



SOUTHEAST CHATHAM COUNTY COMMUNITY PLAN

VOLUME I. COMMUNITY PLAN AND APPENDICES

ADOPTED APRIL 11, 2003



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246

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The County Commission and the MPC would like to acknowledge the work of the many Southeast Chatham citizens, whose contributions to this plan will make it an enduring and valuable document. In particular, members of the Southeast Chatham Land Use Advisory Committee were invaluable to a process that was, first and foremost, a citizen-driven effort.

FOREWORD

This plan is the result of several years of work with citizens and stakeholders of the Southeast community. A final round of public meetings in late 2002 confirmed that there is community-wide consensus about the present quality of life and the need for preservation and enhancement of those qualities in the future. Residents and property owners in Southeast Chatham County are proud of their marsh views, canopy trees, dense landscaping, historic places, and community cohesiveness. They do not object to development, but are supportive of various strategies to ensure that growth will build upon the community's many assets.

Community Goals and aspirations are primarily expressed in Section 3, Vision, Goals, Objectives, and Strategies. The content of this section is a thorough inventory of the issues and concerns that affect this community.

Section 4 of the plan is the Land Use Plan, which contains much of the technical material that supports zoning proposals in Volume II. This section will also be used during the countywide zoning update that will continue into 2004.

This plan has been prepared under the framework of the Chatham County Comprehensive Plan, and is intended to be adopted as part of that document. The content of this plan, however, is unique to the Southeast Community and not intended to apply to other areas of the County.

1.0 Introduction

The *Southeast Chatham Community Plan*, with a planning horizon of 2033, is both a strategic plan and a land use plan. It establishes a shared vision for the future of the community and recommends policies, goals, objectives, and strategies to achieve the community vision.

The area addressed by this plan is located southeast of the City of Savannah in the unincorporated area of Chatham County (see Figure 1-A). Some of the neighborhoods within this community are listed below:

- Isle of Hope
- Dutch Island
- Harrock Hall
- Bona Bella
- Nottingham
- Sandfly
- Pin Point
- Montgomery
- Beaulieu
- Vernon View/Rio Vista/ Burnside Island
- Halcyon Bluff/King's Way
- Skidaway Island

For planning and mapping purposes, these neighborhoods are aggregated into three planning areas:

1. North Area,
2. South Area, and
3. Skidaway Island.

The entire area encompasses 79,633 acres, including 13,697 acres of highland. Marsh and estuarine rivers define the geography and character of the community.

Many area residents perceive rapid suburbanization and lessening rural character as threats to their current lifestyle. Within the Savannah metropolitan area declining household size and a large, historically significant but deteriorating, housing stock are among the reasons for an increasing demand for housing. Demand for housing has pushed outward, with the Southeast receiving its share of urban expansion pressure. Long-term residents, enjoying the benefits of a relatively bucolic landscape, are concerned about potential development impacts including loss of open space, traffic congestion, commercial intrusion, and encroaching subdivisions.

The strong desire of many residents to place limits on growth corresponds with federal, state, and local public policy goals for protection of water quality and coastal resources, restraints on development in hurricane prone areas, and limiting urban sprawl. Consistent with this, the plan seeks to maintain relatively low and moderate residential densities, emphasize quality of life and public safety in new development, direct commercial development to specified areas, protect coastal habitat, and enhance landscaping and tree canopy.

To accomplish this, the plan provides specific policy recommendations that will form the basis for amendments to both the Chatham County Comprehensive Plan and the Zoning Ordinance. These policies should be in place before the Truman Parkway Phases IV and V are completed and Whitfield Avenue and Diamond Causeway are widened.

1.1 Purpose

The last decade has brought many real and potential changes to the landscape of Southeast Chatham County, including: large “big box” commercial development, expansion of non-conforming commercial uses, concerns about future development of Bethesda property and the Forest City Gun Club, and the expansion of Truman Parkway.

The impetus behind this planning effort was the desire of Southeast residents to address development concerns by updating the community’s outdated land use and zoning provisions. While the *1993 Chatham County Comprehensive Plan* broadly addressed many community concerns, the need for detail at the community level remained. The Metropolitan Planning Commission (MPC) determined that new community plans should be prepared for Southeast Chatham and other communities in unincorporated Chatham County. The specific purposes of the *Southeast Chatham Community Plan* are to:

- Preserve and enhance existing neighborhoods;
- Ensure that commercial development and road widenings occur in harmony with established residential neighborhoods;
- Identify appropriate standards for new residential and commercial development; and
- Protect environmental quality.

The recommendations contained in the Southeast Plan as they relate to the Southeast area will be incorporated into the Chatham County Comprehensive Plan and Zoning Ordinance, which are currently being updated.

1.2 Planning Process

A draft *Southeast Chatham County Community Plan* was prepared by MPC staff, working with neighborhood residents formed as the Southeast Chatham Citizen Advisory Committee. This committee was established in 1997 and worked extensively with MPC staff through 2002 to develop the foundation for this plan. The Southeast Land Use Advisory Committee was expanded in January, 2002 and again in October, 2002 for review of drafts of the community plan produced by staff.

The public participation process that led to development of this plan began with a survey conducted in 1997 by the Advisory Committee and MPC staff. Appendix B summarizes the survey results. Later public participation took the form of community meetings, which were held in several neighborhoods. Two public meetings were held in October, 2002 and a final public meeting was held in January, 2003.

In December, 2002, following the public meetings, MPC staff prepared a draft of the plan for review by MPC commissioners. Workshops were held on January 14, March 4, and March 11 to review draft material. Regular meetings were held on February 18 and March 18 to take public comment and develop recommendations.

In developing this plan, staff and committee members consulted related plans including the following:

- *1993 Chatham County Comprehensive Plan*,
- *1996 Countywide Open Space Plan*,
- *2000 Chatham County Bikeway Plan*,
- *2000 Countywide Greenspace Plan/Grant Application*, and
- *2001 Islands Area Community Plan*.

1.2.1 Sandfly Blueprints Planning Process

The development of this plan has also been coordinated with the Sandfly Blueprints planning process being conducted by The Georgia Conservancy and Sandfly Betterment Association. A description of the Blueprints planning process is provided in Appendix C. The resulting Sandfly community vision and goals, to date, are also included in Appendix C and are reflected within the *Southeast Chatham Community Plan*.

1.2.2 “SWOT” Analysis

The strategic planning process is used to identify broad goals and specific strategies for attaining them. Many strategic plans begin with a “SWOT analysis,” or an analysis of the *strengths*, *weaknesses*, *opportunities*, and *threats* associated with the subject of the plan. Advisory Committee members conducted a SWOT analysis with help from MPC staff, including the 1997 public opinion survey and subsequent public meetings. This community plan is above all a strategic plan for rational growth in Southeastern Chatham County. The outcome of the SWOT analysis is summarized below and detailed in Appendix B:

Principal community *strengths* are:

- **A pastoral, semi-rural landscape** with abundant open space, canopy trees, and natural wooded areas that provide both privacy and habitat for wildlife;
- **Significant natural resources**, including marshes, wetlands, and forested areas;
- **A secluded, quiet, peaceful, residential character;**
- **A strong sense of community** based on a mix of interlocking, mutually reinforcing neighborhoods and residents that share an appreciation of the area’s natural attributes;
- **Convenient access** to infrastructure, commercial activity and other amenities associated with metropolitan Savannah;
- **Notable historic resources** in Sandfly, Pin Point, Beaulieu, Isle of Hope and other neighborhoods; and
- **Minimal nonresidential traffic.**

Principal community *weaknesses* are:

- **Vulnerability of residential areas to increasing development**, particularly high density and commercial development;
- **A need for greater public participation in the development review process;**
- **A need for enhanced zoning ordinance enforcement;**
- **A need for enhanced natural resource protection**, including mechanisms to preserve larger trees, development impacts on marshes and the loss of open space;
- **Lack of pathways** to accommodate pedestrians and bicyclists;
- **Inadequate recreation facilities;**
- **Susceptibility to hurricanes** and associated coastal flooding; and
- **Difficulty managing stormwater runoff** from developed areas, due to low elevations and poorly maintained drainage ditches.

Significant *Opportunities* include:

- **Individuals and community organizations** that are concerned and determined to make a difference;
- **Shared community goals** that are supported by public policy;
- **Environmental protection programs** that are already in place for the conservation of natural areas;
- **Remaining large tracts of land** that may be available for preservation and recreation;
- **Many historic sites** that can be actively preserved and maintained; and
- **Sufficient time** to develop a long-range plan, including strategies for appropriate community development, that can be incorporated into the revised Chatham County Comprehensive Plan and Zoning Ordinance.

Significant *threats* include:

- **More intensive development**, encroachment of incompatible nonresidential uses into residential areas, by incompatible nonresidential uses, and potential adverse impacts from roadway construction and widening (such as extension of the Truman Parkway).
- **Loss of serenity and sense of community;**
- **Increased traffic;**
- **Loss of aesthetic resources**, including open space, tree canopy and scenic views;
- **Deterioration of natural resources** through the construction of more roads, bridges, buildings and parking lots, and the resulting increased stormwater runoff and water pollution;
- **Loss of pristine back barrier islands** to new development and associated loss of ecologic functions, wildlife habitat, and scenic vistas; and
- **Loss of historic resources**, including structures and scenic roads, due to road widening.

The SWOT analysis outlined above is the first step in the strategic planning process. The Inventory and Assessment that follows in Section 2.0 is the second step. The development of Goals, Objectives and Strategies (Section 3.0) and an Implementation Plan (Section 4.0) are the next steps. The final step is ongoing plan evaluation and modification, as necessary.

State of Georgia comprehensive planning requirements also follow the strategic planning process. Therefore, the *Southeast Chatham Community Plan* is structured so that it can be fully incorporated into the Chatham County Comprehensive Plan, which is currently being updated.

1.3 Community Character

During the planning process, participants defined Southeast Chatham County in terms of community characteristics that are considered desirable and worth protecting. These include the area's natural island setting, which offers panoramic marsh and river views and a variety of marine-related activities. The proximity of the community to the southeastern back barrier islands offers convenient access to these islands and their Atlantic beaches and natural sanctuaries. The salt marshes, estuaries, rivers and hammocks of this rich coastal area are valuable natural resources that benefit the entire county and region, as well as Southeast residents, businesses and visitors.

Southeast Community residents and visitors value the tree cover that has been maintained, even in developed areas. Of particular concern is the loss of canopy trees along roadways, vegetated buffers around neighborhoods and large wooded residential lots. The community's upland open space, although no longer abundant, is considered a key feature that is perhaps the most threatened as development continues.

Residents identified the semi-rural atmosphere of the Southeast Community as its most positive quality. Contributing to this atmosphere are such qualities as quiet single family neighborhoods and relative remoteness from the activity in major commercial centers. Residents see commercial intrusion and erosion of the area's unique character as a major issue, but support small-scale commercial development in only a few concentrated areas where the semi-rural atmosphere can be maintained.



"Downtown" Sandfly looking north on Skidway Road.



Typical Marsh View.



Most residential development in the Southeast takes advantage of the rich natural landscape and incorporates it into site planning. In these pictures of several residential communities, the natural environment is a strong element of community character. Many communities, such as Hilton Head, have development standards crafted to preserve this character.

Clockwise from upper left: Isle of Hope; subdivision off Whitfield Road; home on Whitfield Road; Pin Point neighborhood; marshfront homes in Pin Point.





Source: CUTS Program, 2002.

Roads throughout the Southeast are characterized by a mature and dense tree canopy, a rich mix of natural vegetation, and a general dominance of the natural environment over the built environment. While the Southeast is developed at suburban population densities, it retains a “semi-rural” character.

Clockwise from upper left: Pin Point Avenue; Ferguson Avenue; Norwood Avenue; Pin Point Avenue.



The map displays the Southeast Chatham Community, which is divided into three distinct areas: the North Area (shaded in light red), the South Area (shaded in light blue), and the Skidaway Island Area (shaded in light yellow). The community is situated along the coast of Chatham County, Georgia, with the Atlantic Ocean to the east. Major roads shown include Montgomery Drive, Diamond Drive, and Skidaway Road. The map also features a compass rose indicating North, a scale bar for 0 to 2 miles, and a location map inset showing the community's position within Chatham County.

LOCATION MAP

Chatham County

Southeast Community

LEGEND

SOUTHEAST CHATHAM COMMUNITY

- North Area
- South Area
- Skidaway Island Area

2.0 Inventory and Assessment

The Inventory and Assessment section of the plan is intended to provide information about many of the community's characteristics. This section generally follows the State of Georgia "Minimum Standards and Procedures for Local Comprehensive Planning." The structure is modified somewhat to reflect the practical needs of a community plan. Notably, the section entitled "Community Demographics" combines Population, Housing, and Economic Development elements, all of which are required elements in municipal and county comprehensive plans but not in community plans.

2.1 Existing Land Use

Southeast Chatham County encompasses the unincorporated areas south and east of the City of Savannah. It is comprised of back barrier islands (islands situated between barrier islands and the mainland) and peninsular uplands adjacent to a rich estuarine ecosystem that is habitat for thousands of marine and land species. The ecosystem provides an important nursery to many species that later spend their adult lives in the open waters of the ocean.

Figures 2-A, 2-B and 2-C depict existing land uses. These maps delineate the exceptional physical setting of the community, which is bound on the south and east by marsh and open water and on the north and west by dense urban development. In many respects it has the best of all worlds: natural vistas, pristine habitats, water-oriented recreation, peaceful neighborhoods, and easy access to the goods and services of a major metropolitan area. It is these attributes that inspire residents to strive to protect their unique community.

The development pattern in Southeast Chatham is predominately single family residential, shown in yellow on the Existing Land Use Maps. Commercial development, shown in red, is limited in scope and occurs in a nodal rather than strip pattern. Multi-family development, shown as orange, is almost non-existent. Residential densities are similar to those of the Islands area.

Southeast Chatham is socially and economically diverse. Housing ranges from affordable to moderate to high end and is intermixed, as opposed to isolated within separate neighborhoods.

Manufactured homes are located on individual parcels, including "heirs property", throughout Southeast Chatham. Mobile home parks are found in the Montgomery, Whitfield Avenue and Pin Point neighborhoods. Multi-family development is scattered throughout the community, from the northern periphery to The Landings.

Small retail and office uses are primarily concentrated in nodes at Sandfly, Marsh Point, The Village on Skidaway Island, and at the intersection of Whitfield Avenue and Shipyard Road. Neighborhood stores and commercial services are scattered in other parts of the community including Montgomery, Bona Bella, and along Montgomery Cross Road. Small isolated heavy commercial uses are found along south Whitfield Avenue and elsewhere in the Montgomery area.

Linear or "strip" commercial development has largely been avoided. However, pressure exists to extend commercial development along arterial roadways. Some roads appear especially vulnerable to strip commercial development because of the availability of vacant and underdeveloped land. Examples of such roads include Whitfield Avenue, Skidaway Road and Ferguson Avenue. Problems associated with this type of development include increased nonresidential traffic, difficulty with traffic access management, decentralization of services and erosion of community character.

The Southeast Community has been fortunate to maintain a relatively limited and orderly pattern of commercial development. This pattern has benefited the area by allowing it to retain its semi-rural character. Existing commercial nodes are limited to a few acres, and building height and mass are low

in scale.

Public and institutional uses are located throughout Southeast Chatham. These include Bethesda Home for Boys, Chatham Nursing Home, Skidaway Institute, Ocean Science Center of the Atlantic and a number of schools, fires stations and churches. Other than roads there are no major transportation, communications, or utility uses located in the community.

Limited forestry activity remains in Southeast Chatham even though, historically, parts of the area have been harvested for timber. Bethesda recently harvested a forested portion of their property replants following harvesting. Bethesda is the largest agricultural use in the community, with a significant portion of their property maintained as pasture. Extensive forestry activity also exists on Green Island.

A number of recreation and conservation areas are found in the southeast. These include Skidaway Island State Park, Wormsloe State Historic Site, Frank Downing Fishing Pier, the boat ramps at Skidaway Narrows, the private Forest City Gun Club, and the private golf courses at The Landings. There are also a number of small county recreational facilities; however, these are rather poorly landscaped, equipped and maintained. The area's open space and recreational facilities are shown in Figure 2-G and listed in Table 2-G.

Southeast Chatham contains a large portion of the county's vast saltwater marshes, which lie between the region's barrier islands, hammocks and mainland. In general, the community contains only a small portion of the county's developable upland area. Much of this upland area is found along the Whitfield and Ferguson Avenue corridors on mostly long, narrow waterfront residential lots. Homes on these parcels are located on the water's edge and are set far back from the road at the end of long driveways. To a degree, this lot configuration makes further development problematical.

A detailed inventory of existing land use is provided in Table 2-B (population and housing estimates can be found in Tables 2-D and 2-E). The table provides figures that correspond to the Existing Land Use Maps. Land use categories follow those adopted by the Georgia Department of Community Affairs for statewide application. Subcategories of land use, such as private marine uses, have been developed to portray the specific characteristics of the community.

Because of low elevations, marshes and wetlands, and irregular terrain, Southeast Chatham developed at lower densities than communities located on the coastal ridge. Using the 2002 estimate of 10,096 dwelling units on 13,697 developable acres, the *current* residential density of Southeast Chatham is 0.73 units per acre. Gross and net area housing densities by planning area, based on 2000 census data, are shown in Table 2-E.

