, Planning and Government Services Director – Coastal Regional Commission (CRC)

Lupita McClenning, Director Planning Government Services for the CRC states the CRC is a multi-faceted agency providing long-term comprehensive planning, transportation planning, GIS, grant assistance, economic development, and serves as the region's Area Agency on Aging. Lupita invited anyone who had not responded to region-wide survey for the Regional Plan Update to please visit <https://coastalplan.metroquest.com>. It takes but a few minutes to respond to what makes Coastal Georgia the best place to live, work and play.

Lupita introduced the CRC team, starting with Teresa Townsend, Administrative Assistant (ttownsend@crc.ga.gov). Teresa serves as the Agency's Administrative Assistant. Teresa's role is project communication, meeting minutes, on-going postings and updates.

Bill Compton, AICP (bcompton@crc.ga.gov) serves as the Grant Specialist for the CRC. Bill brings 20 years' experience in planning.

During the coming year, together with the Citizens Advisory Committee (CAC) and other interested stakeholders, the CRC will facilitate and record the Comp Plan process through various workshops and public meetings.

In anticipation of the Kick-Off, the CRC asked participants to review and complete a matrix for today's meeting (June 4, 2015), to identify the strengths, weaknesses, opportunities and threats (SWOT Analysis).

It was explained that all CRC project communication is through Constant Contact. CAC members (including those invited but unable to attend today) will receive agendas, minutes, results of analysis, and links to other information pertinent to the Update of Comprehensive Plan through Constant Contact.

Introductions – Citizen Advisory Committee Members

Garland Saunders -Real Estate Development and Management, Planning Commissioner

Sharon Bethune –Chairperson, Garden City Council; Garden City resident

Billy Jackson -Planning Commissioner; resident of Garden City

Marcia Daniels – Council Member

Rev. Gary Monroe –Pastor of the Tabernacle of God; Garden City Zoning Board

Linda Bridgeforth – resident of Garden City

Gerald Ethridge – resident of Garden City since 1967

Cliff Ducey – Director of Garden City Parks and Recreation Dept.

Jimmy Morel – lifelong resident of Garden City

David Lyons – Chief of Police , Garden City; Steering Committee member that created first Comprehensive Plan

Phil Phillips – Owner/Operator Pet Cemetery

Jennifer West – new resident of Garden City

Billy Jackson – resident of Garden City; Planning Commissioner

Rosetta Prescott – resident of Garden City; member of Housing Team

Harriett Singleton – resident of Garden City; member of Housing Team

Jackie Jackson – Director of Comprehensive and Natural Resources Planning, Metropolitan Planning Commission

Tara Jennings – Director Coastal Georgia Indicators Coalition, Inc.; contracted with Chatham County to create community strategic plan

Randy Weitman - Manager of Engineering Services, Georgia Ports Authority

Don Bethune – 6 year Council member; resident of Garden City for 35 years

Hawes Collins - Resident of GC since 1986

Open Discussion with Group to Request Feedback on what they are Seeking from their Involvement in this Process

Ron invited participants to have an open discussion. He asked for everyone in the room to speak up regarding what one would like to see come out of this planning process? He asked for CAC members to share what role they played as part of this group, individually and collectively. And finally, how does or would one like to see the community play in seeing the Comp Plan come together?

Comments and Questions from the Committee:

- A committee member was intrigued by the land use statistics that Ron related to the group. One of her main goals for this meeting would be to take those statistics into consideration, as well as how much container growth is happening, and have a definitive plan on how Garden City plans to deal with it.
- The comprehensive planning process is for individual communities in the City of Garden City. What is your vision for the community for the next 10-15 years? Do you want to continue in the pace of the way it is growing right now or see something different? This meeting is the time to come forward and talk about it and put it out there for discussion.
- Would like to see reduction in noise.
- As the Port continues to expand and develop, the commercial and industrial growth will be exponential in the near future. Would like to see an executable plan - what is going to be the anchor and the target of our planning? What is going to be the main objective? Target development whether it is economic, housing, transportation, etc.
- Main focus on housing aspect – needs of our community as a whole – census is a big part of that.
- Can the comprehensive plan be used to aid the development of housing and increase demand of residential growth?
- Recommended in the last Comp Plan - the City can take advantage of the undeveloped area that is in between the railroad tracks and North Garden City to put infrastructure in for residential development.
- “As a new resident of Garden City, what is going to keep me here? I want to stay but grocery stores are closing and I have to go to Pooler or Savannah purchase many things.”
- The Comprehensive Plan is a plan to get to the next step of implementation. You have to look at each individual goal and strategy within that plan. In this process, you will get into very specific strategies (Short Term Work Program).
- One of the goals is going to be to increase the number of residents in Garden City. Why don't we identify the resources we have as far as land that could be developed?
- We could look at the zoning map and see what is not developed and how it is zoned. The Comp Plan is the document that can help City Council make a decision to rezone if demand is there (down zone from industrial to residential).
- If we can get a developer in here that knows what he is doing, we could have grocery stores and gas stations that are convenient.
- As a bystander, it is impressive to see so many committed players that are taking the Comp Plan so seriously. The Comp Plan can be a really strong tool for the community as well as the City Council. Whatever may come before the City Council, they can look to that document and say “Does it follow what we signed off on and what we agreed upon as how we want to grow as a community?” The next step is zoning, building and sub-division coding. Garden City is in a strong place because it has a Stormwater utility. Map out where you want to see building growth and where you don't. Does this mean incentives for builders or multi-family/single-family housing? Transportation and road systems are also up for discussion.
- Garden City has a very robust job market in Garden City because of commercial and industrial businesses. We might need to target the job market as an opportunity to create housing opportunities. We should use the strong employment-based opportunity to draw people closer to where they work.
- If you give the workers housing, they will stay in the community and then you can work on the other assets in the community as well.
- It would be good to have the employers help with the implementation of the Plan because it would benefit them; their employees would not have to drive so far to work.

- An example given of 2 lots sold in The Oaks since 2006. There are 22 residential lots readily available with water and sewer in an established community but there is no demand. We would have to find builders willing to chance to come and build while it remained to be seen if they would have buyers. Garden City has high commercial and industrial demand, but low residential demand.
- Garden City is not difficult to work with when it comes to building; their fees are not outlandish for a builder or developer. We need to look at areas of demand and address that using the Comp Plan.
- The City may need to create infrastructure for the residential population by marketing; look at bringing in developers not just for homes but also grocery stores, banking and other similar types of infrastructure into place. Give the residential population what they needs – parks, bicycle-friendly communities, etc.
- People will not be drawn to a place where trains are blowing horns at 4:00 a.m. in the morning and waking people up several times during the night. This is a problem in the south end of the City.
- There are acres of woods in Garden City (between Nelson, Ronald and Azalea) that could be developed for residential use. Some houses have been torn down in these areas and some have very nice houses still in place. The woods could use a road and infrastructure in place to make these areas for development.
- Out of the last 3 lots that sold in Garden City, 2 of them sold for \$7,500 and the other sold for \$15,000. That is way down from what it was in 2005. As a developer, if one goes in and buys the property, puts a road in, and places the infrastructure, about \$17,000 would be invested in each lot. You can't sell a lot for \$15,000 that you have \$17,000 invested in.
- "We have to keep in mind throughout this whole process that trucks and trains are not going to go away. Traffic and noise is going to get worse with ships coming in and trains are going to be longer."
- A few weeks ago Garden City had a storm come through, trees came down and a train was broken. Many people were struck and could not go around the trees and train. "If we have a major emergency, what is going to happen? If a fire truck or ambulance needs to come in, how are they going to do it?"
- There is a number that can be called in which a train can be broken and emergency vehicles can get in but it takes time.
- Ron stated there are major transportation projects related to trucks to get the trucks off of highways 21 and 307 and get them onto Jimmy DeLoach and the connector. These plans are moving forward with DOT and the City. There is also talk about pulling the trains on different routes. It does take time to build roads and time to reroute railroad lines, but these things are happening and will be favorable to Garden City.
- Lupita stated that we can boast about our quality of life in Coastal Georgia and said that because the Comprehensive Plan is a living document its hallmark is in its ability to adapt to trends in a manner that ensures we protect and/or enhance our quality of life. A solid Comp Plan is the 'go to' when one is considering development and its relation to people, business, environment; whether it is parks and recreation, economic development, access to good schools and quality healthcare, workforce development or considering the impact of aging baby boomers.