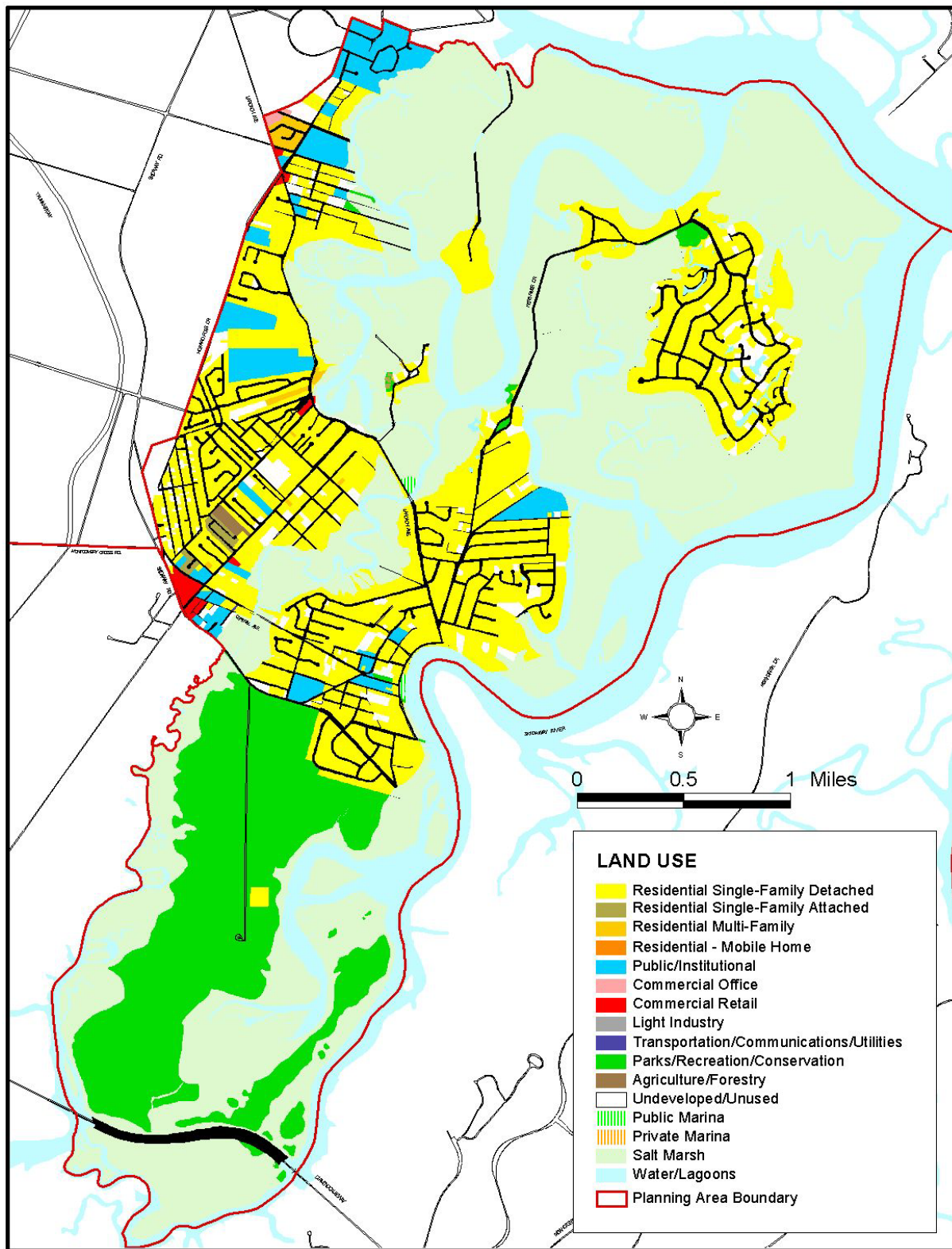
These figures demonstrate that the Southeast Chatham Community is a predominately low-density residential area, or "bedroom community" to use a popular term. While a greater balance among land uses is often desirable in a community (as a way of both minimizing traffic and distributing land uses throughout a metropolitan region), the area's fragile environment and hurricane susceptibility are valid reasons to maintain low density and low intensity land uses. In the event of a hurricane, southeast residents would have to pass through the Savannah urban core in order to evacuate. In addition, the residents of Southeast Chatham enjoy easy access to the commercial and institutional amenities within metropolitan Savannah. Therefore, the perceived need for more commercial development within the community is extremely limited. Planned growth in existing commercial areas will ensure local access to goods and services, while limiting any new traffic generation to areas outside of the community.

Land use in Southeast Chatham is predominately single family residential and there is a strong desire to retain that pattern. Possible alterations to that pattern that might find broad acceptance within the community are:

- Limited expansion of existing commercial nodes, provided it is contained and preserves neighborhood character;
- Limited new higher density residential development, primarily associated with identified town centers, redevelopment of existing manufactured/mobile home parks, and conservation subdivisions; and
- Mixed use development associated with conservation subdivisions and high ratios of green space.

These forms of development are consistent with principles of Smart Growth (see Figure 4-a) and will benefit the community if they occur consistent with the goals and objectives articulated in this plan.

Figure 2-A. North Area Existing Land Use Map



LAND USE

- Residential Single-Family Detached
- Residential Single-Family Attached
- Residential Multi-Family
- Residential - Mobile Home
- Public/Institutional
- Commercial Office
- Commercial Retail
- Light Industry
- Transportation/Communications/Utilities
- Parks/Recreation/Conservation
- Agriculture/Forestry
- Undeveloped/Unused
- Public Marina
- Private Marina
- Salt Marsh
- Water/Lagoons
- Planning Area Boundary

0 0.5 1 Miles

Figure 2-C. Skidaway Island Existing Land Use Map

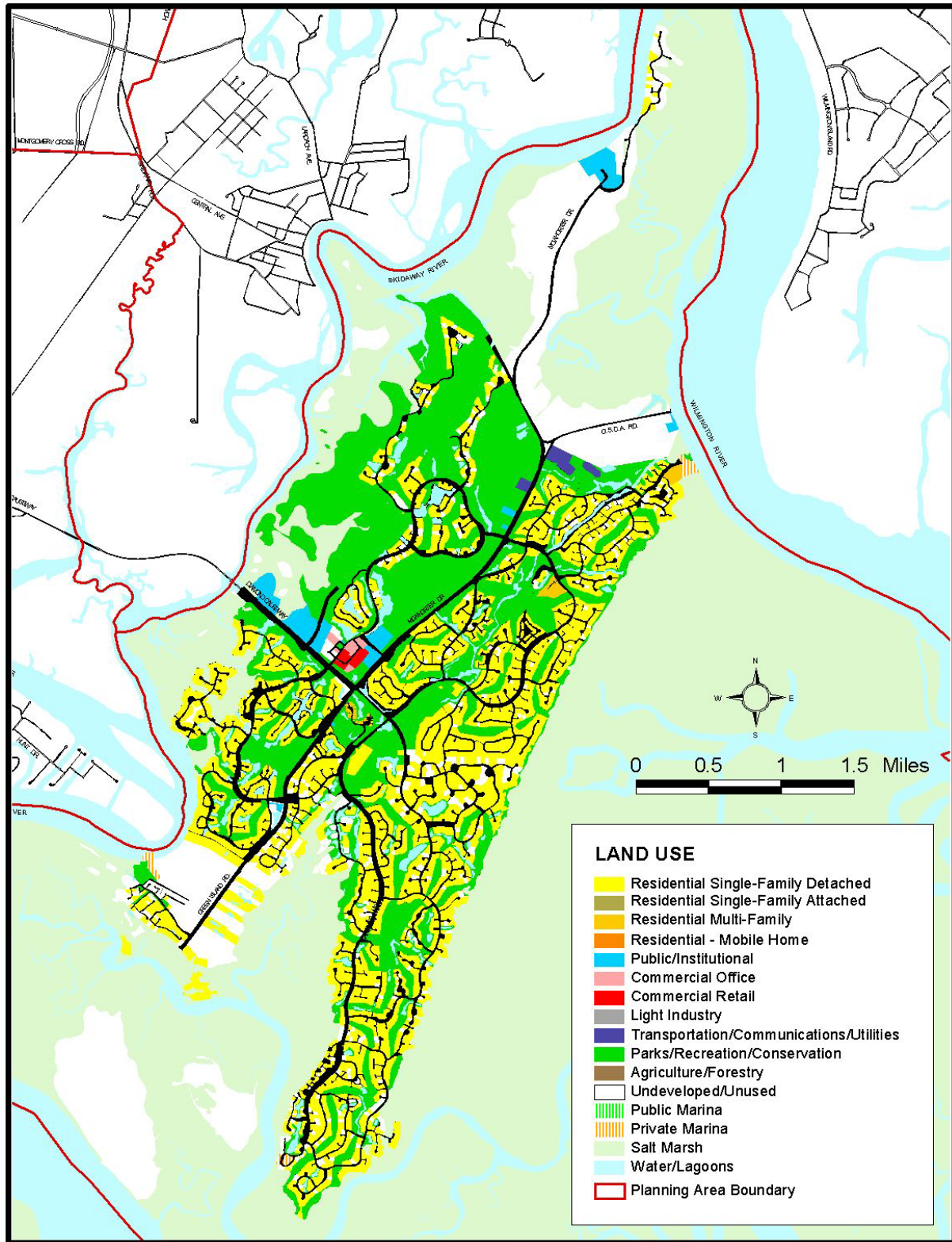


Table 2-A. Land Use Classifications and Definitions¹

Land Use Classification ¹	Definition
Residential – Single Family Detached	This category includes single-family detached dwelling units. A platted lot is normally associated with each dwelling unit.
Residential – Single Family Attached	This category includes single-family attached dwelling units, including duplexes and townhouses where a platted lot is associated with each dwelling unit.
Residential - Multi-Family	The predominant use of land within this category is that of multi-family dwelling units, including apartment buildings, garden apartments, and condominiums that are not on separately platted lots.
Public/ Institutional	Government and institutional land uses, such as government buildings, police/fire stations, libraries, prisons, schools, military uses, churches, cemeteries, and hospitals. Publicly owned facilities more accurately placed in another land use category should not be included in this category (e.g., parks and/or recreational facilities, landfills, and general office buildings containing government offices, which should be in the office category).
Commercial-Office	Land dedicated to non-industrial business uses that are predominately offices.
Commercial-Retail	Land dedicated to non-industrial business uses, including retail sales, services, entertainment facilities, and commercial marine uses.
Commercial-Marina	Land dedicated to marina operations including those ancillary uses that are both marine-related and an integral part of the marina complex.
Transportation, Communications & Utilities	Such uses as power generation plants, railroad facilities, radio towers, public transit stations, airports, port facilities.
Agricultural/ Forestry	Land dedicated to farming, agriculture, or commercial timber or pulpwood harvesting.
Industry - Light	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Recreation (Active)	Land dedicated to active uses, which may be publicly or privately owned, and may include playgrounds, public parks, golf courses, and/or recreation centers.
Greenspace	Land permanently dedicated for passive recreational uses, nature preserves, wildlife management areas, greenways, and similarly protected areas.
Salt Marsh	Estuarine tidal marshes of predominantly spartina grasses.
Undeveloped	Land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category includes woodlands or pasture (not in agricultural crop, livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

¹ Land use categories and definitions are consistent with those published by the Georgia Dept. of Community Affairs.

Table 2-B. Southeast Community Existing Land Use Inventory¹

Land Use Classification ²	North Area		South Area		Skidaway		Total	
	Acres	%	Acres	%	Acres	%	Acres	%
Residential – Single Family Detached	1,425	47	1,844	47	<u>1,888</u>	<u>29</u>	<u>5,157</u>	<u>37</u>
Residential – Single Family Attached	11	<1	9	<1	<u>100</u>	<u>1</u>	<u>120</u>	<u>1</u>
Residential - Multi-Family	18	<1	1	<1	22	<1	41	<1
Public/ Institutional	196	6	130	3	109	2	435	3
Commercial-Office	3	<1	3	<1	11	<1	17	<1
Commercial-Retail	15	<1	46	1	11	<1	72	<1
Transportation, Com & Util	0	0	4	<1	22	<1	26	<1
Agricultural/ Forestry	6	<1	407	11	0	0	413	3
Industry - Light	0	0	25	<1	0	0	25	<1
Recreation/ Conservation	75	2	485	12	680	10	1,238	9
Greenspace	781	26	39	1	1,733	26	2,553	19
Right-of-way	375	12	351	9	497	7	1,223	9
Undeveloped	152	5	583	15	1,640	25	2,375	17
Salt Marsh ³	---	---	---	---	---	---	---	---
Open Water ³	---	---	---	---	---	---	---	---
Total Southeast	3,057	100	3,927	100	6,713	100	13,697	100

¹ Existing acreage estimates are based on the predominant land use in a tract or subdivision; it is not a parcel-based calculation. Percentages in columns are percentages of the column total.

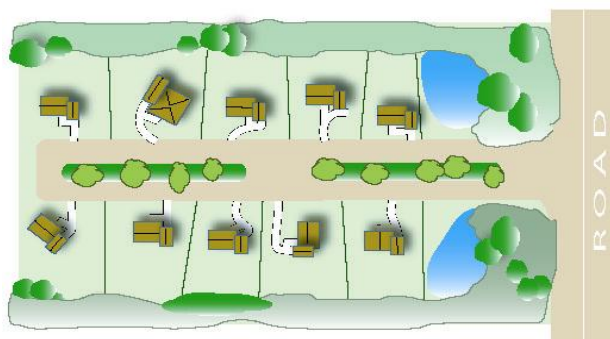
² See Table 2-A for land use definitions.

³ Marsh and open water are not included in order to allow for comparison of developable areas; there is an estimated 57886 acres of marsh in Southeast Chatham.

Figure 2-D. The Concepts of Density and Intensity

The term “density” is used in the field of planning to refer to the average number of dwelling units per unit of area (normally an acre). The term can sometimes be confusing because the area subject to measurement varies depending on how it is defined. Definitions relevant to this plan are provided below:

- Area Gross Density: The number of dwelling units in a geographic area (such as a zoning district) divided by the total acreage of that area.
- Area Net Density: The number of dwelling units in a geographic area (such as a zoning district) divided by the developable acreage of that area.
- Site Gross Density: The number of dwelling units on a site, typically a subdivision or multi-family tract, divided by the total acreage of that site.
- Site Net Density: The number of dwelling units on a site, typically a subdivision or multi-family tract, divided by the lot, recreation, and open space acreage of that site.



DENSITY OF 10 UNIT SUBDIVISION

Sum of Tract Parcel Area = 5 acres
Road Area = 2 acres
Open Space = 3 acres (shaded area)
Total Site Area = 10 Acres

Site Gross Density = 10 units/10ac. = 1 unit/ac.

Site Net Density = 10 units/8ac. = 1.25 units/ac.

Density does not apply to commercial and industrial development. However the “intensity” of such development is frequently measured by *floor area ratio*, or FAR.

Floor Area Ratio is defined as the ratio of net leasable floor area¹ to total lot area. A commercial project with 30,000 square feet of leasable floor area on a one-acre lot therefore has a floor area ratio of,

$$\text{FAR} = 30,000 \text{ sf} / 1 \text{ acre} = 30,000 \text{ sf} / 43,560 \text{ sf} = \underline{0.69}$$

¹ See Glossary, Appendix D

2.2 Community Demographics

Approximately 11 percent of Chatham County's population resides in the Southeast, an area that encompasses just under 9 percent of the county landmass. The community has a projected population growth of 8 percent over the 2000-2010 period. The extension of Truman Parkway may further open up the area to new development. However, due to the historic development pattern, geographic constraints and new zoning standards, much slower growth is anticipated after 2010.

The population of Southeast Chatham is expected to grow from 24,667 in 2000 to 28,837 in 2030, an increase of 17 percent. Skidaway Island is the most rapidly growing area in the Southeast community and forecasts predict that this trend will continue in the short term. Table 2-E shows that the current population of Skidaway Island is projected to grow over 34 percent by 2030, and the population of the North and South Areas is projected to grow just over 4 percent and 17 percent, respectively.

While the Southeast Community is divided into Traffic Analysis Zones (TAZ) for estimating and projecting the socio-economic data used in transportation planning models, census block groups are employed here because the TAZs have not been updated with 2000 census data. Census tracts and block groups are shown in Figure 2-E.

Countywide, the current and projected vacancy rate is 7.6 percent. The Southeast rate is generally low, at 6 percent, except for Skidaway Island, which has a rate of almost 8.5 percent. Dwelling units occupied only part of the year by residents who report another principal place of residence are counted as vacant. The higher vacancy rate on Skidaway Island very likely reflects a larger proportion of part-time residents. However, the Skidaway Island vacancy rate is not considered high compared to similar coastal communities. The relatively low overall vacancy rate for Southeast Chatham supports the assertion that it is a stable community.

While the predominance of single-family subdivisions in the Southeast is considered a strength, providing a range of housing types throughout a community can prevent the displacement of existing residents and contribute to long-term stability. Providing for a range of housing choices is integral to this plan to the extent that it is consistent with the existing character of community. Such choices include:

- Single family housing on various lot sizes, including manufactured housing
- Attached housing such as duplexes and quadriplexes
- Multi-family housing such as apartments and condominiums
- Efficiency units, often found in mixed use districts
- Accessory units, or "granny flats"

A balance of many types of housing can be achieved in a primarily residential community without altering its established character.

Table 2-C. Population by Block Group, 1990 and 2000¹

Block Group	Area	1990 Pop	2000 Pop	Pop Change
101.02-4	North	881	1506	625 (70.9%)
102.00-1	North	1149	1073	-76 (-6.6%)
102.00-2	North	1128	1624	496 (44.0%)
102.00-3	North	925	1512	587 (63.5%)
110.04-1	North	1517	1980	463 (30.5%)
110.04-2	North	1072	980	-92 (-8.6%)
110.04-3	North	785	807	22 (2.8%)
North Subtotal		7457	9482	2025 (27%)
110.03-1	South	1639	2027	388 (23.7%)
110.03-2	South	798	853	55 (6.9%)
110.03-3	South	1206	1259	53 (4.4%)
110.03-4	South	1128	895	-233(-20.7%)
110.03-5	South	1195	1127	-68 (-5.7%)
41.00-1	South	1060	1184	124 (11.7%)
41.00-2	South	899	882	-17 (1.9%)
South Subtotal		7925	8227	303 (4%)
110.02-1	Skidaway	147	4720	4573 (311%)
110.02-2	Skidaway	1204	1075	-129(-10.7%)
110.02-3	Skidaway	930	1163	233 (25.1%)
Skidaway Subtotal		2281	6958	4677 (205%)
TOTAL		17,663	24,667	7004 (40%)

¹ Source: U.S. Census Bureau. Note: persons who have more than one residence are counted only at the location they consider to be their "principal place of residence"; therefore, some persons who reside in the area part time are not included in these figures.

Table 2-D. Housing by Block Group, 1990 and 2000¹

Block Group	Area	1990 Units	2000 Units	Unit Change
101.02-4	North	392	409	17 (4.3%)
102.00-1	North	253	283	30 (11.9%)
102.00-2	North	365	558	193 (52.9%)
102.00-3	North	357	588	231 (64.7%)
110.04-1	North	511	689	178 (34.8%)
110.04-2	North	386	388	2 (0.5%)
110.04-3	North	324	345	21 (6.5%)
North Subtotal		2588	3260	672 (26%)
110.03-1	South	617	782	165 (26.7%)
110.03-2	South	303	352	49 (16.2%)
110.03-3	South	432	446	14 (3.2%)
110.03-4	South	456	382	-74 (-16.2%)
110.03-5	South	464	488	24 (5.2%)
41.00-1	South	385	470	85 (22.1%)
41.00-2	South	338	345	7(2.1%)
South Subtotal		2995	3265	270 (9%)
110.02-1	Skidaway	87	2366	2279 (2620%)
110.02-2	Skidaway	533	518	-15 (-2.8%)
110.02-3	Skidaway	527	621	94 (17.8%)
Skidaway Subtotal		1147	3505	2358 (206%)
TOTAL		6730	10,030	3300 (49%)

¹ Source: U.S. Census Bureau.

Table 2-E. Housing Density by Planning Area

Planning Area	Housing Units (2000 Census)	Residential Area	Area Net Density	Total Area	Area Gross Density
North	3260	1454	2.24	3057	1.07
South	3265	1854	1.76	3927	0.83
Skidaway Island	3505	2010	1.74	6713	0.52
Southeast Total	10,030	5318	1.89	13,697	0.73

Table 2-F. Population Projections by Planning Area, to 2030

Planning Area	2000 Census	2010	2020	2030
North ¹	9482	9673	9770	9868
South ²	8227	8821	9143	9611
Skidaway ³	6958	8158	8858	9358
TOTAL	24,667	26652	27771	28837

¹ The high annual growth rate of 0.024 (2.4%) in the North Planning Area for the 1990-2000 period will not continue because most vacant land has been consumed. Based on limited land supply for residential development (estimated at 137 acres) growth is forecasted to decline to 0.002 from 2000 through 2010 then to 0.001 subsequently.

² The annual growth rate of 0.004 in the South Planning Area for the 1990-2000 period is forecast to increase to 0.007 from 2000 through 2010 then decline to 0.006 and 0.005 in subsequent decades. The increase is expected to occur as a result of decreased land availability in the North and Skidaway planning areas and a consequent shift of demand to this area. However, zoning amendments will restrain growth rates to levels considerably lower than might otherwise be anticipated.

³ The extraordinary annual growth rate of 0.117 on Skidaway Island for the 1990-2000 period is a result of a convergence of high demand and high availability of land. The rate will decline over subsequent decades as available land decreases in supply. Estimates here are based on approximately 500 acres of remaining vacant land, which could yield up to 1200 units. The persons per unit ratio of 2.0 from the 2000 census for the Skidaway area would yield additional population growth of 2400 persons through 2030. This estimate has been allocated as follows: 1200 for the period 2000-2010; 700 for the period 2010-2020; and 500 for the period 2020-2030.

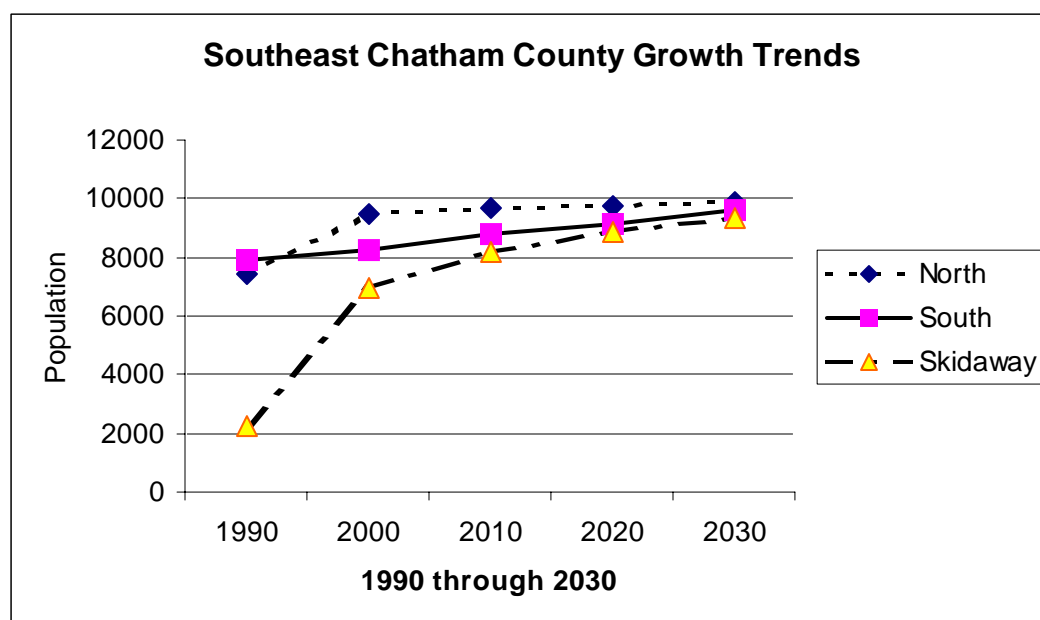
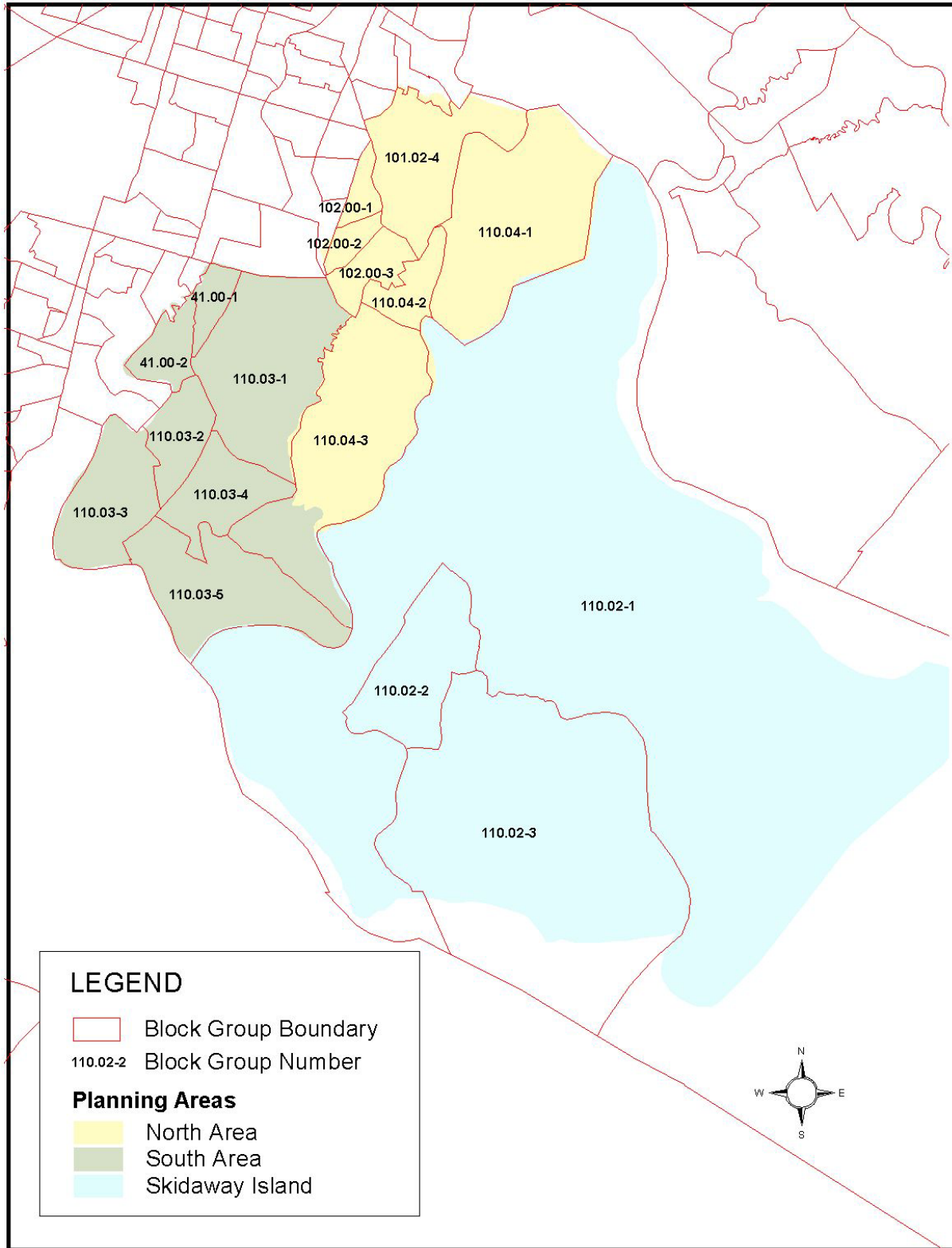


Figure 2-E. Census Block Groups



2.3 Historic and Cultural Resources

The *1993 Chatham County Comprehensive Plan* and later environmental reviews have identified approximately 150 historic sites and districts in Southeast Chatham. Appendix A provides a list of historic resources in the community. The area was populated with plantations during the 18th and early 19th centuries, and figured in both the Revolutionary and Civil Wars.

During the Revolution, approximately 4,000 French and Haitian troops under Count d'Estaing landed at Beaulieu to support American troops, including Pulaski's Legion, under the command of General Benjamin Lincoln. These troops were defeated in an ensuing battle on the west side of Savannah. The original Beaulieu settlement was deeded to William Stevens, Colonial Governor of Georgia, by the Trustees of the Colony in 1737. The Stephens Plantation site remains significant for its archaeological potential.

Bethesda Home for Boys was founded in 1740 by George Whitefield, an associate of Oglethorpe, on Orphan House lands adjacent to Beaulieu. The oldest existing orphanage in America, Bethesda is still a home for boys today and is on the National Register.

Isle of Hope was settled as a small village in 1737. Wormsloe Plantation on Isle of Hope was established in 1736 by Noble Jones, one of the first settlers to arrive in Georgia with James Oglethorpe. Now a State Historic Site, Wormsloe contains the tabby ruins of Jones' fortified house, as well as a later house with extensive gardens and a 1.5-mile long oak-lined drive.

Skidaway Island strategically served in the outer defense of Savannah during both wars, and is the site of historic Confederate earthworks and batteries including Indian Fort Battery. Other significant Civil War batteries and fortifications are located at Green Island and Beaulieu. During the Civil War, the bombardment of Beaulieu Battery began on December 15, 1864. It continued for several days but proved ineffectual.

After the Civil War, during Reconstruction, a number of African American communities were established near the water. These include Pin Point, Grimball's Point and Sandfly. All were settled by former slaves who once worked on nearby island plantations. Some individual properties within these communities have been identified as eligible for National Register listing, while others are locally contributing. For instance, in Sandfly the Union Baptist Church and eight residences in the Luten Family District are eligible for National Register listing because they are locally significant in the areas of ethnic heritage (African American) and architecture.

Beginning in the 1870s, Sandfly served as a transportation hub for eastern Chatham County. Streetcar lines extended out from downtown Savannah to a station located at the intersection of Montgomery Cross Road and Skidaway Road. Streetcars provided access to the cool breezes along the marshes, encouraging summer resort development throughout much of the area in the 19th and early 20th centuries. Isle of Hope was connected to the mainland by Central Avenue and was established as a river resort "on the salts", as these salt marsh view communities were called. The Isle of Hope Historic District contains numerous buildings and summer cottages, some of which may date as early as the 1820s. Historically significant summer homes from this era are also located in Grimball's Point and Beaulieu.

Montgomery is another river "health resort" that flourished after the opening of the Street Railroad in 1871. The train left the downtown depot at Anderson and Whitaker Streets and made stops at Isle of Hope, Sandfly, Bethesda, Burnside, Beaulieu and Montgomery. Nearby Burnside Island is connected to the mainland by Shipyard Road, a palm-lined causeway, and Vernon View is located here. Vernon View, another early 20th century summer community, was developed by a company created by the Mercer family and others.

Landscaping resort avenues with palms was part of a series of public works projects during the 1920's. Shipyard Road, Laroche Avenue, Norwood Avenue and Skidaway Road causeways are all planted with

palms on both sides of the road in keeping with the Mediterranean Revival architecture of this period. Some sites and roadway corridors in the Southeast Community require protection and enhancement based on both historic and scenic attributes. These are discussed further in the next section.

With the advent of the automobile in the 20th century, many of these summer communities became year-round residential suburbs while retaining a rural character. With the exception of Wormsloe, the early plantations were subdivided for new homes. A notable later plantation, Modena, was established in 1934 on Skidaway Island as a vacation home and working cattle farm with several unique outbuildings including power and fire houses, a round barn and a cane grinding shed. In 1967 Robert Robling, decedent of the original owners of Modena Plantation, donated almost 800 acres and all buildings except the family home to the University of Georgia for use as part of the Ocean Science Center of the Atlantic and the Skidaway Institute.

Harrock Hall, subdivided in 1924, is built on the post Civil War estate of Judge William Norwood, a member of the State Legislature. Palm-lined Norwood Avenue, named for Judge Norwood, was part of the route for the International Car Races held in 1908 and 1910.

Southeast residents have identified a need for better historic resource protection. Achieving this protection will require that land use policies and development regulations be established. An initial step toward resource protection in Southeast Chatham may occur as the county evaluates additional sites in the context of the Community Greenspace Program. The next step would be to formally nominate sites and place them on a countywide list of qualified sites and then to prioritize them for acquisition. Unless a site is acquired in fee simple interest, or the development rights are purchased, historic sites could be developed.

In some cases, historic resources can be saved, preserved and even improved through “adaptive reuse.” This is the practice of modernizing the use of a site or structure while retaining its original attributes. For instance, most of the 19th and early 20th century summer resort cottages have been winterized and adapted for year-round occupation.

2.4 Natural Resources

Nature manifests its presence in Southeast Chatham with subtle force. The tides flow in and out over vast areas of marsh that can be seen from many vistas. Residents treasure the community’s scenic marsh and river views. The Wilmington, Vernon, Burnside, Skidaway, Herb and Moon Rivers all flow around and through the Southeast Community. Table 2-F provides an inventory of protected greenspace in Southeast Chatham. Table 2-G provides an inventory of recreation areas and unprotected open space.

Significant portions of the Southeast Community are situated on back barrier islands, also known as hammocks. These landforms lie between the landward boundary of the barrier island complexes and the mainland, and are surrounded by marsh, water, or both.

Due to growing concerns about the development of back-barrier islands and the resulting effect on Georgia’s coastal environment, the Department of Natural Resources Commissioner has appointed a Coastal Marsh Hammock Advisory Council (CMHAC) to study the ecological importance of marsh hammocks and recommend solutions to protect these fragile resources.

The CMHAC has identified many potentially negative impacts resulting from hammock development. These include: 1) degradation of coastal marshes due to bridge construction; 2) runoff of fertilizers and pesticides into marshes and waterways; 3) discharge of sewage into coastal marshes from septic tanks and drain fields; 4) view shed changes that result in a loss of our sense of place; 5) loss of significant archeological resources in these areas; 6) loss of critical nesting and roosting habitat for endangered and threatened species; and 7) loss of habitat important to migrating neo-tropical birds. To reduce these potential impacts the CMHAC recommends further biological, hydrological, archeological and economic research. The CMHAC also recommends the development of state and local regulations as necessary to

manage these environmentally important and sensitive areas.

Marsh and estuarine habitat is the principal protected resource in Southeast Chatham County. Native forested areas and freshwater wetlands are limited and occur primarily on six large tracts of land—privately owned Green Island, Bethesda and Forest City Gun Club properties, state-owned Wormsloe and Skidaway State Park, and federally owned Wassaw Island. Specific resource protection programs include the Georgia Coastal Marshlands Protection Act, which regulates certain activities and structures within the marsh, and the Shore Protection Act, which protects sand dunes, beaches, sandbars and shoals by prohibiting or limiting most types of development in these areas.

Riparian buffers are also important tools for the protection of water quality and habitat. Generally defined, riparian buffers are corridors of natural vegetation adjacent to rivers, streams, saltwater marshes, ponds and lakes. The University of Georgia recently conducted an extensive review of scientific literature regarding riparian buffer standards. Their recommendations for scientifically sound and legally defensible buffer standards can be found on the web at <http://outreach.ecology.uga.edu/index.html>. The University cites many reasons to protect riparian buffers, including to: 1) reduce the volume and velocity of stormwater runoff, in order to protect natural hydrology; 2) reduce the amount of sediment and pollutants that are discharged to surface waters; 3) protect private property from damaging flood waters; and, 4) provide upland wildlife corridors. The first three of these objectives can be achieved with buffers that range from 35 to 100 feet in width. Minimal buffers of 35 feet will typically remove over 60 percent of pollutants before they enter the water. Achieving the fourth objective typically requires buffers of 300 feet. The first three can be implemented in the Southeast Community. However, the fourth is impractical due to existing development patterns.

Maintaining the natural profile of the shoreline is also important for bank stabilization and water quality. Bulkheads, seawalls, groins, and other structures are used on some shorelines to build up and define shore areas, but these structures often cause both hydrologic and ecologic damage. Bulkheads alter wave energy and other natural processes resulting in property and habitat degradation. In addition to altering wave energy, such structures can channelize the movement of water during hurricanes, potentially causing more damage to the natural and built environment. The deflection of wave energy can disrupt ecosystems by removing or depositing new bottom material. Shoreline stabilization structures also present a threat to water quality by eliminating the natural marsh buffer. Bulkheads enable property to be developed closer to the shoreline, which allows non-point source pollutants to run unfiltered into rivers and marshes.

Loss of greenspace and open space as a result of encroaching development is now an acute problem throughout Chatham County, including the Southeast. Green and open spaces within the Southeast are shown in Figures 2-F and 2-G, respectively. (The terms greenspace and open space are defined in Appendix D.)

In recognition of this problem, Chatham County recently established a Countywide Community Greenspace Program, which is overseen by the Georgia Department of Natural Resources. The goal of this program is to permanently protect at least 20 percent of the county's greenspace for passive recreation and natural resource protection. The program identifies new sites for fee simple acquisition or purchase of development rights. The program also establishes measures to permanently protect existing greenspace through conservation easements and other similar tools. Funds for such endeavors are provided by the state. However, because state greenspace funds are limited, they will need to be leveraged with other funds, such as one percent Special Purpose Local Option Sales Tax (SPLOST) revenue, for any additional land acquisition.