Needs and Opportunities through Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

The SWOT Analysis is an effective exercise because the interplay of Yes and No gets right to the heart of the matter. The exercise included the following question: “

Do you want it? Do you have it? If Garden City wants something, but does not yet have it, Garden City's has a goal to ACHIEVE it.

Do you want it? Do you have it? If Garden City wants something, and has it, Garden City's goal is to PRESERVE it.

Do you want it? Do you have it? If Garden City doesn't want something and doesn't have it, Garden City's goal is to AVOID it.

Do you want it? Do you have it? If Garden City has something but does not want it, Garden City's goal is to ELIMINATE it.

The committee divided into groups with the following answers:

Preserve (Do you want it? Yes. Do you have it? Yes)

- Sense of community
- History of Garden City
- User-friendly environment
- Public safety (fire, police, etc.)
- Home town pride – volunteers
- Churches/neighborhood churches that have been in Garden City for years
- Recreation Dept.

Achieve (Do you want it? Yes. Do you have it? No)

- Increase commercial/retail growth
- Revitalize central business district
- Make Garden City a destination
- Improve aesthetics
- Greenspace
- Increase parks and recreation
- Increase housing demand
- Partnerships in housing tem
- Redevelopment
- Homeless shelter
- PR

Avoid (Do you want it? No. Do you have it? No.)

- Higher taxes
- Outsourcing of Fire Department
- Higher insurance rates
- Visual blight
- Crime/panhandlers

Eliminate (Do you want it? No. Do you have it? Yes)

- Traffic congestion (peak times – Hwy 21, I-95, I-16)
- Noise pollution
- Vacant lots/blight
- Eye sores in vacant lots
- Crime
- Homeless
- Negative perception
- Infrastructure deficiencies

The next exercise was *Analyzing External Environment: Looking Outward – How it Impacts Garden City.* There are 4 parts to analyze: Economic, Political, Social and Technologies (PEST). The group divided into groups of 4 to discuss and report back how these components impact Garden City.

Political:

- State Representatives and elected officials (better relationships with them specifically relating to the Port)
- School Board (Garden City schools poor; better relationship with the Board)
- County Board of Commissioners (better relationship with them)
- Intergovernmental relationships (with all of the above entities; how can we compliment these entities and how can we be better involved?)
- Neighboring counties

Economic:

- Growth of surrounding areas (opportunities that could have come to Garden City instead of the surrounding areas)
- Pass-through community
- 50K people in area (outside residents we are responsible for when it comes to public safety)
- Lack destination attraction (no destination restaurant, mall, theatre, etc. to attract people to Garden City)

Social:

- Demographics (Boomers, X,Y, Millennials; the few events Garden City has are more focused on seniors but not enough for other age groups)
- Events lacking (in the past there was a Fall Festival and Christmas parade)
 - Examine
- Lacking community garden (addressing nutritional and health issues)
- Limited healthcare resources (most specialists in Savannah; an immediate care closed in Garden City)
 - Access to healthcare
- School system lagging
 - Groves/Mercer to minimum standards (Groves now one of the top performing schools in Chatham County and the State; Mercer failing to meet standards)
 - Economics of education

Technologies:

- Social media with government (easier to get the word out)
- Access creates engagement (can lead to more people being involved by getting the word out – council meetings for example)
- Water and sewer fully automated (using computers Water Dept. staff can tell how much water is in wells and items can be controlled remotely)
- Efficiency can be a plus or a minus (relating to the Port, technology can create efficiency but can also create negatives such as traffic)
- Loss of community (people develop relationships with their phones instead of each other)
- Emergency services need updating
- Technology changes the way people engage with social media (businesses having web pages that are easily found via Google)
- Broadband (Fiber Optic increase upload and download speed)

The final exercise was *Analyzing the Internal Environment: Looking Forward*

Analyzing the Internal Environment: Looking Inward

1. What does Garden City know about itself?
 - a. Non-engaged citizens (not enough interaction between citizens to know what is happening; advertised Quarterly meeting in each District would help improve this)
 - b. Folks who are engaged are “mad” (many attendees just attend Council meetings if something is detrimental to them or if there is any issue they don’t like; they don’t come on the average to support Council)
 - c. Stakeholders/constituents changing (a lot of older residents in Garden City have either passed away or moved away; heirs selling to landlords and those stakeholders don’t have the same sense of community as long term residents)
 - d. Rebel Bowl for 50 years (this occurs every Fall and has for 50 years)
2. What defines the culture of Garden City?
 - a. Pride in history of the City
 - b. Embrace the past/set vision for future
 - c. Industrial community
3. What is the image of Garden City in the eyes of stakeholders?
 - a. Progressive government (having a City Manager who is also an Engineer and understands hazard mitigation, flood plain and other complex new trends)
 - b. Robust job opportunities
4. What is the City’s capacity as it relates to complex systems of sanitation, utilities, land usage, housing and transportation?
 - a. Limited capacity in transportation (the State will be helping Garden City with this)
 - b. Capacity/openings in housing, land use, meter and sewage (big geographic area for 9,000 people)
5. What are the interactions between people and business, people and recreation, and how is the City managing urban growth?
 - a. Lack of interaction with people (need quarterly meeting with residents from each district)
 - b. Lack of opportunities for youth
 - c. Lack of places for youth to go

Lupita stated she would forward reading material for the CAC to review, the economics of education. She stated that project communication would include a link in a follow-up Constant Contact along with the summary of today’s meeting and exercises.

This SWOT exercise, analyzing the external and looking inward will be left open for one week; please take time to discuss with family, friends and colleagues. Comments can be emailed to Teresa Townsend – ttownsend@crc.ga.gov

Next Steps/Meeting

Review of SWOT Summary by Steering Committee in 3-4 weeks

Citizen Advisory Meeting #2 (late July to Early August)

Sharing of Information via Constant Contact - Ongoing

Garden City Comprehensive Plan Update

Steering Committee Meeting #1

August, 4 2015

Minutes

Opening Remarks - Ron Feldner, Acting City Manager

Ron opened the meeting by explaining that we didn't scale down the overall committee – we reached into the overall group (Citizens Planning Committee) and put together what we call the “Steering Committee” that could provide some detailed input on a lot of the issues discussed at the first Citizens Planning Committee as well as future meetings.

Opening Remarks -Lupita McClenning, Planning and Government Services Director – Coastal Regional Commission (CRC)

Lupita thanked the group for being here and participating in the Comp Plan update. She then referred to the minutes that were emailed to committee members via Constant Contact and copies distributed today. These minutes from each meeting will be a part on the ongoing packet that committee members receive. Character and zoning maps will be looked at in the near future as a part of the process. Information was taken from the Goals Grid and PEST and this provided the items captured in the SWOT Analysis.

Ron asked if the group (consensus-wise) agreed with the SWOT Analysis results. He wants to assure that the SWOT analysis accurately captured what was discussed at the first meeting. Going forward, the baseline should be an accurate representation of what was captured from the first meeting. The SWOT Analysis posters were displayed on one of the walls in the meeting room (one poster each for strengths, weaknesses, opportunities, and threats).

Open Discussion – Committee Members

One committee member mentioned the Recreation department and stated that the Recreation Dept. is considered a strength of Garden City, but the City's recreation facilities may be a weakness. Garden City has four or five small playgrounds/parks and they are very outdated. The basketball gym is also outdated and has probably reached its useful life (it's about 50 years old). Ron informed the group that the City is contemplating a gymnasium renovation or new facility in the future City capital improvement plan. A study is being conducted with consultants to look at some of the issues mentioned above. The study includes looking at whether or not it is worth it to rehab the old facility and try to maintain it for another several years; or if it is time to plan for a new gymnasium. City funds or SPLOST dollars would be the likely source of how this would be funded in the future once City Council makes a final decision.