The Southeast is quickly approaching build-out of privately held lands. Exceptions include the Bethesda, University System of Georgia Board of Regents, Green Island and Forest City Gun Club properties. It will be essential to prioritize the conservation of portions of these properties, if significant areas of dedicated greenspace are to be created. Dedicated greenspace may also be created in association with new development. Standards will need to be adopted that require greenspace set-asides if this is to occur and it will most likely require an incentive-based system.

Greenways are another important tool to preserve undeveloped land, as well as to provide passive recreational opportunities. For the purposes of this plan, greenways will be defined as corridors of protected open space that are used for conservation, recreation or some combination of the two. Greenways usually include pathways that follow rivers, ridges, railroad corridors, utility rights-of-way, canals, scenic roads, or other linear features. Currently, no dedicated greenways exist in the Southeast Community. However, a network of greenways that will extend from South Carolina to Florida is being designed and implemented in phases, and segments are planned to extend to Southeast Chatham. A more thorough discussion of this greenway network is included in Section 2.5 of this plan.

Clear-cutting of vegetation on development sites is a continuing practice with adverse impacts on both natural resources and the semi-rural appearance of the community. Even though the area has transformed from a rural to a suburban community, its location in an estuarine environment calls for new standards for site development. New practices that result in “low impact” development are well documented and widely practiced. Such practices result in reduced stormwater runoff (essential for environmental protection and flood control) and enhanced community appearance.

Citizens have identified a need for stronger tree protection and replanting requirements within the County Land Disturbing and Tree Protection Ordinances. In particular, there is a need to establish a heritage tree program (similar to that adopted by the City of Savannah) to protect exceptional specimen trees. A related problem is the loss of canopy trees to road widening and the adverse impacts on scenic roadways. A possible solution is the establishment of a scenic road program and the adoption of protective development standards for these corridors. Designated roadway corridors in the Southeast Community that should be protected and enhanced based on historic or scenic attributes are listed in Section 3.8.

Figure 2-F. Permanently Protected Greenspace

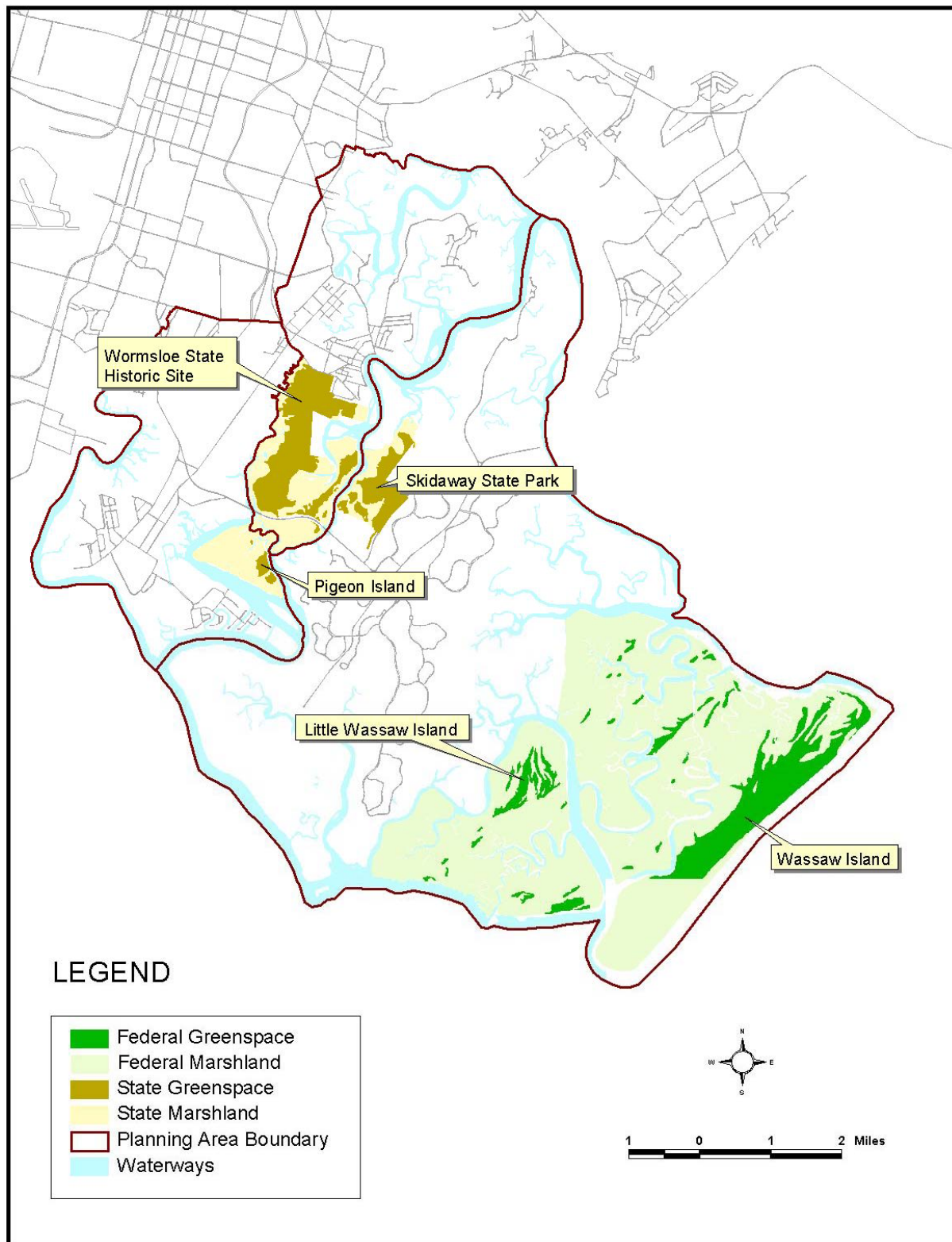


Table 2-G. Inventory of Greenspace

Resource¹	Location	Purpose or Description	Owner	Acres
Wormsloe State Historic Site (including Pigeon Island)	Isle of Hope	Passive Recreation	Georgia DNR	820
Skidaway Island State Park	Skidaway Island	Refuge, education	Georgia DNR	318
Wassaw National Wildlife Refuge	Wassaw and Little Wassaw Islands	Wildlife refuge	US Fish & Wildlife Serv.	1,415
TOTAL ACREAGE				2,553

¹ “Greenspace refers to areas that are permanently protected and remain primarily in their natural state, or that has been developed only to the extent consistent with, or is restored to be consistent with, water quality protection; scenic protection; protection of archeological and historic resources; recreation; and connection of existing or planned greenspace areas.

2.5 Recreation Facilities

Recreation facilities are shown in Figure 2-G listed in Table 2-G. There are ten County owned parks in the Southeast, ranging in size from one acre to five acres. Most parks are playgrounds and picnic areas, with some containing basketball courts, tennis courts and/or ballfields. Several of these are “pocket” parks scattered throughout the area. However, their landscaping, equipment and play facilities are minimal and poorly maintained. Upgrading these parks and improving their facilities and maintenance should be pursued in conjunction with creating new recreational opportunities.

Frank Downing Pier is a County pier. Skidaway Narrows Park provides a boat ramp and has a swimming area. The Montgomery Boat Ramp provides only marginal water access for boat launching.

The community’s primary recreation facility is Skidaway Island State Park, which borders Skidaway Narrows, a part of the Intracoastal Waterway. Maintained by the Georgia Department of Natural Resources (DNR), the park is rich in cultural, archeological and ecological resources. Within the park are the vegetation and wildlife of a maritime forest. Tidal creeks, salt marsh, forest and freshwater wetlands provide additional educational and recreational opportunities. The park has a visitor’s center and facilities for camping, picnicking and hiking, with over ten miles of nature trails.

Wormsloe State Historic Site is another notable Southeast facility maintained by the Georgia DNR. The site includes the ruins of an 18th Century tabby fortified house, a museum, historic interpretations, trails and a picnic area.

The University System of Georgia maintains a 680 acre facility on Skidaway Island that houses both the Skidaway Institute of Oceanography and the University of Georgia (UGA) Marine Extension Service. The latter features a 10,000 gallon marine aquarium and an archeological fossil exhibit, as well as various other exhibits, educational facilities, a picnic area and nature trails. The Georgia Southern Coastal Research Lab, Georgia Technological Institute and the Gray’s Reef National Marine Sanctuary program facilities are also located on the property. These facilities, however, are not directly associated with UGA but rather the larger University System of Georgia, which owns the property.

There are several large rivers and tributary creeks in Southeast Chatham and these provide important recreational opportunities. Several waterfront parks have picnic areas, however, boat access to these waterways is limited. As mentioned above, there are two county boat ramps in the community. There are also three private marinas that are open to the general public. These are located on Isle of Hope, at the Laroche Avenue crossing of Herb Creek, and in Bona Bella. Three additional private marinas are located within The Landings and South Harbor and are open to residents only. The need to improve public access to the water is evident. Therefore, this plan provides recommendations for supporting existing boating

facilities and expanding public water access.

Residents believe that with increasing population growth and associated consumption of land there has been a decline in recreational opportunities. The Bethesda and Forest City Gun Club tracts represent the two largest areas of land still open for development in Southeast Chatham. With the completion of Truman Parkway, the Gun Club property will be split, presenting opportunities to acquire and preserve open space for public recreation or permanent preservation.

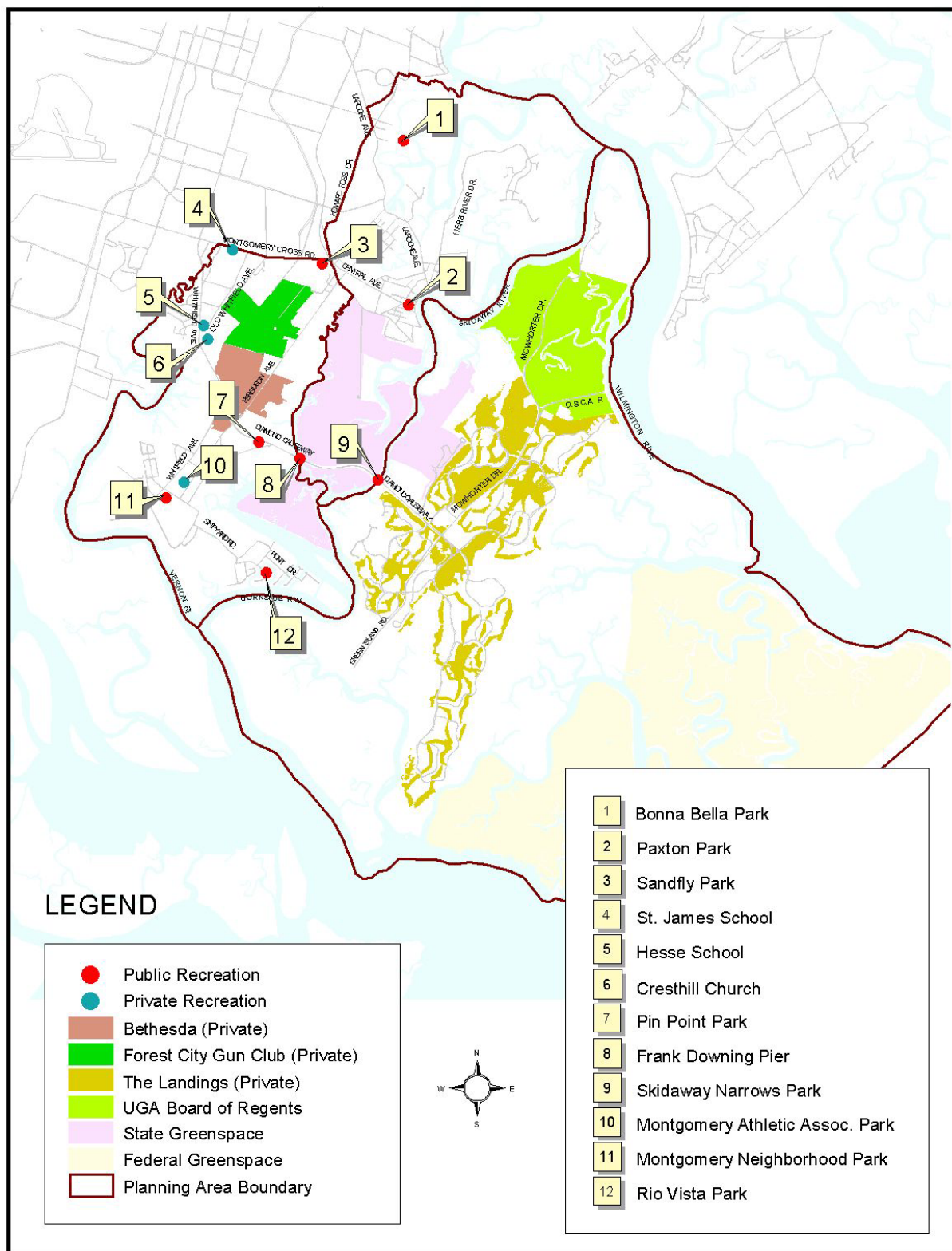
Lake Mayer, a 75-acre regional park, is located on the northern edge of the Southeast Community. This park will be linked to a countywide trail system that is planned in conjunction with the Coastal Georgia Greenway. The design and construction of the Coastal Georgia Greenway is now underway. Once complete, this project will provide a continuous system of hiking, cycling and equestrian trails from South Carolina to Florida. Chatham County's portion will link many of its parks, historic sites and natural areas to one another, as well as to the regional greenway system. The Truman Linear Park Trail, a segment of the larger county network, will be close to Southeast Chatham. A master plan for the Truman Linear Park Trail has been approved and construction, which will be completed in several phases, has begun. The trail will provide a vital off-road route from Daffin Park to Lake Mayer. Further extension of the trail from Lake Mayer to Skidaway Island State Park has been proposed but not yet approved by the Coastal Georgia Greenway Steering Committee. The *2000 Chatham County Bikeway Plan* recommends that the trail be extended from Lake Mayer to Whitfield Avenue, just south of Old Montgomery Road. For more information about the *Chatham County Bikeway Plan* see Section 2.6.3 below.

Table 2-H. Inventory of Recreation Facilities and Open Space

Facility¹	Description	Ownership	Acres
Bethesda Home for Boys	Open space (agriculture/forestry)	Private	627
Bonna Bella Park	Playground	Chatham County	1
Cresthill Church Ballfield	Ballfield	Private	3
Forest City Gun Club	Open space (shooting range/agriculture)	Private	500
Frank Downing Pier	Fishing	Chatham County	NA
Hesse School Ballfield	Ballfield	Board of Education	3
Paxton Park	Backstop/field/picnic	Chatham County	1
Landings Golf Courses/Nature Preserves	Active recreation/conservation	Private	950
Montgomery Neighborhood Park	Ballfield/playground/picnic	Chatham County	3
Montgomery Ramp	Boat ramp	Chatham County	2
Montgomery Athletic Assoc. Park	Ballfield	Private	9
Pinpoint Park	Basketball/playground/picnic	Chatham County	3
Rio Vista Park	Basketball/tennis/playground/picnic	Chatham County	2
St. James School Ballfield	Ballfield	Private	1
Sandfly Park	Playground	Chatham County	1
Skidaway Narrows Park	Boat ramp/swimming/picnic	Chatham County	5
Skidaway Oceanography Institute	Open space	UGA Board of Regents	605
TOTAL ACREAGE			2,716

¹ “Open Space” refers to areas that are valued for outdoor active and passive recreation activities and/or protection of natural resources and which provide public benefit. Permanent protection is not required for properties to be categorized as open space. Open spaces that are permanently protected and therefore meet the definition of greenspace are listed separately in Table 2-F.

Figure 2-G. Recreation Facilities



2.6 Transportation Facilities

2.6.1 Transportation Concerns Reported by Residents

During the community planning process, residents expressed a number of concerns about future traffic congestion, roadway improvements, and the need for bicycle and pedestrian facilities. This section acknowledges these concerns, although some are more properly resolved through other planning processes (e.g., public safety).

2.6.2 Traffic Volumes and Road Capacities

The Southeast has six major arterial roads: Montgomery Cross Road, Skidaway Road, Whitfield Avenue, Diamond Causeway, Laroche Avenue, and Ferguson Road/Norwood Avenue. Figure 2-I shows the 2000 average daily traffic and volume to capacity (v/c) ratios for each of these roads.

The Georgia Department of Transportation in conjunction with the Metropolitan Planning Organization (MPO) bases decisions for road improvements on a variety of factors including traffic volumes, roadway capacity, congestion and local priorities. MPOs are federally mandated urban transportation planning agencies that oversee the local planning and prioritization of road funds. The Chatham-area MPO, better known as the Chatham Urban Transportation Study (CUTS) program, is established as an office of the MPC. Figure 2-J shows planned improvements identified by the MPO in their five-year program

The GDOT-CUTS transportation modeling program forecasts 2025 road volume to capacity (v/c) ratios in Southeast Chatham that are only slightly less than baseline data from 1992 (see Figure 2-I). While v/c ratios are often the primary indicator of the need for road improvements, other factors are also taken into account. The existence of a community plan, such as this one, that identifies specific concerns of residents is valid documentation that can be presented to the CUTS committees that approve transportation improvements.

Several road improvements are currently scheduled for Southeast Chatham. Whitfield Avenue will be widened to five lanes (four travel lanes and a turning lane) from Montgomery Cross Road to Diamond Causeway. Diamond Causeway will be widened from two to four lanes to relieve congestion. In addition, Skidaway Road will be widened from Montgomery Cross Road to Norwood Avenue.

The most significant road to serve the area will be Truman Parkway. Truman Parkway will be extended from Montgomery Cross Road to Whitfield Avenue, with full interchanges at Montgomery Cross Road (Phase IV). Completion of this phase of the project is scheduled for Fall 2004. The last phase of this project (Phase V) will further extend Truman Parkway from Whitfield Avenue, across the Vernon River, to Abercorn Street; however, funds for Phase V have not yet been committed and right-of-way acquisition is incomplete.