Another committee member mentioned that because of the inadequacies of recreation facilities, it adversely impacts what Garden City can do with recreation. When it comes to population growth, people considering moving to Garden City may look at recreation facilities, and if a neighboring city has better facilities, they may decide to move to the other city. The football stadium is also outdated and the City lacks soccer fields. Other municipalities around Garden City are building new football facilities, causing Garden City to lose revenue because teams that once used Garden City's football stadiums are now using the newer stadiums. Ron stated that there might be funding included in next year's budget to go toward the new gymnasium and multipurpose facility.

Ron has been in preliminary communications with some different people regarding an Economic Development Plan. After discussion, it was decided that the committee supports the concept of an economic development and redevelopment strategy being formulated and that would include the Highway 21 corridor and traffic circle area (i.e. the central business district) initially and expand to other areas of the city.

Ed DiTommaso explained to the committee that the whole idea about the character areas of the City is to identify the corridors. The corridor and other selected areas of the City could be identified as target areas in the future “Garden City Urban Redevelopment Plan” or URP.

Ron explained that tools could be identified within the URP for the City that will help address housing, commercial and redevelopment opportunities. Feedback from this committee, City Council and other individuals can provide a path going forward that helps the city address different components. He believes that identifying opportunities such as the corridor, housing, recreation, and redevelopment are the highest priorities and areas that need to be focused on. He asked the committee if there were other priorities members feel need to be addressed, to speak up so these issues can be included in our notes. Another point made was that business in Garden City is the City’s backbone and what reinforces the benefits of that is good discussion within the SWOT exercise as a whole.

Lupita stressed that we always have an open comment period (usually a week) after a meeting and related Constant Contact correspondence for committee members to email comments to Teresa Townsend, Administrative Assistant.

Ron intends to use the topics being discussed at the meeting today as discussion topics to present to the overall committee (Citizen Planning Committee) scheduled for mid September 2015.

A committee member mentioned that crime and homelessness were mentioned on the SWOT exercise as a weakness. Ron explained that homelessness is something that we deal with intermittently. Garden City has more petty crime such as shoplifting than other types of crime.

Lupita explained that when we hold our next full committee meeting (Citizens Planning Committee) the information that was compiled and planning tools will be used to build a strategy map. In order to do so, the group’s mission statement needs to be reviewed and then it needs to be decided whether to keep the current one or create a new one. The external and internal issues have been examined and the SWOT analysis created by feeding those together, and in order to formulate a strategy for those objectives, the decision needs to be made about the Mission Statement. A strategy map will be created which will feed into goals and objectives and then will feed into the Short Term Work Program.

Ed DiTommaso’s Presentation – Urban Redevelopment Plan

As mentioned earlier, Ed is in the process of preparing an Urban Redevelopment Plan (or URP) for Garden City. This plan came about because of the Urban Redevelopment Act which came into place after World War II when people were moving into the suburbs. This left problems and vacancies in the urban areas. The Act gave leverage to cities and counties to address blight and slum areas and provide them with a set of tools so that they could go after these areas and help spur develop in identified areas. There is not an overseeing agency that has to approve the Urban Redevelopment Plan; the City can go through and adopt their Plan, but it does have to meet certain specifications and requirements. In creating the URP, the City is not tied to a template that the State produces. By having the Plan, you have some funding and incentives and earn extra points in grant applications.

The URP will be completed ahead of the Comprehensive Plan. In the URP, there will be several different target areas. To be qualify as a target area, the City must demonstrate that the selected area must meets a specific set of criteria defined in the Urban Redevelopment Act. Initially, Ed thinks there are going to be three target areas because the commercial corridors can be used as target areas. The proposed target areas will likely include: (1) Rossignol Hill, (2) the area south of Interstate 16, and (3) the traffic circle area north along Hwy 21. To qualify as a target area for the URP, the area has to have or be adjacent to the US Census Block Group with a certain percentage of poverty. The plan can always be amended later to include other target areas.

The Character Area map was developed as part of the 2008 Comp Plan and is a required element of the comprehensive plan for any community that has a zoning ordinance. This map identifies unique areas throughout the City and examines the existing and desired future development strategies within these areas. Ed then gave a brief description of the City's existing Character Area Map; Ron explained the different areas on the map which are color coded: residential (traditional neighborhood), suburban neighborhood, mixed-used urban anchor, commercial, local commercial corridor, regional commercial corridor, public and institutional, industrial, greenspace and transitions. This map is not designed to be a land use map or a zoning map.

Next Steps/Meeting/Discussion Topics

Citizen Advisory Meeting #2 (mid September)

Economic Development Strategy Map

URP and Character Area Map

Sharing of Information via Constant Contact - Ongoing

Garden City Comprehensive Plan Update Citizens Planning Committee Meeting #2 September 16, 2015 Minutes

Ron Feldner, City Manager

Ron Felder explained that the Steering Committee met on August 4th to go over the work that was completed at the kick-off meeting and transition to the meeting today (in terms of the Agenda). The minutes from that meeting were made available to the entire Citizens Planning Committee via the Constant Contact correspondence invitation to today's meeting. Recurring themes with the meetings are economic development, enhancement of housing opportunities and formulating a strategy and game plan in which Garden City can put resources and tools together to further expand our business base. We are starting to see some of our key issues come together. We talked about enhancing our recreation program at the August 4th meeting; since that time we met with the City Council and talked about opportunities to construct a new recreation facility to replace, update and enhance our offerings for recreation to our community. We hope to focus more today on our Vision Statement, Character Area Maps, the Economic Development Strategy and the Urban Redevelopment Plan.

Lupita McClenning, Planning and Government Services Director – Coastal Regional Commission (CRC)

At our last two meetings we talked about the SWOT Analysis (Garden City's strengths, weaknesses, opportunities and threats). In order to formulate strategies to meet goals and objectives for Garden City that have been identified, we need to have a Mission Statement. The existing Mission Statement is:

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

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

Ed asked the committee members if it was agreed to leave the Mission Statement as is. He asked if we as a group, feel that the Mission Statement represents a vision of what the City should be? If not, should we revise it, or completely craft a new one? One committee member mentioned leaving out the parks and trees part of the statement. It was agreed that “Advancement of a sustainable community” should be added to the first sentence.

Ed stated “In general, the idea with the Vision Statement, this is our 50,000 feet look at the community as a whole. The Comp Plan in general, will take that down to about 25,000 feet and then we have these other items that are working - whether the City completed: an Economics Development Plan, Urban Redevelopment Plan, or Parks and Rec Assessment. Those plans and assessments are taking us down to about 10,000 feet which we are starting to hammer in the specific activities to meet the objectives. Generally the vision is going to be somewhat broad, but putting it into specific objectives and activities is going to address the broad concept.”

We need to stop and think about the Mission Statement and the specific items we want to achieve for Garden City. We are going to identify policies, activities and programs that will increase commercial retail growth. The next time we meet and we talk about our objectives and strategies, which policies are we going to explore and implement? As we move forward and start thinking about some of the strategies, which programs, activities and policies are going to be used to achieve what we

want? What is going to make Garden City a destination? The whole purpose of having a good Mission Statement is that all the policies and objectives hang on the Mission/Vision Statement.

At this point, there was a brief activity with committee members involved in helping to revise the Vision/Mission Statement. This could be the Vision part of the statement: ***A safe, family-oriented and business-friendly city.***

Ron suggested that if we go with the real concise version of the Vision Statement (the first sentence), then the mission becomes a marriage of what is on the page and we try and blend the two. Lupita added that the Vision Statement is WHAT Garden City IS and the Mission statement is HOW we accomplish the Vision Statement.

It was discussed as to whether the mission statement be a list of items or a statement in written form. Options for the mission statement include the following:

Mission (option 1):

Garden City is committed to achieving its vision through:

- Balanced growth
- Advancement of community
- Sustainability
- Fiscal responsibility
- Open government
- Natural resource preservation
- Cultural diversity
- Environmental stewardship

Mission (option 2):

Garden City is governed by the principles of fiscal responsibility and open government. We are committed to achieving our vision through a combination of balanced growth, sustainability, natural resource protection, cultural diversity, environmental stewardship and the overall advancement of community.

Character Areas - Ed DiTommaso

Defining character areas is a requirement of the Comp Plan for any city that has zoning. The first map Ed demonstrated was developed in 2008 when the City went through this exercise. The idea behind the character areas is defining the unique components that make up specific areas of the City and calling them out separately. It involves looking at different areas of the City and identifying what we think is unique about them. We will start with the areas on the first map and determine how we might want to revise them; we will turn those into recommendations for what type of activity or development might be most appropriate to happen within that area. Once we define the areas, we will look at the current zoning categories that fall within those areas and do some analysis. This process starts to frame the implementation part of the Comp Plan.

The areas on the map(s) marked purple are industrial, yellow is what was identified in 2008 as traditional residential development (more of a grid street pattern, lots seem to be smaller, and have sidewalks and houses that were built around a similar time frame), and another shade of yellow is suburban development. In reviewing the old plan and doing some work on the Urban Redevelopment Plan, Ed has noticed that what we called traditional in 2008 may need to be called out separately now because the development goals within one of the neighborhoods may be different; there may be different strategies in one area versus another area. It may be worth breaking down the residential categories a little bit more. In one particular area there is a community center and several churches, so we are calling it traditional residential but it does have pocket commercial and institutional uses in it; we are not calling out every single land use independently. The committee needs to determine if we want to change any of the character areas: the boundaries, what we are calling different areas, etc. Ed pointed out an example; there is an area on the map currently labeled as industrial but it is just undeveloped land. There may be some areas we want to put in a mixed-use category. What the character map eventually becomes is the future land use map. The idea with the future land use map is that it becomes a tool that the City Council and Planning Commission can refer to when making land use and zoning related decisions.

Ron commented that Garden City has Town Center and City Hall and we have mixed use that would transition back to a more traditional subdivision look. We might be able to move the mixed use a little bit further to the East but eventually the Constantine property needs to be some town homes. The town homes need to be closer to retail and the town center. But as we start to get deeper into Constantine we are going to have to go with the traditional residential lot because we are not going to be able to maintain the density; we can't support it infrastructure-wise. If we start getting numerous small houses or continue town homes, our water and sewer capacity will change. We need to find a balance between traditional lot subdivisions and higher-density multi-family and strike a balance.

A committee member asked if all of Garden City is in the flood zone. The answer is no; Ed demonstrated some of the flood zones on the map. The City participates in the CRS program which gives landowners a discount on flood insurance. Ron said that we would post a map with all the flood plain zones in one of our upcoming Constant Contact correspondence.

We are going to put the green on the map and show those as environmental areas. In this day and age, wetlands and floodplains are so important and allow people to understand areas that are not conducive to future development on a major scale.

Mixed use along the Highway 80 corridor is going to be important. We will talk about character areas some more at future meetings; now that we have this input, we can start to redraw some of those lines.

Urban Redevelopment Plan – Ed DiTommaso

Ed introduced the Urban Redevelopment Plan. In conjunction with the Comp Plan, the City is working on an Urban Redevelopment Plan. It is another tool to help with redevelopment and revitalization of certain areas in the City. Post World War II, people starting moving out of cities and it left behind, areas of neglect and what was defined as a slum. The Urban Redevelopment Act was created and gave cities tools to address these problems. The Urban Redevelopment Act does not just apply to urban areas. You can have rural and farm areas that still have blight and slum and that would fit under what the Urban Redevelopment Act does. In order to be eligible, you have to have a certain percentage (over 20%) of poverty within a block group or be adjacent to the block group. Ed has produced an exhibit that shows the block groups throughout the City and the percentage of poverty. He has started to create some preliminary target areas. As the target areas are developed, a case must be made as to why the City feels the area qualifies as a slum. In doing that, you start to determine what types of policies and resources the City can throw at these areas to help get private investment or other incentives to get people to start putting money in these areas.

There is a blue outline on the map that shows the census blocks and the percent of poverty. Ed showed an example of a census block in which the poverty percentage was 61%. Lupita asked Ed to draw a red line around the districts that are being proposed. He demonstrated on the map where Highway 21 Corridor is and where a lot of businesses are located. The Department of Community Affairs has an opportunity zone program that they administer. An Urban Redevelopment Plan is required in order to go after benefits from this program. Area 2 in blue is one of the target areas Ed demonstrated. Through the Urban Redevelopment Plan, the City could use their own resources and tools or have a public/private partnership where they could start to acquire lots. The City may want to go after certain lots and do a community park or garden within that neighborhood.

One committee member shared an example in which there is a lot where the owner may have died over 25 years ago; it was never probated and no one knows who the lot belongs to. Ed said that the Urban Redevelopment Plan could target the research that is necessary to take care of such instances as this. The City's current position is that they are going to rely on private investments and based on the success, the City might have more resources to use. The first step is to have the Plan and then have the City Council to look at it and decide how they want to go after the target areas. A lot of buildings are at the

end of their useful life and the City might decide to do an overlay district for that area. Tax allocation districts are where you commit a certain amount of tax and incentives to help spur redevelopment.

Ed demonstrated Area 3. For everything south of 16, Ed recommends to come behind City Hall and have it closer to the Corridor (undeveloped area) to be included as a target area (poverty level 54%). Ron said that he thinks the first redevelopment opportunity is going to be along 17 and then the undeveloped area along Dean Forest and then later start to move off the Corridors. The Corridors are going to be the first target to deal with and not so much the depth of the residential. The City is looking at a water and sewer extension study from the Savannah Connection at our Eastern boundary on Hwy 17 going west toward Dean Forest Road to try and bring water and sewer to that area. An analysis needs to be done and drawn up on each of the target areas that we identified. Ed is in the process of starting to look at which programs are available and writing that up.

Meeting Wrap Up

Ron wrapped up the meeting by letting committee members know that the Vision and Mission statement will be reworked and posted as part of a Constant Contact correspondence. The Character Area Map will be revised based on input from today. Ed is going to start filling in the narrative regarding the three areas that were identified at today's meeting. Ron wants to adopt the Urban Redevelopment Plan at the first meeting in December. The Urban Redevelopment Plan will be a living document, so it can always be changed and revised as needed. The first public hearing is for the Comprehensive Plan is Monday, Sept. 21. Ron will be giving a short presentation at the Council meeting.

Lupita introduced Russell Oliver, one of the new Planners at Coastal Regional Commission. He comes to CRC from UGA. He is going to help with planning, GIS, and photographs. Russell has a Masters in Planning and an Under Grad in Landscape Architecture. Some of the pictures Russell takes today can be used for the Public Hearing on Monday, September 21.

Next Steps/Meeting

Next Meeting –Economic Development Strategy, Develop Community Policies, and touching back on the Urban Redevelopment Plan.

Sharing of Information via Constant Contact - Ongoing

Garden City Comp Plan Steering Committee Meeting
January 14, 2016
Minutes

Ron Feldner began the meeting with an update of where we currently are with the Comprehensive Plan. He then turned it over to Ed who discussed the agenda for this Steering Committee meeting. Ed first discussed the outline for the plan. This was done to give people a better frame of reference for how the plan would start coming together. People were about to see how the community vision, goals and policies, and other items start the shape the overall plan. These items will then be the basis for the Community Work Plan (short-term work program).

Ed went on to discuss the project schedule. The plan needs to be adopted in October 2016, so there are a number of meetings that will take place over the next few months. The Steering Committee is set to meet two more times (likely in April and June) to help facilitate completion of the plan. The larger Stakeholder Committee will also meet two more times (March and May). The CRC will have a draft of the Comprehensive Plan to the City for review in April, so it can be review by the Steering Committee and presented at the Stakeholder meeting in May. The City will then hold an Open House to gather any additional feedback from the community. The second Public Hearing will take place at the July 18th Council Meeting. The plan will then be submitted to the CRC and DCA for review. If comments are received, the City will address them prior to adoption in October.