A study of the impacts of the new Truman Parkway corridor on intersections and arterials may be needed. Land use and zoning patterns could be significantly altered over time as landowners apply for rezonings. Such changes should be guided by a corridor plan.

No other major road projects are in the Transportation Improvement Program, nor do they appear necessary at this time based on current levels of service. The Southeast Chatham area is largely built-out and major right-of-way acquisition for any future improvements will be challenging.

Southeast Chatham has an extensive network of collector roads. Local traffic utilizes these to some extent to relieve congestion on arterials, especially during peak hours. However, due to physical geography and existing development patterns, it is unlikely that collector roads will continue to absorb the area's increasing traffic. Nearly all development requires that drivers use the arterial system extensively. This may be another reason to limit the expansion of commercial areas to those businesses that principally serve local traffic. New commercial traffic generators that attract shoppers into the area on the existing arterials would likely create new traffic that could not easily be mitigated.

The area's arterial network is well suited for public transportation. The Chatham Area Transit Authority (CAT) provides public bus service throughout Southeast Chatham (see 2-G). The majority of residents are within walking distance (generally considered a quarter mile) of an arterial. However, most residents in the community tend to be automobile oriented. Maintaining the current level of service for public transportation, and improving upon it in the future will be important to maintaining acceptable levels of service for area residents and employees who are riders.

2.6.3 Chatham County Bikeway Plan

The *Chatham County Bikeway Plan* was adopted in September 2000 and was a continuation of work that produced the *1996 Countywide Open Space Plan*. The Bikeway Plan contains detailed information relevant to the Southeast planning process, but does not constrain the Southeast plan to predetermined design and location parameters. All such plans should be considered as evolving and interactive.

The plan identifies six types of facilities:

1. bicycle path/multi-use trail;
2. bicycle lane without parking;
3. bicycle lane with parking;
4. paved shoulder;
5. wide curb lane; and,
6. "share the road" signage.

The first is an off-road facility and the preferred design identified during the Southeast planning process. The other five are all on-road facilities.

Southeast residents have expressed a strong interest in bicycle and pedestrian facilities, for both transportation and recreation purposes. Such facilities are limited at present. However, the Bikeway Plan proposes new bicycle facilities along several arterials within the community. The Short Term Implementation Strategy recommends 25 percent completion of arterial bicycle and pedestrian facilities within five years. Completion of a bicycle/pedestrian network along all arterials is recommended by 2020. These include the following proposed on-road improvements:

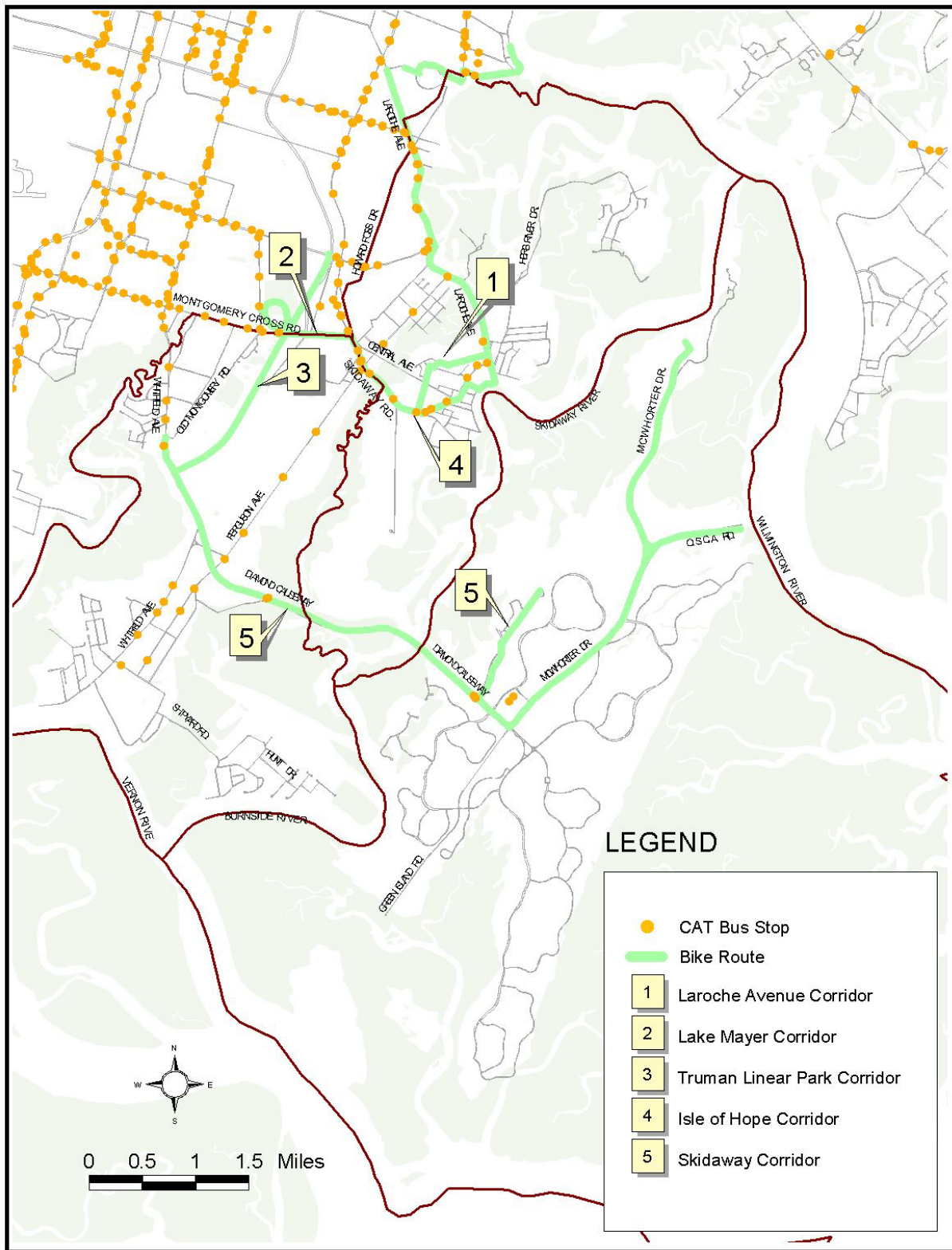
Lake Mayer Connector, which will run from Lake Mayer along Montgomery Cross Road to Skidaway Road, where it will connect with the Isle of Hope bikeway. This corridor will be a bike lane without parking for 1.8 miles and paved shoulder for 0.7 miles, for a total length of 2.5 miles.

Isle of Hope Bikeway, which will run from Lake Mayer Connector along Skidaway Road, Parkersburg Road and Bluff Drive. This corridor will be a bike lane without parking for 1.1 miles and signed only ("share the road") for 0.8 miles, for a total length of 1.9 miles.

Laroche Avenue Bikeway, which will travel along Laroche Avenue from the Savannah State University Tompkins Street entrance to Bluff Drive in Isle of Hope. This corridor will be a wide curb lane for 0.5 miles, paved shoulder for 3.3 miles and signed only ("share the road") for 0.6 miles, for a total length of 4.3 miles.

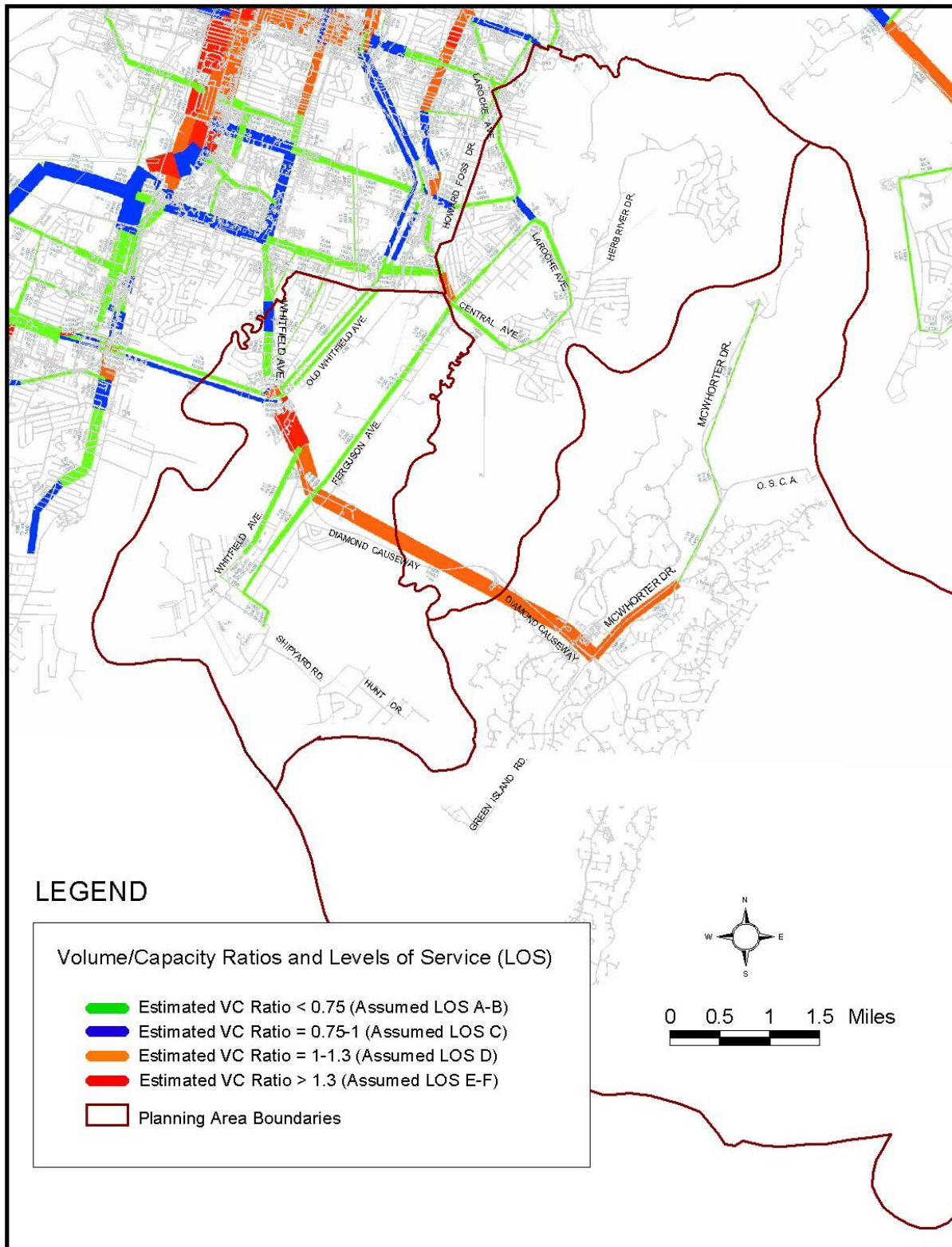
Skidaway Bikeway, which will begin at Old Whitfield Avenue and travel along Whitfield Avenue and Diamond Causeway to McWhorter Drive, and then north along McWhorter Drive to the Skidaway Institute, as well as to O.S.C.A. Road and the Wilmington River. There will also be a one mile long spur from Diamond Causeway to Skidaway State Park. This 11.3 mile corridor will have paved shoulder.

Figure 2-H. Bus Stops and Planned Bikeway Corridors



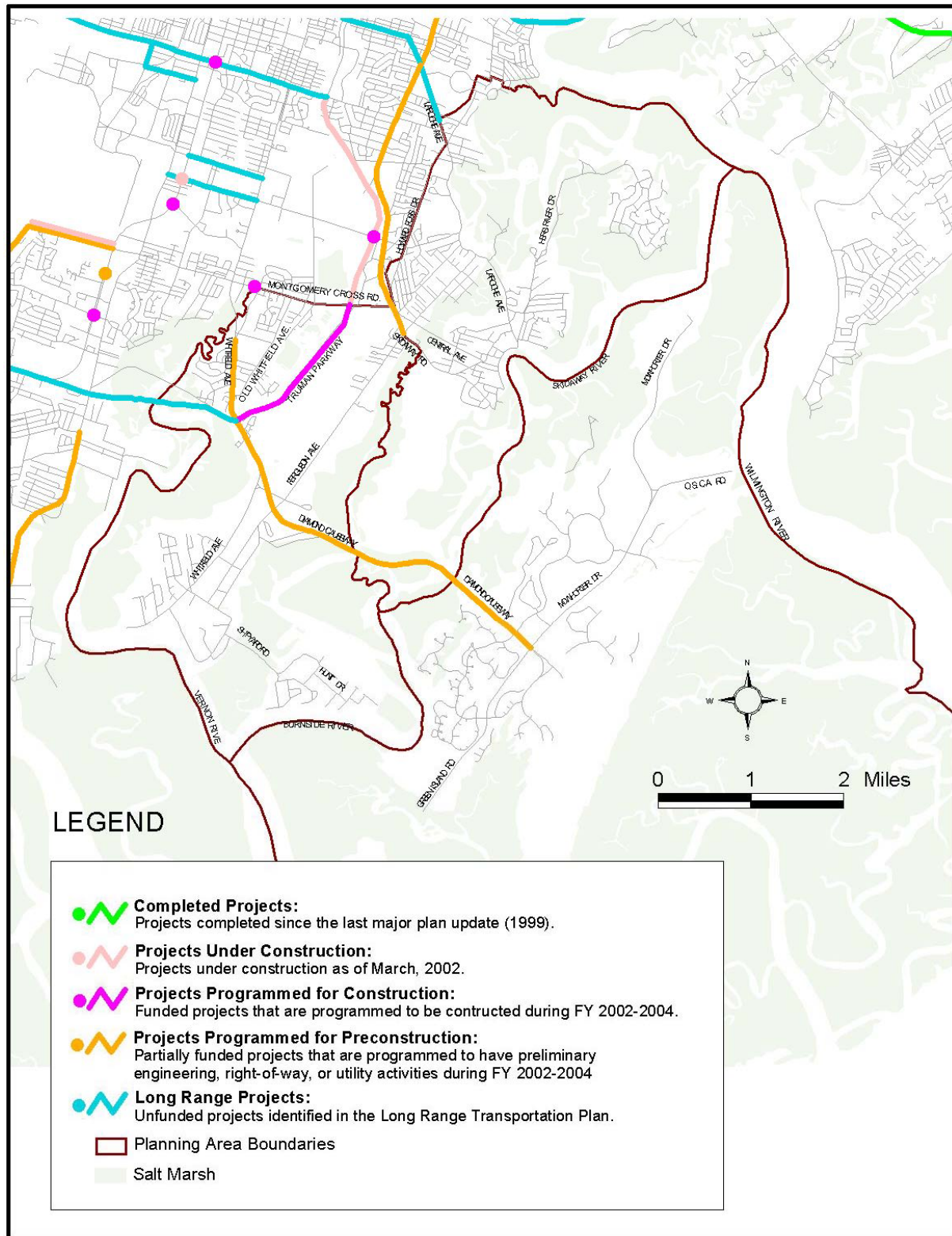
Source: CUTS Program, 2002.

Figure 2-I. Daily V/C Ratios for Roads



Source: CUTS Program, 2002.

Figure 2-J. Planned Road Improvements



Source: CUTS Program, 2002.

None of the proposed bike corridors are off-road facilities. While the above on-road facilities are recommended in the *2000 Chatham County Bikeway Plan*, Southeast Chatham Advisory Committee members have expressed concern about their safety for cyclists and drivers.

2.6.4 Land Use and Transportation

Reducing automobile dependence is a central strategy of modern land use planning. Maintaining a variety of land uses and providing mass transit, bicycle and pedestrian facilities are the principal methods applied to this end. There are two basic scales at which this is done: on the individual site level and on the area or zoning district level.

On the first level, a land use plan typically prescribes standards or incentives for new development and redevelopment that address transportation facilities. If the recommended standards or incentives are codified into the zoning and development standards ordinance(s), they will have a profound effect on transportation. For example, a shopping center might have to address access management (ingress and egress), bicycle and pedestrian facilities, and perhaps signalization and road improvements. The standards will determine the effectiveness of transportation management in and around the site.

On the second level, a land use plan is (or should be) the basis for zoning, just as a business plan is a basis for a marketing strategy. A properly planned mix of land uses can have the effect of minimizing the traffic impacts of development. For example, if a shopping center is designed with a mix of uses, with attractive pedestrian facilities linked to adjacent commercial and residential areas, it will generate far less traffic than a disconnected single-use center. The “town center” land use model in this plan will have the effect, over time, of reducing traffic generation by managing traffic demand, rather than adding lanes.

In 1996 Dr. Reid Ewing, one of the nation’s leading transportation planning experts, published *Best Development Practices*, a review of new developments and traditional towns noted as quality places. Many of the transportation planning practices cited in this plan are also cited as best practices in the Ewing book. Ten best practices discussed in the book that are applicable to this community are outlined in Figure 2-K. These best practices are among the principles followed in drafting the goals, objectives, and policies in this plan.

Figure 2-K. Ten Best Transportation Practices for the Southeast Community

In the development and redevelopment of subdivisions and commercial centers effort should be made to apply the following principles.

1. Design the street network with multiple connectors and relatively direct routes.
2. Space through streets no more than a half mile apart or the equivalent route density in a curvilinear network.
3. Use “traffic calming” measures to reclaim the rights of pedestrians and bicyclists.
4. Keep speeds on local streets down to 20 mph.
5. Keep speeds on community arterials and collectors down to 35 mph (excluding Truman Parkway and Diamond Causeway), which primarily serve through traffic.
6. Keep all streets as narrow as possible, and never more than four travel lanes wide.
7. Avoid using traffic signals wherever possible and always space and coordinate them for good traffic progression.
8. Provide networks for pedestrians and bicyclists as good as the network for motorists.
9. Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
10. Incorporate transit-oriented design features.

Source: Adapted from Reid Ewing, *Best Development Practices*, American Planning Association, 1996. The list includes 10 of 12 best practices discussed in the book and considered most relevant to conditions in the Southeast Community. Mr. Ewing’s list of best practices is meant to be applied to specific developments, but some practices apply to community planning as well.

2.7 Other Public Facilities

Public and private water supply in Southeast Chatham County is groundwater pumped from the Upper Floridan Aquifer. A small amount of private wells may pump from shallow aquifers, but this is not recommended due to the threat of contamination from polluted stormwater.