Ron Felder discussed the City's current strategy regarding economic development. City staff and Council are attending a GMA conference on economic development strategies for communities in Georgia. The City will be hiring an Economic Development Coordinator who will lead the effort that is put together in the comprehensive plan. He has been researching some of the economic development study opportunities that other cities have been hiring a consultant to help them with. Ron is not saying that Garden City is committed to hire a consultant; it is an option.

The Urban Redevelopment Plan is in its final form. We had a public hearing and now we are at the point of adopting it after we finalize some of the target area focus. Two of the target areas (Highway 21 Corridor and Garden City South – Ogeechee Road Hwy 17 Corridor) are certainly at the top of the list as a priority as it relates to retail and commercial development and redevelopment. Some preliminary study work was conducted on the Ogeechee Road Corridor and it is quite interesting in terms of what the opportunity is there between the eastern city limit of Garden City and Highway 17 and Dean Forest Intersection of Highway 17. What you see on either side of that is the City of Savannah public and water/sewer availability at the Kroger Shopping Center and Chatham Parkway and Highway 17 where there is a lot of development. The value of the property at those two ends of Garden City is 3 -4 times the value of the appraised property where there is no water/sewer. If we invest in some infrastructure we should see redevelopment and new development that is much more financial viable and beneficial to the community. That study is something we can share at the next stakeholder meeting, in terms of some of those details. Hwy 21 is going to be a little different exercise because water and sewer are already in place; we are going to have to look at some different strategies.

Ed DiTommaso commented: To get the water and sewer in place along 17 is a capital project; With Hwy. 21 already having the water in place, we might look at design standards so that as those buildings are becoming at the end of their useful life cycle and could be redeveloped, the City has something in place to make it a nicer redevelopment.

Ron said he had a list of community goals that he is going to go through today and told Bill Compton to feel free to chime in during that time. Bill said he had a list of goals that were discussed previously and both sets of goals could be combined. After combining the lists, those goals will be discussed at the Citizens Planning Committee Meeting to be held in a few weeks.

Ed: DCA requires that we do have to “hit” on these items; they are DCA’s state mandated requirements. DCA has identified these as Quality Community Objectives. We will go through each of these 10 objectives and begin identifying our goals and policies as they related to each of the objectives. We can identify any additional goals. At the next stakeholder meeting, we will have a more comprehensive list of goals; goals were captured in the SWOT analysis. We can start to work through these goals and develop policies that would help these goals be achieved.

1. Economic prosperity
 - a. Encourage development or business expansion for items that are suitable to the community.
 - b. Garden City is a magnet for commercial and industrial development and redevelopment project. We want to diversify that with more retail. One of the goals should be to continue to promote the “blue collar aspect” of the economy in Garden City, but at the same time, diversify that with more retail and light commercial offerings.
 - c. Relocate Universal Steel to Telfair Place or Louisville Road.
2. Resource Management
 - a. Promote efficient use of natural resources.
 - b. Identify and protect areas of the City.
 - c. Conservation and alternative source identification
 - d. Stormwater – drainage basin master plan
3. Local Growth Preparedness
 - a. Identify and put in place prerequisites for the type of development that Garden City wants (Capital Improvement project to extend water on Hwy. 17)
 - b. Updating ordinances and code
 - c. Establish an incentive program to attract certain types of businesses.
4. Sense of Place and Regional Cooperation
 - a. Identify unique qualities of the City.
 - b. The Port’s adverse impact of Garden City’s neighborhoods – stay in close communication.
 - c. Coordinate with City of Savannah and Chatham County.
5. Transportation
 - a. Expansion of CAT into Garden City areas

- b. Non-motorized transportation; the County is in process of finishing a county-wide Greenway Program
 - c. DOT – we are very active in coordination and communication with them
6. Housing
- a. Blight
 - b. Senior housing (more availability)
 - c. Affordable housing
 - d. Rehabilitation of some houses
 - e. Partnership resources
 - f. Opportunities for new residential growth
 - g. Infill (coding issues)
 - h. Community garden
7. Educational Opportunities
- a. Get every child involved in something at school that involves community (sports, academic, arts, trucking, and more)
 - b. Dual enrollment for high school and college (2-year university)
 - c. Initiatives to keep students in high school and not drop out
 - d. Obtain and/or improve skills
8. Community Health
- a. Take from the Chatham County blueprint
 - b. State Farmers Market (an asset to the community)
 - c. Bicycle path and pocket parks

Ed: The next Stakeholder meeting will be the end of February or early March. He will do a summary of this meeting and send to Bill and others at CRC; CRC can use the presentation and fill it in as needed.

Garden City Comp Plan Citizens Planning Committee Meeting

March 2, 2016

Minutes

PRESENT:

Ron Feldner, City Manager

Sharon Bethune

Linda Bridgeforth

Ed DiTommaso

Cliff Ducey

Bill Grainger

Billy Jackson

Jackie Jackson

David Lyons

Rev. Gary Monroe

Phil Phillips

Rosetta Prescott

Garland Saunders

Harriett Singleton

Jennifer West

Tara Jennings

Ellis Duncan

Horace Magwood III

Bill Compton, CRC

The meeting was convened at 11:00 a.m.

1. Opening Remarks and Project Update

The City Manager recognized Horace Magwood and Dr. Ellis Duncan from the School Board and explained that a discussion would be engaged on how the School Board and schools in particular, could help with the Comprehensive Plan process.

Finalization of the outline of the Comp Plan is moving quickly and from that, the beginning of the process of drafting the actual document to become the Comp Plan will take place as well as the Short Term Work Program. The Short Term Work Program is the task-by-task, activity-by- activity road map to be implemented 1- 10 years down the road. The actions coming out of the planning process results in these ideas and the process of transitioning into action items and accomplishments by the City that relate to the areas that have been discussed in previous meetings. Movement from the collaboration and sharing exercise process into generation of the deliverables and documents that ultimately become the Comp Plan will be quick. The Comp Plan will be effective October 2016 and will be a 10-year plan. Five year updates are required.

Some positive things that are happening in Garden City were shared:

- A new traffic light is being installed at Chatham Parkway which is the first step of a multi-stage series of projects that should improve and enhance all of the Chatham Parkway and Telfair areas. These changes will improve travel safety and school buses can pick up children more efficiently.
- In Town Center, there is a request for proposal for developers to come in and provide proposals to Garden City officials to develop multi-family residential behind City Hall and the office retail commercial blocks at the corner of Sunshine and Dean Forest roads. These proposals are due March 21, 2016.
- The Urban Redevelopment Plan is being adopted on March 7, 2016 at the City Council meeting. The Urban Redevelopment Plan has targeted three areas of the City for redevelopment/rehabilitation. The Hwy 21 Corridor is also a target area. Hwy 17 Corridor – try to close the Berwick Kroger gap with the Chatham Parkway gap and bring the commercial all the way through there. The Highway 21 residential target area (residential west of 21 and north of

80) is being targeted for housing and neighborhood improvements. The Garden City Housing Team is chasing a Community Chip Grant for March 18 in hopes of obtaining financial resources to complete work on these properties.

2. Outline of Plan Elements Required for All Local Governments and Outline of Additional Plan Elements

The Vision Statement has been developed and initial goals have been identified. A draft of the Comp Plan should be available in April.

The list of goals were developed by the State, and as part of the Comp Plan, it is required each of the particular items be addressed. Quality Community Objectives were reviewed (see attachment). Since school board members needed to leave before the meeting ending, it was decided to jump right into the educational opportunities. Educational and training opportunities should be made readily available to enable all community residents to improve job skills, adapt to technological advances, manage finances, or pursue life ambitions. An example of this opportunity is technical training for not only kids that are enrolled in high school, but also for younger adults that may have a GED but need to go back and get more training. The community could partner with the school system to create some of these programs. One that has been discussed is freight logistics; the Port is here and growing. The following points were made relating to education and school systems:

- The GA Ports Authority is deeply invested in the community. Maritime Logistics Educational Task Force (MLETF) that sponsored the last couple of years at graduation could be an example program where young students are exposed to a very dynamic and growing industry that involves local logistics.
- The community is only as good as its schools and if you have a negative connotation attached to a school, people may be hesitant to move to the community. Currently, there is a wrongful connotation of Groves High School. At one time, Groves was a low-priority ranking school. It ranked in the bottom 5% of schools in the entire state of Georgia. The school received a CA grant four years ago. Since then, things have been turned around for the better and Groves School is no longer in the bottom 5%; it is in the upper 50% of all schools in the state of Georgia. Groves High School received an award from the State for having one of the highest turn arounds in the State. The Community needs to know about this turn around and not be perceived as negative because of the past. The following points were made:
- MLETF allows students to learn about logistics such as truck driving. This partnership is made possible by a partnership with GA Ports Authority, Gulfstream, and JCB. The community needs to know about this program – word needs to get out.
- In updating the Comp Plan, there are going to be needs and opportunities. One of the educational opportunities is marketing school improvements. A community-based marketing system could be created. The Steering Committee identified the need for career-oriented programs.
- Garden City University is listed under educational opportunities and was explained. There are career opportunities with the Port and MLETF, but also with local government at various levels. The whole idea behind the Garden City University was for the City to go out and do outreach and conduct classes. Many people in Garden City may not realize there is a zoning department or what kinds of jobs are available in the public works or water departments.

- An issue that has been discussed in the past has been that many people live in Garden City until graduation from high school and then go to college or the military and there are the retirees and aging population who are no longer in the workforce. How can the gap be filled?

The City Manager encouraged committee members to email feedback about the slides and discussion at the meeting afterwards if there was not enough time to do so during the meeting. The Project Schedule slide was referred to for the committee to review; specific dates will be scheduled during those months and correspondence announcing the meetings will be sent prior to the meetings.

There was brief discussion about Internet services in Garden City. Do businesses have the speed and efficiency they need? Some parts of Garden City have fiber optic but it is very expensive. Fiber optic is being put in along Chatham Parkway.

The issue of senior housing was raised. As our population continues to age, there should be enough senior housing for all in need. The following points were discussed:

- Do seniors have medical facilities nearby and do they have transportation to get to the medical facilities?
- Garden City has a very active Senior Center (a community center that has an active senior population). At the Community Center, there are after school programs and a computer laboratory.
- A gym was opened for weekdays, after school activities and there is a good turnout.

The topic of after school programs was discussed and the following points were made. After school programs need to be more contemporary. Twenty years ago, just opening a facility was good; games such as ping pong and basketball were enjoyed. Kids are more interactive today – after school programs are needed today that tap into what they are accustomed to today. The afterschool programs need to be technology-driven that will draw kids. The following were some suggested approaches:

- A strategy should be in place - ask the kids what they want and what they would go to.
- Good resources are available for kids such as SCADD and Gulfstream – educational and computer-related programs.
- There not only needs to be a building and resources for the kids – but there has to be volunteers.
- Life skills are very important – respect, staying in school, avoid teenage pregnancy, no bullying, no stealing, etc.

The City Manager speculated this does not have to be accomplished organically. The opportunity to partner later down the road on social and cultural programs is available. He asked Tara Jennings to summarize her role and give some insight regarding the agency she works with. Tara explained The Coastal Georgia Indicators Coalition is the contracted entity working with Chatham County government and the municipalities within Chatham County to create a community strategic blueprint. The blueprint was presented to the Board of Commission in early December – it covers education, economy, health, and quality of life. A baseline is in place and goals and benchmarks are set. The blueprint outlines a strategic model in which collaboration, coordination and connectivity between municipalities, public entities, and non-profit organizations, and businesses are a part of the process. The project team is working with each of the themed areas – opportunities in different districts are beginning to be seen. If areas are identified

within Chatham County that do not have a public health department and bricks cannot be used, what is already there can be utilized; for example if there is a community center where immunizations could be provided once a month. Roads, sidewalks, educational opportunities, and multifamily housing units are being reviewed. Available grant opportunities are being reviewed.

The topic of Economic Development was introduced. There is some property behind City Hall that could be developed. The movie industry was mentioned; many movies are being made in Savannah. This is an area that is really getting strong in Savannah; sound stages and other accommodations are needed. The following points were discussed:

- Converting Food Lion's building into some kind of sound stage has been addressed.
- The acreage behind City Hall has been identified as multi-family residential in the back and office space in the front.
- There is other property around town that may work better for a sound stage, the biggest piece being Highway 80, but it has some floodplain issues and may be more suitable for recreational use.
- Garden City lacks some retail – grocery stores, restaurants, etc. That level of business commercial-type business is our challenge moving forward. With the Urban Redevelopment Plan on the Highways 21 and 17 Corridors – those are geared more specifically to turn those locations from what they are now and what we want to see them become.
- Once we get businesses in the area of the corridors, how do we keep them here? There was a doughnut shop that was on Corridor 21 that is moving to Pooler. Another business that catered events has shut down. The City Manager noted that advertising was taking place for these businesses via the website.
- As for the doughnut shop, the building was too small. There had been about four different owners and enough business could not be generated to sustain it.
- Garden City may need a Chamber of Commerce and a Small Business Development Specialist.
- The City Manager explained Garden City officials are looking at hiring someone internally who can facilitate the Chamber of Commerce, economic development and other items that have been discussed. Garden City needs to find out what businesses have been successful on the Highway 21 corridor so they can share with other businesses. Sustained focus on implementation of the Comp Plan and the programs is very important so there is progress based on milestones that can be measured and improvements can be made.
- Before Garden City can have a Chamber of Commerce and help businesses, they must have a user-friendly database. A database like this would require someone to create it and to update it constantly. The database needs to have businesses separated by categories.
- A discussion and question ensued: How is Georgia Ports Authority communicating or cooperating with Garden City about the potential problems or potential growth? Garden City has been somewhat negligent in reaching out to businesses. Recently, there was a meeting with the Mayor, the City Manager, and two representatives from GA Ports Authority and that point was addressed – Garden City and GA Ports Authority need to communicate more. The Mayor indicated that he would like to meet with their new CEO that will be coming onboard and is reaching out to different entities and plans on having a Town Hall meeting in which GA Ports Authority will be in attendance. GA Ports Authority will discuss what is happening over the next 10 years and what is

on the horizon. Participants will have the opportunity to discuss issues relating to businesses and residents.

It was noted that when the Steering Committee met in January, one of the main topics was transportation and design standards with the potential for an overlay district along Highway 21. Members were encouraged to think about transportation aspects as they review the minutes of this meeting and to speak up at the next meeting if they had thoughts or wanted to add issues relating to transportation and the design standards relating to Highway 21.

- It was suggested that when improvements are made to highways, sidewalks and bike lanes be taken into consideration. There is a large population in Garden City that walks. As Garden City's future planning relating to roads, it was suggested that thinking about adding sidewalks and bike lanes be considered.
- At the last meeting, when transportation was addressed, the concept of Complete Streets was discussed. Complete Streets provides transportation for pedestrians, bicyclists, mass transit, cars/trucks, etc.

The next item presented was the General Plan Outline. It was noted that things are going to start to go faster. Coastal Regional Commission is going to start building the Comp Plan from the outline. In April, the Steering Committee will meet again and go over the draft and the key points of the document. The stakeholders (entire group) will meet again in May and have the same opportunity to digest the document. The draft document will need to be delivered in good form ahead of the April meeting, make edits after the April meeting and deliver it in time to stakeholders and steering committee members (both committees together make up what is called Citizens Planning Committee) to make notes and provide input. In June, there will be a public open house, followed by a public hearing on July 18. The City Council will formally adopt the Comp Plan in October and the deadline will be met.

The meeting was adjourned at approximately 12:57 p.m.