The freshwater supply from the Upper Floridan Aquifer is threatened by saltwater intrusion. Over-pumping in Savannah area has reversed the gradient of freshwater flow and is allowing saltwater to contaminate the aquifer. Wells in Hilton Head have already shown high levels of chlorides. The Georgia Environmental Protection Division has required that the City of Savannah reduce its groundwater usage by ten million gallons per day by 2005. Additional water withdrawals from the Upper Floridan Aquifer are capped in Chatham County, and alternate water sources including surface water are recommended for future water supplies. Water conservation is needed to slow the rate of saltwater intrusion and to provide additional supply for future development in Chatham County.

The City of Savannah currently utilizes surface water from Abercorn Creek as a back up for its domestic water supply. The City of Savannah's Industrial and Domestic surface water treatment plant increased its capacity in 1997 from 50 to 62.5 million gallons per day to provide for future growth. This supply will be adequate to provide a potential water supply for growth in the Southeast Chatham County area.

Most developed lots in Southeast Chatham are served by community water systems. Existing service areas are shown in Figure 2-L. Five public water systems (City of Savannah and Chatham County) and seven private systems serve the area. The largest of these is Skidaway Utilities, a private system that provides both water and sewer service to most of Skidaway Island.

Skidaway Utilities is the only private sanitary sewer system in Southeast Chatham. Public sanitary sewer service is also somewhat limited. The City of Savannah provides centralized service to Dutch Island, Bonna Bella, Kings Wood and Halcyon Bluff. Chatham County provides service to Sandfly, Wyll Island, Grimball Point, Isle of Hope and Bethesda. All other areas are served by individual on-site septic systems and drainfields. Figure 2-M shows the existing service areas of Southeast sanitary sewer systems.

Sewerage availability is a significant deterrent to growth and the area has been "protected," as some residents see it, by lack of service. On the other hand, the Southeast is located in a highly sensitive marsh and estuarine ecosystem. Therefore, sewage seepage from on-site wastewater systems is a potential environmental hazard.

Wastewater contamination is an issue that needs to be addressed in Chatham County and specifically in the Southeast area. The Georgia Environmental Protection Division conducts regular water quality testing throughout Georgia. Waters of the State that are found to have high levels of contaminants and therefore cannot support their designated water use are identified by the State on the 303(d) list. Hayners Creek is currently listed for having fecal coliform levels that are too high to support its designated water use of fishing. Levels of fecal coliform bacteria must exceed a 30-day geometric mean of 1000MPN/100ml from November to April and 200MPN/100ml from May to October for a waterway with a fishing classification to be listed. Dissolved oxygen levels are also too low to support a healthy tidal stream ecosystem.

Overflow and spills from wastewater treatment facilities have traditionally been blamed for sewage contamination. However, septic systems are also recognized as a significant contributor of fecal coliform in Georgia, especially in areas with permeable soils, high water table, and tidal influence. Proper maintenance of existing systems can significantly reduce the potential contamination hazard. Unfortunately, septic systems are often not tested, pumped out, or inspected on a regular basis.

A private volunteer fire Department provides fire protection on Isle of Hope, and the Southside Fire Department provides fire protection from four fire stations, two located on Montgomery Cross Road and Shipyard Road and two on Skidaway Island.

Public facilities in the Southeast include a post office on Skidaway Island and two public elementary schools, the Isle of Hope Elementary School and the Herman Hesse Elementary School on Whitfield Avenue. A number of private schools are scattered throughout the community.

A police substation is located in the Piggly Wiggly Shopping Center in Sandfly. As noted in the SWOT analysis for this plan, a high level of public safety is viewed by residents as one of the community's strengths.

Figure 2-L. Southeast Water Service Area Map

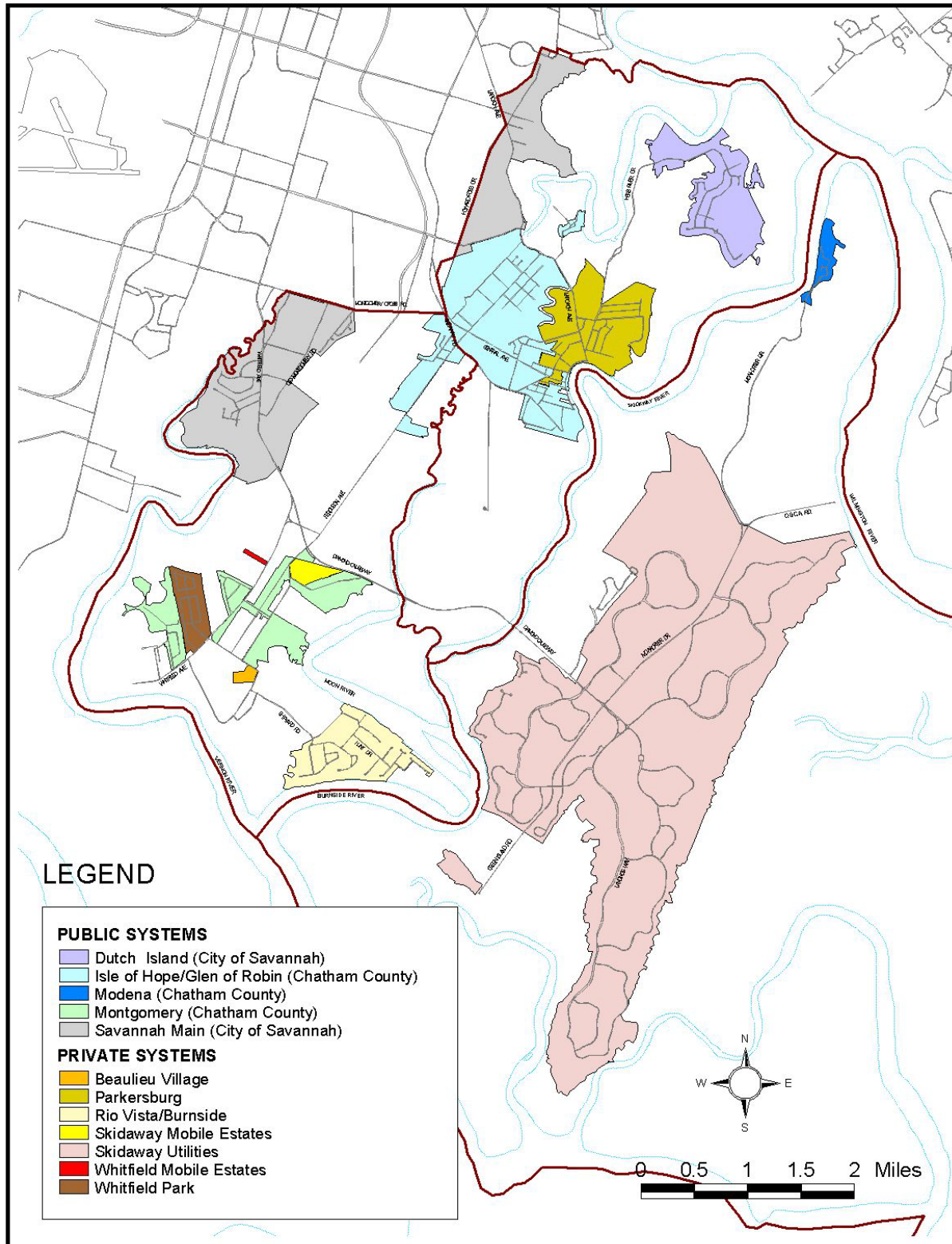


Figure 2-M. Southeast Sanitary Sewer Service Area Map

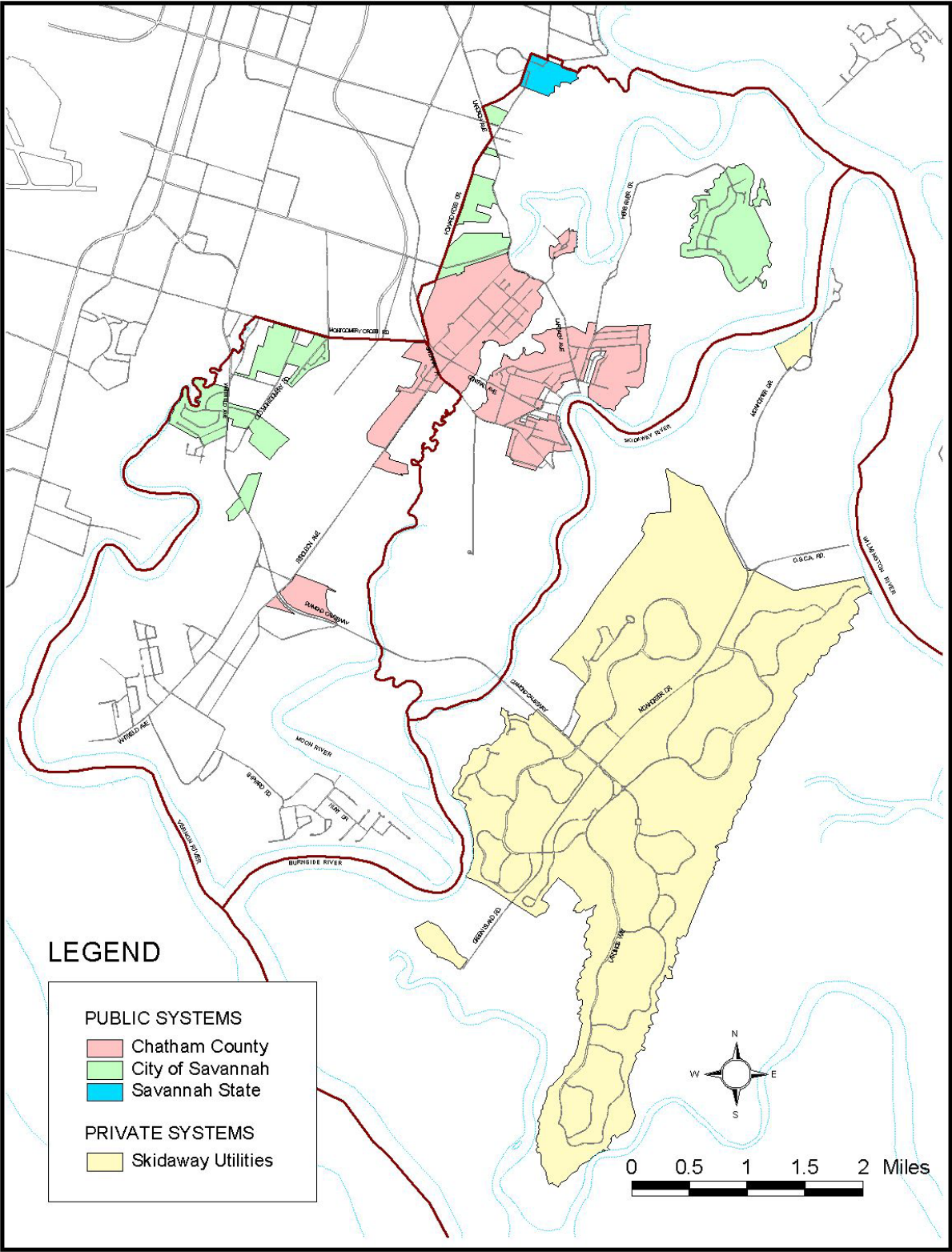
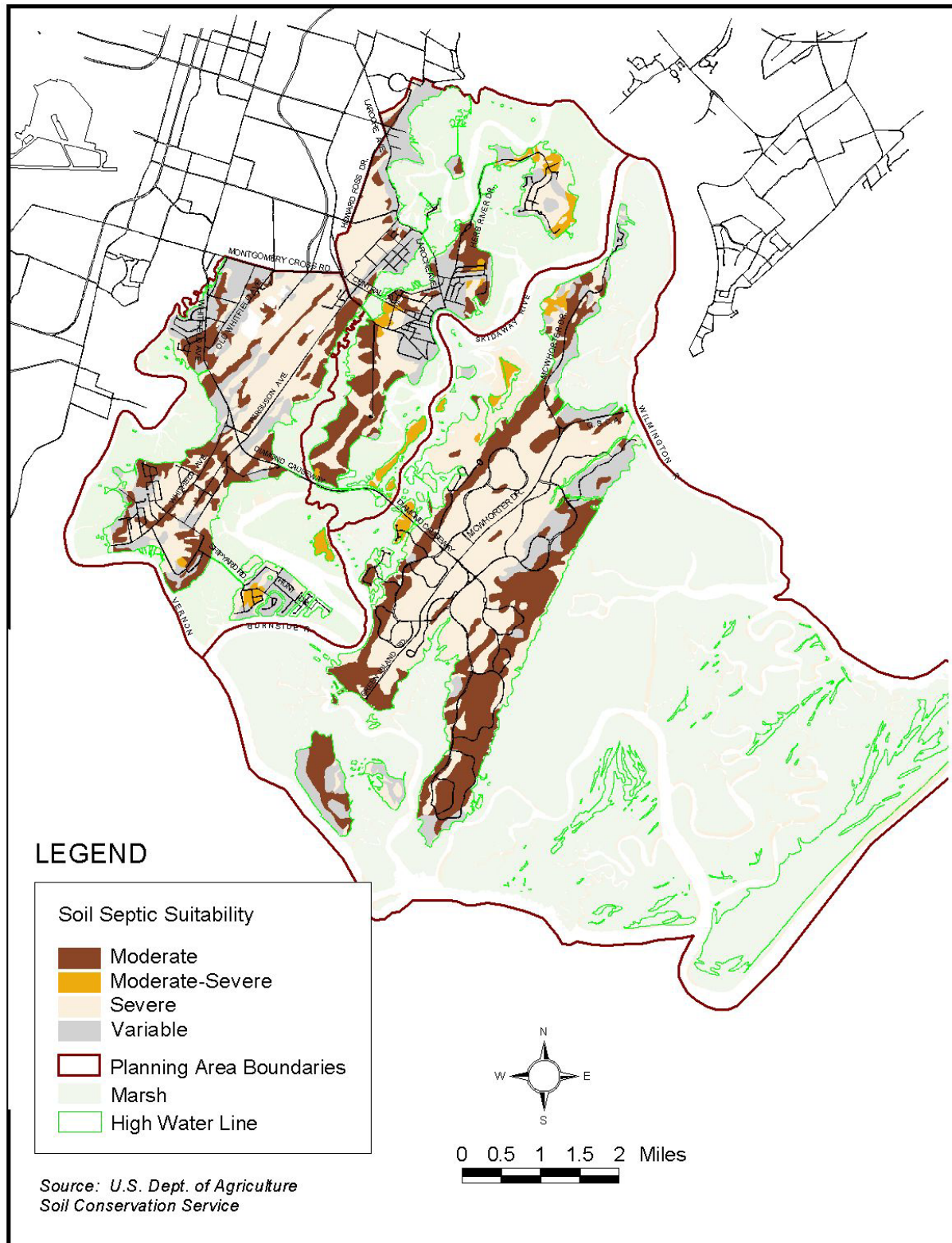


Figure 2-N. Southeast Septic Limitations Map

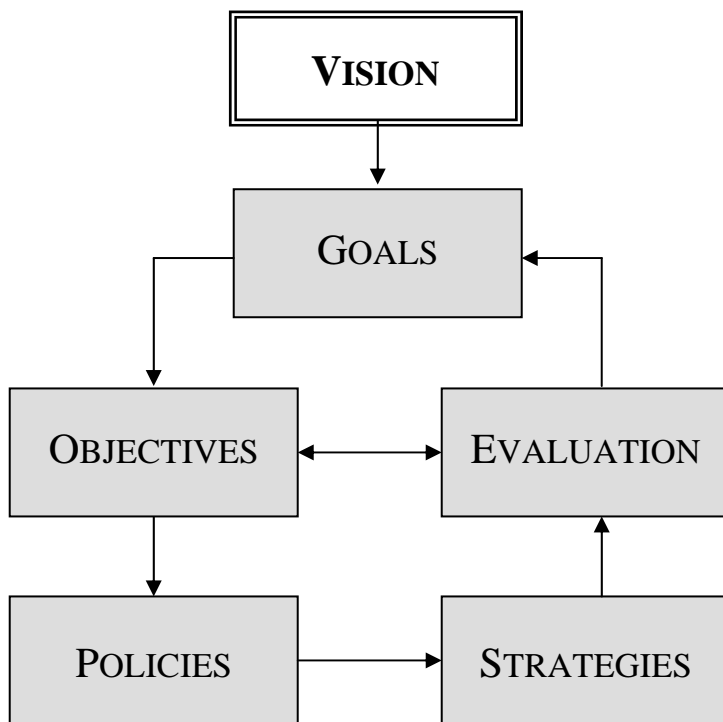


3.0 Vision, Goals, Objectives, and Strategies

This section contains three levels of statements about the desires of the community. The first is a Vision Statement, or the broadest possible statement about community aspirations. The second level is that of Goals, or long term ends, toward achieving the community vision. The third level is that of objectives, or specific measurable, intermediate ends that are achievable and mark progress toward a goal. Policies and Strategies are the means by which a plan is implemented and are described as specific actions or programs to be undertaken. Evaluation programs are often established to determine the effectiveness of a plan and to revise it if necessary. Figure 3-A, below, depicts this planning paradigm graphically.

This section is based largely on recommendations developed during the visioning and strategic planning process conducted by the Southeast Chatham Advisory Committee in 1997 and 1998. The recommendations were reviewed and updated by the Advisory Committee in association with several community groups in late 2002 and early 2003 then by the MPC staff, then the MPC.

Figure 3-A. The Comprehensive Planning Paradigm



Terms

Vision: The guiding statement about the future of the community. Referred as a “Mission” in organizational planning.

Goals: General statements about the approaches a community will take to achieve its Vision.

Objectives: Specific statements about how the Goals will be achieved, usually written so that they can be measured or otherwise evaluated.

Policies: Statements consistent with Goals and Objectives that are adopted by resolution or ordinance.

Strategies: Administrative actions designed to implement Policies.

Evaluation: Procedure to determine level of attainment of Objectives and to recommend changes that may be needed for successful outcomes.

3.1 Vision Statement

During the planning process, the Citizens Advisory Committee prepared the following Vision Statement. To the extent possible, the MPC has used this statement as the basis for its recommendations.

The vision is to maintain our community's well-established, low-to-medium density, semi-rural, and residential character. Our quiet, peaceful and safe neighborhoods and tree-lined roads shall be preserved, as well as our greenspace, natural areas, wetlands and historic sites. Commercial activity shall be limited in scale and confined to discrete areas that are identified on the Future Land Use Map.