Garden City Comp Plan Steering Committee Meeting

May 18, 2016

Opening Remarks

Ron Feldner, City Manager, thanked the committee members for attending and for taking the time to review the Comp Plan draft. The objective and goal was to create the Comp Plan. He explained that during the meeting, the committee will review the document's layout, format, readability and flow issues, and discuss it in detail. The Comp Plan draft was sent via Constant Contact to all steering committee members prior to this meeting. Future Land Use will also be discussed. How the Plan Narrative and the Future Land Use Map can be used to determine areas that should be lighter or heavier industrial will also be discussed.

The transportation element is an optional one that Garden City chose to complete. Many things are going on transportation-wise in the city right now in terms of road upgrades, traffic vehicle counts increasing, and public transportation. Housing is another optional element and there are many things going on in Garden City currently relating to housing.

It was noted that a meeting of the entire Citizens Planning Committee (Steering Committee and Stakeholder Committee combined) and a public hearing will both be scheduled before the City Council adoption and project completion.

Lupita McClenning, Coastal Regional Commission's (CRC) Planning and Government Department Director, made a couple of points. When the committee discusses page 60 of the Comp Plan draft regarding land uses, it should be noted that DCA requires a graphic/picture; therefore, more photographs and graphics are forthcoming. There are some zoning categories that are missing from the draft document that will be added.

Review of Draft Comp Plan Document

Lupita emphasized that DCA liked the format of this Comp Plan in the past. Feedback from DCA included the format made the document easy to read. She also noted that by using the tape recorder to record the meeting minutes, it will be easier to pick up the repetitive themes. Committee members commented that they liked the readability and flow of the document. Another comment made was that the visuals really make the document stand out.

Lupita explained to Committee that the document begins with the purpose and scope. Data from Needs and Opportunities was collected by input from the committee using the SWOT Analysis. The Vision Statement was worked on together as a group. Ron told the group that he made a recommendation and a phone call last week requesting that we move Needs and Opportunities up more toward the front of the document. Needs and Opportunities, using the SWOT Analysis, were covered very early in the process and it helped set the Vision Statement and Goals.

A question was raised about how the reader could use the table on page 21 and what it would mean to the reader. The following points were made during the explanation: The six key points are located at the top of the table and those are a repetitive theme to promote retail and commercial. When the group works on the Short-Term Work Program, these six key points will coincide with the Work Program. If the guidelines are updated, how

many of the goals are impacted? When it comes to preserving Garden's City's financial stability (which is a strength of Garden City), how many of the goals are impacted? Economic development is #3 on the table and if branding the City may be impacted, that could be added. Data from this table came from the SWOT analysis; more input could be obtained for the table and data can be added. Ron asked if the City still agrees with those items noted in the table. He has a couple of edits that he wishes to make.

Comments from other committee members:

1. On page 20 right under the chart, there are three sentences about the table and the matrix, etc. that may need a little introduction.
2. In the Community Vision and Goals section, there is explanation. Do you want that section before the table or is the table meant to be somewhat of a "cheat sheet?"
3. Maybe we should put page 28 and 29 in front of page 21.
4. There needs to be a little bit more of an introduction and page six is actually repeated on page 28 and 29. It would give a flow if page 28 and 29 were moved before page 21.
5. Ron is ok with taking the SWOT Analysis: Needs and Opportunities, and leaving it three pages long and then move into Community Vision and Goals. Pages 21-27 seem to be an easy tool that is easy to follow. Perhaps pages 21-27 need to be dropped in somewhere after page 30. Take the matrix and start to flush out narratives. Matrix should go at the end of page 29.
6. Could we move pages 21-27 to go after page 29 but before the 3.2 goals section? The Needs and Opportunities will then lead into the Community Vision and Goals. Beginning in Section 3.2, we start to take narrative that is built off the matrix to provide information that ultimately becomes the Short Term Work Program.
7. What is different about the table on pages 9 and 10 versus the one on pages 21 and 27? Have some of the goals been consolidated? A suggestion was to explain, in a paragraph before the table, items have been consolidated or to not include the table at all. The matrix on page nine could be eliminated. There may be a place to use it later on.
8. Ron asked Lupita if she could give a "Short Term Work Program 101" to the committee to help understand why we keep leading to it. Lupita explained that the Short Term Work Program includes the items that the City will be addressing in the next five years. It becomes the City's record of accomplishments and includes what the City is working on, what the priorities are, what needs general funding, and who the City's partners are going to be. For example, if it is a housing element, your partners could be Chip and the Housing Team. The Short-Term Work Program is the actionable aspect of the Comp Plan. The Short-Term Work Program is similar to a capital improvement element, except that it goes beyond capital.
9. Another suggestion was to take the table on pages 21-27 and put it right after the narrative because this explains what the table is. The explanation first and then the table following, helps the reader understand the meaning of the table. In the right hand margin, place a call out box that refers the reader to the matrix. Drop in matrix at what is currently page 38.
10. Anytime we transition from one format to another, whether it is a narrative to matrix or matrix to narrative, there needs to be a transition.
11. The Quality Community Objectives should go after the Character Areas (page 39). The map on page 49 along with Section 3.5 needs to be moved ahead of 3.4.

12. We have to address whether the document is meeting DCA's minimum requirements, but do we need the table for this section? Is there a way to imbed it in other tables? Lupita explained that she addressed it two ways: in the table and in a simple narrative. The table begins on page 39. The table could go after the text and all of the Character Area section of 3.5 will then precede both of those. Delete the table, keep 3.5 including the map, and then start with information on pages 46 and 47.
13. A few committee members expressed that they preferred the list version of the data over the table.
14. Question regarding 3.4 Quality Community Objectives: On the list, is local commercial corridor and commercial redevelopment; are these in a paragraph somewhere like the other preceding ones? "I don't connect to the local commercial corridor and don't have enough background about what this means. I see the information about social economic prosperity, but that does not seem to be related." Answer is: not yet; they correspond to page 49 on the map. This is also why Ed DiTommaso suggests moving pages 48 and 49 ahead of this. The social and economic prosperity is a Quality Community Objective; it is one of the State's objectives. Encouraging development, redevelopment, and expansion of businesses, and where it is being accomplished, as far as your character areas, are identified on pages 48 and 49. Pages 48 and 49 addresses character areas and pages 46 and 47 are community objectives.
15. Ed's recommendation is to delete the table, take the description of the social and economic prosperity that is listed in the first column of the table and put it with an introduction paragraph when we get into the numbered text. There could be an italicized DCA definition and how Garden City is meeting the objective.
16. Page 49 does not need to be moved. If the table is removed, the same flow will be in place. Take out the table between pages 39 and 45; the flow is good but the format will be changed so there is a DCA definition for each of those eight in italics. There is a lot of detail included about what Garden City is doing and those paragraphs relating to it do not need to be deleted. Take an excerpt from what the community objective is and put it in front of the Garden City's community specific action for compliance segment. The intent of the table remains but it will be shown narratively and cut down on the volume. The City is required to do a self-evaluation of this.
17. Ron gave an example: on page 46 #1 social and economic prosperity, the next piece of information is going to be the first line on table 39. A DCA requirement is mentioned first and then next, an explanation is given of how Garden City is meeting that requirement.
18. Recommendation – Community Vision and Goals: have the different section titles (3.1 and 3.2) be more distinctive, possibly with different fonts.

Future Land Use Map: Comments

1. Under the Future Development section, there are zoning categories. Are those the desired future developments for that character area or what exists currently under the character area, making it harder to achieve the vision? An example is Greenspace – Future Development. That is not the vision for Greenspace, but that is the zoning for what is currently in the Greenspace. Answer: You could have Greenspace in new development. It includes various amenities. This is a question for the policy makers. What future development is desired to be allowed in this character area or is this character area of Greenspace to be included in all the zoning categories? Do you want your zoning to have a minimum open space requirement?
2. Ed likes the action items. Instead of having this future development where it just lists the zoning, could we change it to state "Zoning Considerations?" We could state something such as "Based on our vision for

this character area, the following zoning is inconsistent.” If our goal for Greenspace was to have zero development, the City would need to look at the fact that right now somebody could development a concrete plant by right. The City may need to look at rezoning or developing some kind of overlay.