The Vision Statement, Goals, and Objectives in this section of the plan represent aspirations of the community as documented during the planning process. While they offer policy guidance, they do not constitute official policy. Implementation strategies, while not official policy, have had extensive review by staff and policy makers to ensure their practicality. Policies to be adopted with the plan can be found at the end of this section and in the subsequent Future Land Use section.

3.2 Land Use

3.2.1. GOAL: To establish a process for structured and meaningful citizen input on new development, in accordance with adopted procedures.

Objectives:

Establish a process to keep the public informed throughout the various phases of development review.

Implementation Strategies:

1. Adopt procedures to increase public and stakeholder participation and information regarding governmental actions that impact the Southeast areas including the creation of a mailing list of neighborhood associations and stakeholder organizations.
2. Develop materials to clarify for the public the mechanisms and actions that will trigger a public notice and participation process.
3. Encourage the formation of Community or Neighborhood Councils to serve as focal points for community and neighborhood input to the MPC and the County Commission.
4. Present regularly updated information about comprehensive planning, zoning ordinance revision and development review on the MPC web site. Determine the types of information to be included, opportunities for public feedback (i.e. electronic surveys) and a process for routine maintenance.

3.2.2. GOAL: To ensure infill development is compatible with surrounding residential uses and consistent with the community vision statement.

Objectives:

1. Revise the Chatham County Comprehensive Plan to be consistent with the Southeast Chatham Community Plan and other relevant plans¹.
2. Implement Southeast Chatham Community Plan recommendations through the updated Chatham County Zoning Ordinance.

Implementation Strategies:

1. Incorporate the policies and recommendations of the *Southeast Chatham Community Plan* into the *Chatham County Comprehensive Plan*.
2. Adopt the Southeast Community Plan, by reference, as part of the countywide plan, thereby including details relevant to Southeast Chatham but not necessarily to other unincorporated areas.
3. Adopt site and building design standards, as part of basic zoning district, overlay zoning district, and/or special use requirements that assure compatibility of:
 - Building density, mass and height
 - Lighting
 - Signage
 - Visual and auditory screening
 - Fencing
 - Setbacks
 - Environmental resource protection
 - Landscaping
 - Greenspace
 - Safety
 - Parking
 - Traffic circulation and opportunities for alternative transportation.

3.2.3. GOAL: To maintain the existing overall density of the Southeast Community and to protect established neighborhoods.

Objectives:

1. Inventory current development densities and establish a framework for future growth that will preserve existing community character.
2. Require buffers and/or transitional uses between higher intensity development and residential neighborhoods.
3. Establish build-out population densities through zoning that will not exceed the capacity for orderly hurricane evacuation, traffic and public service infrastructure.

¹ Including the following: Chatham County/Savannah Open Space Plan (1996), Chatham County Bikeway Plan (2000), and Chatham County Comprehensive Water Supply Management Plan (2000).

Implementation Strategies:

1. Investigate during development of the revised zoning ordinance the creation of a new residential zoning district for application to shoreline and environmentally sensitive interior areas¹, with emphasis on density requirements.
2. Adopt buffer, setback, open space and similar site design standards in the revised Zoning Ordinance that should be based on best development practices to be developed as part of the Tricentennial Plan.
3. Adopt a policy limiting density achievable through zoning to levels that are manageable for orderly hurricane evacuation.

3.2.4. GOAL: To enhance County zoning enforcement.**Objectives:**

1. Conduct a formal review of enforcement needs and resources, and develop enforcement priorities.
2. Provide training for County enforcement officers in the enforcement of natural resource protection ordinances (see Section 3.4).
3. Adopt procedures for tracking ~~of~~ development projects, from plan approval to project completion.

Implementation Strategies:

1. Adopt a new Zoning Ordinance that is simple, clear and objective to the highest degree possible thereby improving its ability to be consistently interpreted and enforced (e.g., content and format).
2. Request that the Chatham County Bureau of Safety and Regulatory Services (BSRS, formerly the Inspections Department) conduct a formal needs and resource assessment, leading to specific policy and administrative recommendations.
3. Support increased funding of the BSRS to provide additional enforcement staff and/or other necessary resources.
4. Budget for periodic seminars for County enforcement officers to update them on revisions to the Zoning Ordinance, including regulatory and administrative changes.
5. Establish a system to assist plan review enforcement officers in tracking development projects, from initial land use approval through completion.

¹ Environmentally sensitive areas shall be those areas to be as such in the Chatham County Comprehensive Plan.
Adopted April 11, 2003

3.2.5. GOAL: Minimize the adverse impacts of non-conforming uses on surrounding properties and community character.

Objectives:

1. Identify current non-conforming uses and ensure the application of current nonconforming use provisions.
2. Analyze nonconforming use provisions during the County Zoning Ordinance update process, and strengthen those provisions as necessary.

Implementation Strategies:

1. Identify and map existing nonconforming uses in the Southeast area in order to more fully understand the nature of such uses.
2. Adopt zoning incentives for conversion of nonconforming uses to compatible, conforming uses through zoning mechanisms such as a Special Use Permit. Work with relevant authorities to review and, as feasible, implement reasonable incentives.
3. Complete a countywide land use and zoning review (currently in progress) including a study of the benefits of establishing a nonconforming use registry to track nonconforming uses.
4. Determine and adopt appropriate performance standards during the process of updating the Chatham County Zoning Ordinance for limited expansion or redevelopment of nonconforming uses (e.g., screening, landscaping, lighting, signage, noise, parking, and pedestrian and vehicular traffic circulation).

3.2.6. GOAL: To direct commercial development to specified commercial centers identified in the Southeast Chatham County Community Plan.

Objectives:

1. Revise the County Zoning Ordinance to limit commercial development to those areas designated for these uses on the Future Land Use Map in order to prevent commercial intrusion into residential areas.
2. Evaluate existing commercial uses located outside of identified commercial centers and rezone these parcels for lower intensity use, as appropriate.

Implementation Strategies:

1. Delineate commercial area boundaries approved on the Future Land Use Map.
2. Adopt a policy statement in the Community Plan directing commercial development to only those areas specifically designated for such on the Future Land Use Map.
3. Adopt new zoning districts, to implement the Future Land Use Map. Include administrative procedures, zoning criteria, and performance standards that protect residential uses from the encroachment of non-residential uses.
4. Evaluate the zoning of existing commercial uses outside of identified “Town Centers”, as part of the countywide Zoning Ordinance revision process.

3.2.7. GOAL: To maintain commercial development at a neighborhood scale and level of service.

Objectives:

1. Adopt a Town Center Overlay District to ensure that future commercial development is consistent with adopted land use policies.
2. Adopt a Town Center Development Plan with design standards.

Implementation Strategies:

1. Conduct a study of commercial districts in the Southeast area and establish policies and standards that reflect the character of the area.
2. Implement plan policies through the proposed Town Center Overlay District and the revised countywide Zoning Ordinance.
3. Adopt design standards that reduce negative impact on the Southeast community, including standards for building height and materials, signage, landscaping, parking, and traffic access. Limit noise and light pollution by requiring structural and vegetative buffers.
4. Reduce open space requirements for development within identified “Town Centers”, in order to encourage compact and pedestrian-oriented site design.

3.2.8. GOAL: To maintain a range of housing choices, while preserving community character.

Objectives:

1. Expand housing options to include lower-density¹ multi-family housing and/or neo-traditional development that blends with current land use patterns. Identify appropriate parcels on the Future Land Use Map.
2. Adopt building and site design standards to ensure that multi-family development blends with the character of the community and preserves open/green space.
3. Provide density and lot size incentives for well-designed, moderate cost housing when substandard manufactured/mobile home park uses change.

Implementation Strategies:

1. Adopt zoning districts and standards, including overlay districts and/or special use standards that achieve the above objectives within the revised countywide Zoning Ordinance.
2. Adopt policies and regulations that allow for the redevelopment of manufactured/mobile home parks (when owners seek to redevelopment them) and other sites identified on the Future Land Use Map with comparable density multi-family housing.

¹ Lower density is defined as a maximum of eight dwelling units per gross acre.

3.3 Historic Resources

3.3.1 GOAL: To identify and protect historic, cultural and archeological resources in Southeast Chatham County.

Objectives:

1. Develop County capacity for identification, monitoring, and preservation of historic resources.
2. Adopt land use policies, administrative review procedures, and development regulations that will protect historic resources in unincorporated Chatham County.
3. Utilize the historic preservation provisions of the Community Greenspace Program to protect historic sites.

Implementation Strategies:

1. Establish a responsible office or agency for the identification and preservation of historic resources in Southeast Chatham County.
2. Create and fund a County or MPC staff position (or contribute to the MPC historic preservation program) for the purpose of implementing adopted historic protection policies, procedures and standards in the unincorporated area.
3. Conduct on-going mapping and documentation of historic, cultural and archeological resources. Establish an official database and resource map.
4. Seek grants to map and inventory areas where the community desires to participate in historic preservation programs.
5. Solicit ideas and assistance from local colleges involved in historic preservation.
6. Prepare greenspace site nominations for all sites identified in this plan or subsequently identified by historic preservation staff, and/or the Greenspace Advisory Committee,

3.4 Natural Resources

3.4.1 GOAL: To protect water resources in Southeast Chatham County.

Objectives:

1. Provide for scientifically-based, naturally vegetated buffers adjacent to salt marshes and surface waters.
2. Work with developers to preserve isolated freshwater wetlands from unnecessary degradation or destruction, incorporating them into stormwater detention areas and greenspace, where possible.
3. Prevent unnecessary clearing and grading, in order to preserve natural vegetation and ecosystems.
4. Limit impervious surface coverage and/or adopt Low Impact Development (LID) standards, to prevent degradation of the coastal ecosystem by storm water runoff.
5. Require that storm water management systems replicate natural drainage patterns, both during and after construction.
6. Minimize or eliminate nonpoint source pollution from septic drain fields.
7. Protect groundwater supply from saltwater intrusion.

Implementation Strategies:

1. Adopt LID site design criteria and land use Best Management Practices (BMPs) that achieve the above objectives. Include these standards within basic or overlay districts and/or within existing environmental protection ordinances. At a minimum:
 - a) Adopt scientifically sound riparian buffer standards to protect salt marshes and surface waters, based on studies conducted in the Georgia and South Carolina coastal region.
 - b) Encourage the retention of isolated freshwater wetlands during development reviews.
 - c) Review and, as necessary, strengthen the County Land Disturbing Activities Ordinance and permitting process to adopt least clearing and grading standards. Include incentives for xeriscape landscaping, to be developed by MPC staff.
 - d) Research and develop impervious surface standards and/or LID design standards that will most effectively protect water resources.
 - e) Promote storm water management systems that reduce nonpoint source pollution and hydrologic impacts, and provide wildlife habitat. Review and, as necessary, strengthen the County Storm Water Management Ordinance and the County Flood Damage Prevention Ordinance.
2. Evaluate best management practices (BMPs) for preventing nonpoint source pollution from septic systems as part of the countywide comprehensive planning process. Include recommended BMPs in the *Chatham County Comprehensive Plan* and suitable standards within the revised Zoning Ordinance.
3. Encourage the state Chatham County Health Department to survey existing septic systems in the southeast area and identify those that are malfunctioning and/or serving a higher density than legally allowed.
4. Develop an education program for property owners with septic systems adjacent to waterways, in accordance with the NPDES storm water management program.
5. Implement the *Chatham County Comprehensive Water Supply Management Plan*.

3.4.2 GOAL: To prevent the damage or loss of trees and natural vegetation along boulevards and roads.

(See Transportation Goal 3.6.2.)

3.4.3 GOAL: To preserve existing trees and encourage the planting of new trees in developed areas, new developments, and public lands.

Objectives:

1. Encourage the protection of existing trees and the prevention of unnecessary clear-cutting.

Implementation Strategies:

1. Revise the County Tree Ordinance with input from the Savannah Tree Foundation and other professionals, in order to ensure that the best rational practices are included. Require pre-construction tree surveys and the preservation of specimen trees, as well as on- and off-site mitigation.
2. Adopt incentives in the Land Disturbing Activities Ordinance to leave trees undisturbed. (For example, assign trees that are preserved versus planted more “points” on Landscaping Plans.)

3.4.4 GOAL: To protect and expand the amount of open and greenspace in Southeast Chatham County.

Objectives:

1. Adopt zoning standards and incentives for preserving open/green space in new subdivisions.-
2. Increase use of conservation easements (in conjunction with open/green space preservation).
3. Adopt standards to preserve community character, prevent shoreline blight, and protect natural resources by limiting the massing of shoreline and marsh front development.

Implementation Strategies:

1. Adopt zoning standards requiring new development to preserve greenspace.
2. Adopt standards to provide visual and environmental buffers, reduce environmental impacts and increase open space through encouragement of conservation subdivisions. Incentives will include density bonuses and greater flexibility in site and lot design.
3. Work with local land trusts and the County Tax Assessor’s Office to explore opportunities for conservation easements and other means of permanently protecting open space within large tracts of land. Candidates for such treatments include Bethesda, Forest City Gun Club, and the University System of Georgia Board of Regents properties. Inform these and other large landowners about the benefits of conservation easements.
4. Identify areas possessing significant viewsheds such as marshes, rivers and scenic/canopied roadways. Analyze visual impacts as part of site plan review of development located within a viewshed.

3.4.5 GOAL: To protect back barrier islands, adjacent marshes and waterways, from the impacts of development, including road construction.

Objectives:

1. Adopt a new low-density, low-impact zoning district (or conditional use criteria within an existing district) to protect undeveloped back barrier islands and marsh hammocks.
2. Require the use of LID practices in the construction of new bridges across marshes and the widening of existing bridges.-

Implementation Strategies:

1. Adopt zoning regulations for undeveloped coastal hammocks that limit adverse visual and environmental impacts, based on State guidelines and regulations.

3.4.6 GOAL: To improve agency coordination and the administration of environmental regulations during the development review process.

Objectives:

1. Coordinate local development reviews with federal, state and county agencies regarding tree cover, open/green space, marshes, creeks, rivers, wetlands and other natural resources.

Implementation Strategies

1. Adopt development review procedures that ensure coordination between relevant agencies, including: a) MPC; b) Corps of Engineers; c) DNR Environmental Protection and Coastal Resources Division; d) Coastal Zone Management Committee; and e) County Engineering, Environmental Health, and Public Works Departments.
2. Conduct quarterly public meetings to discuss policies, plans and the ongoing status of road and bridge projects. Include representatives from the MPC, GDOT, DNR and other relevant agencies.

3.5 Recreation Facilities

3.5.1 GOAL: To provide adequate recreation opportunities for Southeast Chatham County residents.

Objectives:

1. Apply National Recreation and Parks Association (NRPA) standards to determine the recreation and greenspace needs of the Southeast Community.
2. Improve facilities and maintenance within existing County parks. Encourage collaboration between County departments to develop policies, priorities, and strategies for increased or leveraged funding.
3. Develop zoning incentives to encourage continued operation and enhancement of existing marinas and boat ramps. Maintain and, if possible, increase public access to open waterways.

Implementation Strategies

1. Complete the 2002-2004 Greenspace Program Plan, currently in progress, and continue implementation of the 2000 Bikeway Plan.

2. Implement the NRPA-based recommendations of the 1989 Recreation Facilities Plan for Southeast Chatham, as amended by this Community Plan, the 2002-2004 Greenspace Plan and/or the 2000 Bikeways Plan.
3. Support the development of new recreation facilities and the improvement of existing ones. Increase funding for upgrading and maintaining existing county parks. Identify and pursue potential funding sources for new facilities, such as SPLOST funds, grants and storm water utilities.
4. Adopt a policy for protecting public waterway access facilities. Identify opportunities for new or improved public waterfront facilities in conjunction with transportation and facilities improvements, and green space acquisition.

3.6 Transportation

3.6.1 GOAL: To coordinate transportation system improvements and land use planning, to prevent traffic congestion and promote alternative transportation modes.

Objectives:

1. Ensure that design capacities of existing and currently planned roads are not exceeded as a result of new development.
2. Improve arterial roads and intersections to prevent traffic congestion as a result of development supported by the Southeast Community Plan.
3. Promote alternative methods of transportation, such as walking and bicycling, consistent with principles of “Smart Growth” and “Best Transportation Practices” as described in Section 4.

Implementation Strategies:

1. Guide and limit potential traffic increases through the land use planning initiatives recommended within the Southeast Community Plan.
2. Construct currently scheduled road improvements. Explore options for monitoring, identifying and mitigating any congestion that may result from the extension of Truman Parkway, not already addressed within the CUTS long-range transportation plan.
3. Prioritize pedestrian and bicycle facilities and coordinate land use planning. The “transportation enhancement” element, added to the CUTS plan in 2001, will facilitate this process.
4. Implement recommendations of the 2000 Countywide Bikeway Plan for the Southeast. Include Southeast Community Plan recommendations in the new “transportation enhancement” element. Adopt “preferred design” standards for such facilities, as well as for landscaping.
5. MPC land use planning staff will work with the CUTS program and County Engineer to develop a “preferred design” policy for road rights-of-way in Southeast Chatham that includes adequate facilities (including bikeways) for alternative methods of travel.

3.6.2 GOAL: To minimize the damage to or loss of trees and natural vegetation along boulevards and roads.

Objectives:

1. Identify and protect scenic road landscaping and road canopies. Establish a local scenic or historic road designation that will provide protection for such resources.

2. Discourage road widening and other project designs that would adversely affect scenic and historic roads.
3. Adopt policies and “preferred design” standards for landscaping along arterial and collector roads and the Truman Parkway.
4. Adopt a policy to, over time, place utility lines underground along Southeast Chatham scenic and historic roads.

Implementation Strategies:

1. Identify, map and sign scenic and historic roads.
2. Adopt standards, including protection and mitigation requirements, for designated tree canopies along roads.
3. Create a procedure for review of all site plans in designated corridors to ensure that the tree cover is considered.
4. Incorporate “preferred” tree preservation and planting standards linked to transportation improvement requirements within the CUTS “transportation enhancement” element.
5. Conduct a land use study of the Truman Parkway Corridor to ensure compatibility with existing neighborhoods.
6. Create a joint County and Savannah Tree Foundation multi-year program to plant a tree canopy along Truman Parkway. Investigate federal and other funding sources.
7. Develop a procedure whereby the County incorporates landscaping plans within all federal and state funded road projects.