3. Lupita presented the question: “How does Garden City use its Character Area Map?” Answer: Right now, the Character Area Map and the City’s Future Land Use Map, based on the last Plan, is basically that – that is the City’s Future Land Use Map. When Garden City went through this process in 2008, a community assessment was completed that involved a lot of data gathering. A Community Character Area Map being completed was part of the process. This was submitted to the state and then the City moved forward with a Community Agenda. In the past the Community Character Map basically turned into the Future Development Map in the second phase. The Community Character Map was somewhat district-driven in that it was not a parcel-driven map; areas were just identified. It wasn’t that specific to show which was commercial and residential. It seems like currently, there is a desire to move to something more specific, not only in parcel by parcel basis, but fine tuning the character areas to come up with a differential.
4. Ron expressed his agreement with Ed and provided an example of Old Louisville Road and Dean Forest Road. There was a combination of existing and future land use that ranged anywhere from residential to heavy commercial to heavy industrial. When a residential property owner came to the City and said he wanted to rezone, the future land map showed industrial and they wanted to use heavy industrial (I2). That was going to put heavy industrial adjacent to residential. It created many issues with the rezoning; they we were going to put I2 basically next to residential. Ron further expressed that what he thought the City needed to do, whether it is the City Council, the Planning Commission, or land owner/resident looking at the map, is to provide further guidance as to what are some rules of thumb or some general guidelines when using the Future Land Use Map. In areas where the Future Land Use Map shows industrial, consideration should be given to surrounding land uses and future land uses for the area such that it is not incompatible.
5. Ed asked Ron when the Planning Commission gets their packet, is there a staff report? The answer was “Only recently because of some of these issues that have come up.” Ed recommended that on the staff report, there be a table that indicates consistency with the Comprehensive Plan. Sharon has worked on the Planning Commission; therefore, Ron asked for her input. She expressed her thought process – always go with the least invasive (not with the heaviest industrial or heaviest commercial). At the end of the line, we want to be business-friendly, but at the same time, we don’t want to lose any more residential areas. We may want to be more distinctive in where we want these zones to go – be more detailed on the maps.
6. Ron emphasized to the group, by having a secondary guidance, if someone comes in and wants heavy industrial we could tell them that our Comprehensive Plan states that we are to discourage heavy industrial immediately adjacent to residential.
7. Lupita asked Ron, referring back to his comment about the Vision (page 50), in the future development – how do you want me to define that so it corresponds with the Future Development Map? Lupita suggests: look at the Future Development Map and see where a local commercial corridor is going to fit as a development or define the areas that can have a commercial corridor. Ron commented that on Highway 80 there are some nice residential homes. If it is truly future development that is a change in land use and/or zoning; allowing it to stay status quo should not be discouraged. It should be allowed to stay residential as long as it is suited, but if it is going to change it should be compatible with the other residential surrounding it. He doesn’t think anyone is going to come in and rezone the area on Highway 80 to R1 and start putting individual houses on Hwy. 80; they are only going to go in the other direction. In the future, the City would not want it to be zoned R1 on a commercial corridor.

8. It may be a little unclear what future development is, so it may need an introduction sentence or paragraph.
9. Wouldn't it be viable for zoning, future development, or mapping to be marked in yellow, red, green, etc.? Would it get too crowded if you had a bunch of zoning categories?
10. You could say something like "The following lists of zoning categories are preferred uses to a local commercial corridor for future development."
11. Lupita referred the group to page 53; there is a mixed use development section that covers some of the issues noted above.
12. Maybe we need to look at the area south of Dead Man's Curve as the highest intensity you could have. It's impractical that you would put some kind of commercial development in there and then have the storm water drain into the marsh. We may need to update the Character Map to reflect mixed use in this section.
13. Ed is going to consult with Lupita on future development – what he thinks would be a good zoning category that would be a permissible use for the character areas in the future. For example, anything with an I in it will be deleted (PI or I – any I).
14. Ed mentioned on page 49 there is the Character Area Map and on page 59 there is a map that is a space filler for a future land use map. He asked if they were going to be different exhibits or the same map. Is the Future Development Map going to mirror the Character Area Map? Ron and Ed will look at the Character Area Map and see what can or cannot be done regarding the Future Land Use and get back to the committee members. Ed's thought is that we don't need the map here because we have a Future Land Use Map generally with the Character Map. We can call this section "Future Development Strategies" and complete the narrative that corresponds to how people can use it. Make the strategies consistent with each character area. This is the future development and rezoning of property guidance that is the next level down beyond the Future Land Use map; put that in section 4 – Future Development. The Character Area Map and the Future Land Use Map are the same.
15. A committee member mentioned the maps were hard to look at as the current size. Lupita said the maps could be made bigger.
16. Ron – "The General Dos and Don'ts could be covered in ½ dozen bullet points."
17. Rename 3.5 Future Development Strategies.

Transportation Element

1. The City is a voting member of the Metropolitan Planning Commission (MPO), so the City keeps up with federal and large state projects occurring in the region. What the Garden City does with the city streets is up to the City.
2. The Freight Transportation Plan – CRC has come up with some best practices in the Freight Logistics Plan that states things such as "Don't put a truck terminal on Smith Avenue."
3. A transportation element map will be completed that fits collector, arterial and minor.
4. We need some general information from the MPO. We are not going to republish their plan.
5. CAT operates in Garden City and there is an interest in our local government to have the West Chatham expansion take place. What they were trying to accomplish a year ago is readily available on the CAT website.

Housing Element

1. Ron referred the group to pages 62 and 63. We have the headings in which we intend to build narratives into. We will incorporate the elements into the overall plan and provide a foundation in which to move forward. He stated: "Sharon, we can always get together with you offline directly about housing and you can tell us your key points that you think are important relative to the headings that are in this section of the document."
2. Chatham County Housing Team is a partner (should be named Chatham County Partnership). Chatham County's County Manager met with DCA recently; he wants to go out and look at county-wide housing grants.
3. Some of these items listed in the Housing Element section will go into the Short-Term Work Program. "Here is what we are doing, here is what we want to do in the future, here is how the Plan can promote and facilitate additional activity in the future. This is what we want this section to say." The Housing Element is a key element to the overall Comp Plan.
4. Lupita told the group that there is a map that identifies each home; it was identified in GICH with different colors for different categories. She will forward this map to Ron, Sharon and Ed. Sharon emphasized that the map may need updating (complete another assessment). The CRC's Planning Dept. has an app for updating this map and interns from Georgia Southern that specialize in housing that could assist with map updating and assessment.

General Comments

1. Phil Phillips discussed a presentation that was given at the last CRC Council meeting. Mike Beatty was there representing the Great Promise Partnership program. This program helps at-risk students by placing them with a company in which they work half a day and attend school the other half day. The student gets paid and it is a path to a full-time job in the future. This program has a 92% success rate. Mike will be coming down June 28 to give a presentation and what Phil would like to see is high school principals, counselors, the School Board Superintendent, the Chatham Co. Commissioner, the Mayor, and some business owners get together and have Mike present this program. It would be nice to get this program implemented in Garden City. He encouraged help from the committee: space for the meeting, sponsors to pay for lunch, etc.
2. Tara Jennings (Community Indicators Groups) comes highly recommended as someone to contact in regards to the Great Promise Partnership Program. Under the County's strategic plan, there is currently a lot of discussion about interns and a path to getting them full-time jobs. She has a lot of the players Phil mentioned at the table already. Tara may even have a place for the June 28 meeting to be held. She can tap in immediately to some of the people Phil wants to engage.

Next Steps

There are a few weeks in which the Plan can be reworked and, next, meet with the entire Citizens Planning Committee (Stakeholders Committee and Steering Committee combined) sometime in June. The next step is the July 18 Public Hearing. The Plan must be adopted by October 31; however, there is a 45-day review period from the date the resolution is adopted until adoption of the Plan. During this time period, the State (Department of Community Affairs) reviews the Plan and provides comments.



Linda

Rex Monroe

Explorer