3.7 Other Community Facilities and Services

3.7.1 GOAL: Provide for adequate new community and library facilities in the Southeast area.

Objectives:

1. Locate new library facilities, scheduled to be built in the southeast as part of the Live Oak Regional Library Master Plan, in “Town Centers” or other activity centers.
2. Investigate opportunities for building new community centers, including the possibility of a shared community/library facility.

Implementation Strategies:

1. Determine appropriate library locations and identify them on the Future Land Use Map. Work to ensure that these locations are zoned suitably to allow for library uses, subject to adopted design standards and public participation procedures, and in accordance with the Live Oak Regional Library Master Plan.
2. Locate new public facilities, such as a community center, in shared facilities or in Town Centers.

3.8 Southeast Chatham Policy Framework

The goals, objectives and strategies outlined above address a variety of comprehensive planning issues, including land use, transportation, recreation, and historic and natural resource protection. Based upon these goals, objectives and strategies a number of policies are established.

Since the Southeast Chatham Community Plan is primarily a land use plan, policies strictly related to land use are included in the Land Use Plan portion of this document (Section 4.0). Associated policies are established below:

POLICY 1. It shall be the policy of Chatham County to identify and protect, historic and archeological resources (subject to available resources).

POLICY 2. It shall be the policy of Chatham County to identify, protect, and enhance scenic views, tree canopy, and other natural elements that have established the Southeast Community as an attractive and desirable place to live (subject to available resources).

POLICY 3. It shall be the policy of Chatham County to identify and protect water resources, including wetlands, creeks, rivers, marshes and groundwater recharge areas, from impacts associated with development.

POLICY 4. It shall be the policy of Chatham County to identify, protect, and enhance open and green space in the Southeast Community (subject to available resources). Existing public open and green spaces shall be maintained and the creation of new open and green spaces shall be a priority.

POLICY 5. It shall be the policy of Chatham County to protect hammocks such that their development shall be of limited intensity.

POLICY 6. It shall be the policy of Chatham County to preserve existing trees, where possible, and encourage the planting of new trees within existing development, new development, and along shorelines and roadways, including adequate funding for such activities. The preservation of existing canopy trees and the planting of new trees along new and widened roadways shall be a priority. The preservation of specimen trees including, but not limited to, live oaks 8" or greater in DBH (diameter at breast height) shall be encouraged. The protection of existing trees and the planting of new trees, within designated marsh and riparian buffers will be pursued.

POLICY 7. It shall be the policy of Chatham County to improve the administration of environmental regulations and effectively coordinate development review with all relevant local, state and federal agencies.

POLICY 8. It shall be the policy of Chatham County to increase, enhance and adequately maintain public parks and recreation facilities to meet or exceed NRPA standards (subject to available resources). Priorities shall be:

- (1) upgrading and maintaining equipment and landscaping;
- (2) increasing public access to waterways; and
- (3) funding of necessary staff and resources.

POLICY 9. It shall be the policy of Chatham County to maintain traffic volumes within design capacities through prudent land use planning.

POLICY 10. It shall be the policy of Chatham County to ensure that new roads and road improvements enhance the safety of drivers, bicyclists, and pedestrians, while improving accessibility, mobility, and evacuation times.

POLICY 11. It shall be the policy of Chatham County to provide pedestrian and bicycle facilities. The construction of sidewalks and bicycle paths with curb cuts and adequate separation from the roadway shall be a priority.

POLICY 12. It shall be the policy of Chatham County to negotiate an amortization program with utility companies to bury utility lines along scenic and historic roads. Tree protection shall be a priority during road improvements.

POLICY 13. It shall be the policy of Chatham County to designate the following roads as scenic and historic.

- Beaulieu Avenue
- Bluff Road
- Burnside Island Causeway
- Center Street
- Central Avenue
- Ferguson Avenue
- Grimball Point Road
- Grimball River Road
- LaRoche Avenue
- Lehigh Avenue
- Norwood Avenue
- Old Bethesda Road
- Old Whitfield Road
- Pin Point Road
- Shipyard Road Causeway
- Skidaway Road (between Sandfly and Isle of Hope)

4.0 Land Use Plan

The Land Use Plan component of the *Southeast Chatham County Community Plan* integrates material in the previous sections into a general depiction of where land uses should occur and how they should relate to one another. The Land Use Plan is the principal mechanism for implementing the community vision and goals set forth in the previous section. A policy framework for implementation is outlined in Section 4.1. (Policies not related to land use can be found in Section 3.8) Figure 4-A contains a list of land use planning principles that were followed in crafting policies.

Residents of Southeast Chatham have articulated a desire to retain the low and medium density, semi-rural character of their community. That goal, combined with public policy goals that seek to limit development in both environmentally sensitive and hurricane prone areas, form a strong public policy triad. The Future Land Use Map adopted as part of the *1993 Chatham County Comprehensive Plan* is generally consistent with these desires by identifying Southeast Chatham as a predominantly residential area. This Land Use Plan is intended to update the *1993 Chatham County Comprehensive Plan* "Land Use Element." The plan reinforces the character of Southeastern communities as lower density, buffer suburbs between the highly urbanized area of the county and protected coastal resources.

Southeast Chatham County is a demographically diverse area. Retirees as well as young families are attracted to the community. Households of all income levels are able to reside in Southeast Chatham and the community has experienced steady growth, which has led to the development of available land. As land becomes scarce, higher intensity development tends to fill in remaining sites. Policies in this plan address the impacts of such development.

Most Southeast residents are employed outside the community. While it is often an objective in land use planning to promote a combination of residential and commercial uses, thereby making it possible for residents to live near their place of work, this is not altogether a desirable outcome in the Southeast Community. An over-riding objective is to preserve the community's unique environmental resources and semi-rural character. Employment and access to goods and services will continue to be available nearby in major commercial districts. Neighborhood commercial districts will continue to provide a small proportion of jobs while capturing a significant volume of traffic that otherwise would contribute to arterial congestion.

This plan supports single-family residential development as the predominant land use in Southeast Chatham. However, a community of this size benefits from a mix of other residential uses. An alternative to single-family housing that will provide for greater diversity within the community is that of limited, higher density residential development in specified locations. A range of housing types, including multi-family housing, provides for an intergenerational community. That is, it not only provides housing for young families, but also for young single adults and seniors. Such a community is enriched by making it possible for three or more generations of a family to live in the same community.

Housing that supports age and income diversity within the community can be achieved without "overdeveloping" an. Higher density development can be limited in size and directed to areas adjacent to other more intensive forms of development or as redevelopment of existing high-density sites, such as older manufactured/mobile home parks, when their owners seek to redevelop those sites. Incentivized moderate density affordable housing can also be interspersed throughout the community in a manner that blends with existing development patterns. Such limitations will prevent existing, lower and medium density areas from being disrupted with

Figure 4-A.

Principles of Smart Growth

Create Range of Housing Opportunities and Choices

Provide quality housing for people of all income levels as an integral component in any smart growth strategy.

Create Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship, and play, and therefore key to smart development planning.

Encourage Community and Stakeholder Collaboration

Growth is smart when it responds to a community's own sense of how and where it wants to grow.

Foster Distinctive, Attractive Places with a Strong Sense of Place

Standards developed around the community's vision of itself create a unique reflection of the values and cultures of the people who reside there.

Make Development Decisions Predictable, Fair and Cost Effective

Create government regulations that facilitate smart growth choices for the private sector development professionals.

Promote Mixed Land Uses

Mixed uses provide the diverse and sizable population and commercial base for supporting viable public transactions and transit.

Preserve Open Space, Natural Beauty and Critical Environmental Areas

The community benefits with, cleaner air & water, less noise, moderated temperatures, erosion control, and better plant and animal habitat with greenspace and open space.

Strengthen and Direct Development Toward Existing Communities

Conserve the tax dollar by directing growth into areas already served by infrastructure and halt the development sprawl that consumes greenfields down the highway away from the existing support structure.

Source: Smart Growth Network, 2003.

high-density development, while establishing some rational parameters for the amount of such development that can occur.

Committee members and hundreds of residents participating in the planning process have made it clear that high-density housing is inconsistent with their perception of the area. They perceive the community as one of generally low and medium density single family detached housing. A density of four dwelling units per acre and lower (site gross density) is generally the maximum that should be permitted to retain existing character (see the Islands Land Use Plan for a similar discussion). Higher net densities, however, are appropriate for cluster developments (e.g., conservation subdivisions).

Currently, 39 percent of the community's land area (excluding right-of-way) is in residential land use, with 38 percent of the total area in single family use. Multi-family and single family attached land uses, now one percent of total area, may be expand slightly as older mobile home parks redevelop. Commercial development will expand only within designated commercial areas, and it should exist primarily to serve the local population.

While Southeast Chatham is and will likely remain an area of mostly single family development, a mix of higher density housing types is encouraged to accommodate the community's intergenerational housing needs, as well as a reasonable proportion of the area's need for housing for an expanding population. Higher density housing is more appropriately concentrated inland, in areas that are less environmentally fragile and better able to be evacuated.

As noted earlier, the desire of the community to moderate development densities is consistent with public policy. At the local level, two policies are clearly in place that support this objective. The first is the policy of limiting intensive forms of growth in the most environmentally sensitive areas. The Southeast, which is located in sensitive estuarine habitat, is clearly located in an area that is sensitive to intensive development. Oglethorpe's colony and native Americans who settled here earlier recognized the value of the coastal ridge and placed more intensive activities there rather than in the lowlands. Some of the same reasons hold true today. The second policy is maintaining the look and feel of unique areas. This occurs in the form of expansive marsh and river vistas, canopied or tree-lined roads, low density development and extensive areas that were individually settled (in contrast to large subdivisions). The Natural Resources Element of the Chatham County Comprehensive Plan is the primary policy document covering these areas (see Section 3.4).

Federal, State, and local policy also limit growth in hurricane prone areas. Federal policies are manifested in FEMA regulations and programs that increasingly emphasize "mitigation," a term that FEMA applies to limitations on development in flood prone areas. At the state and local level, policies that limit development within floodplains are stated in the Department of Natural Resources Environmental Planning Criteria, and are reflected in regional and local plans. FEMA policy is predicated on three factors: maintaining adequate evacuation times; minimizing loss of life in the event of a major hurricane; and minimizing property damage associated with hurricanes. State and local policy is more oriented to resource protection. For these reasons, adoption of this plan establishes a general policy triad based on community character, environmental protection, and public safety.

This plan provides a thorough inventory of land use acreage. It also links population and housing data to land use, establishing baseline densities from which to monitor and assess future growth (see Table 4-A). Subsequently, the data can be linked to road capacity analysis and evacuation planning.

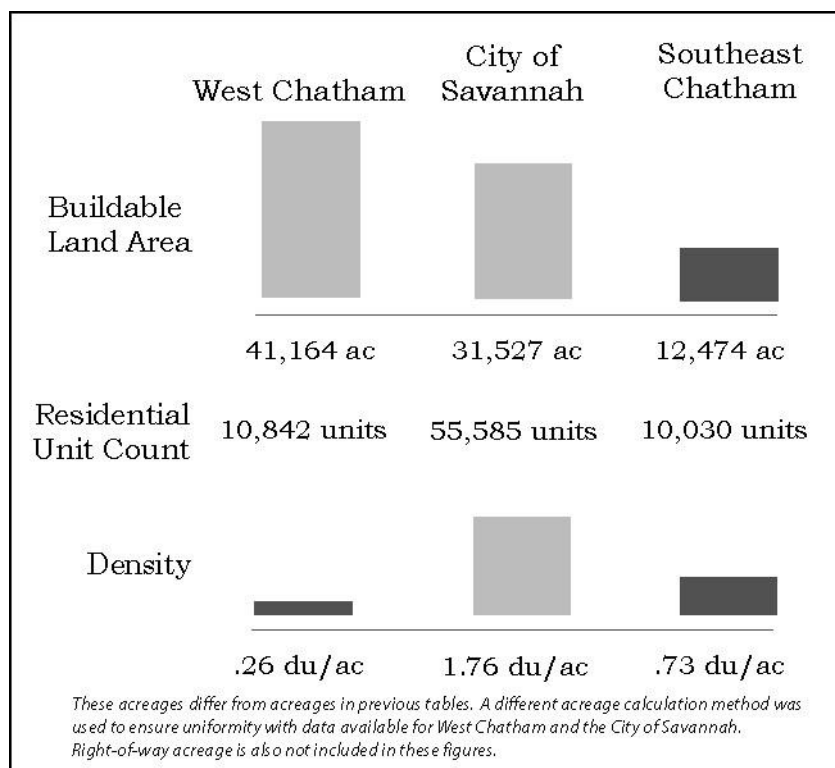
Traffic volumes on Whitfield Avenue, Diamond Causeway, and sections of Skidaway Road currently exceed design capacity. High *volume to capacity* ratios are likely to persist even after implementation of planned road improvements. Extremely high traffic volumes during evacuations could reach

unacceptable levels under a high growth rate scenario. It is therefore imperative to monitor growth trends against baseline data.

While completion of the Truman Parkway will offer new evacuation options for residents of the area, those options would place evacuees in likely bottlenecks at Abercorn Street or DeRenne Avenue. A policy supporting moderate density development in Southeast Chatham County not only prevents locally inadequate levels of service, but avoids adding high evacuation volumes into the denser urbanized areas of Savannah.

A policy of moderate development densities will also prevent or lessen the need for further road widenings, which could jeopardize canopied roads and overall community character.

**Figure 4-B.
Gross Area Density Comparison**



4.1. Land Use Plan Policy Framework

The goals, objectives and strategies outlined in Section 3.0 address a variety of comprehensive planning issues, including land use, transportation, recreation, and historic and natural resource protection. Based upon these goals, objectives and strategies a number of policies are established.

Since the Southeast Chatham Community Plan is primarily a land use plan, policies directly related to land use are established below:

POLICY 1. It shall be the policy of Chatham County to strictly enforce the Chatham County Zoning Ordinance, both pre- and post-development. The Zoning Ordinance shall be clear, objective and consistently applied, to facilitate interpretation and enforcement. The provision of adequate enforcement

staff and other necessary resources to implement this policy shall be a priority.

POLICY 2. It shall be the policy of Chatham County to provide a mechanism whereby citizens may be kept informed throughout all phases of the planning process. The program shall provide for the distribution of information that enables the general public to identify and understand the issues, as well as applicable land use law.

POLICY 3. It shall be the policy of Chatham County to encourage the formation of Neighborhood and Area Land Use Planning Organizations to articulate community desires and transmit those desires and recommendations to the MPC and Chatham County Commission.

POLICY 4. It shall be the policy of Chatham County to ensure that development in the Southeast community is consistent with the Southeast Chatham Community Plan and to implement the plan through appropriate zoning districts, design standards, citizen involvement procedures, and rezoning, variance, and text amendment criteria.

POLICY 5. It shall be the policy of Chatham County to create, to the extent legally possible, a process for exempting existing, legally placed manufactured/mobile homes on “heir’s property” from nonconforming use provisions of the Chatham County Zoning Ordinance.

POLICY 6. It shall be the policy of Chatham County to encourage creativity in site design in order to preserve natural resources and create an attractive living environment.

POLICY 7. It shall be the policy of Chatham County to encourage that new development and redevelopment blend harmoniously with adjacent land uses and the larger Southeast Chatham Community by incorporating adequate greenspace, buffers and transitional uses.

POLICY 8. It shall be the policy of Chatham County to limit development densities in the Southeast Community to those that are manageable for orderly traffic flow and hurricane evacuation. Further, development densities shall be monitored to ensure that growth trends do not adversely impact natural resources or community character, as described in the Vision Statement.

POLICY 9. It shall be the policy of Chatham County to preserve the low-to-medium density residential character of the Southeast Community, and to protect the ambiance that flows from its dense vegetation and island setting.

POLICY 10. It shall be the policy of Chatham County to limit commercial development to only those areas specifically designated for commercial use on the Future Land Use Map.

POLICY 11. It shall be the policy of Chatham County that commercial development and/or improvement shall be consistent with the existing community scale and character

POLICY 12. It shall be the policy of Chatham County to encourage the location of new public facilities in the Southeast Community within identified “town centers” or other central locations.

Figure 4-C. Southeast Community Town Center Concepts

The purpose of a town center is to create or enhance the identity and attractiveness of a community while expanding its access to goods and services. Other benefits include minimizing traffic impacts of new commercial development and creating a more pedestrian and bicycle friendly environment.

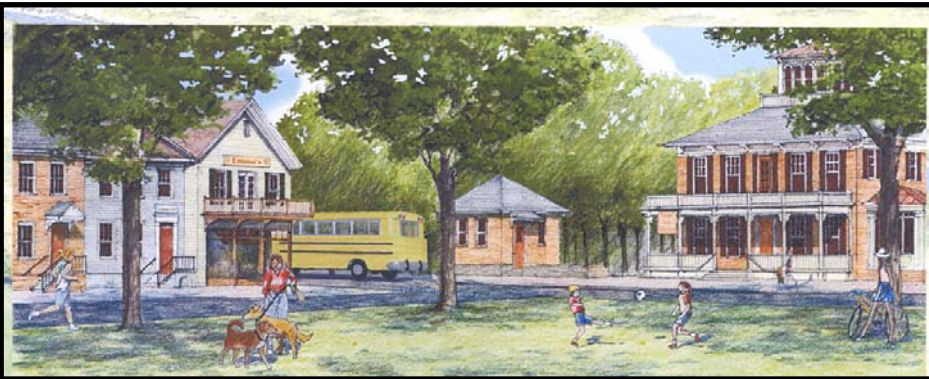
A town center can be created over time in areas that are already largely developed. The renderings below are examples of mixed development resulting in a town center.



Town Centers are scaled to fit in with their surroundings. This neighborhood Town Center is designed to blend in with surrounding residential development.



Town Centers are not all about cars. Attractive pedestrian areas are essential characters.



Design guidelines for the Southeast Chatham Town Centers will encourage a better mix of uses and more attractive design that relates to the surrounding community and natural environment.

Figure 4-D. North Area Future Land Use Map

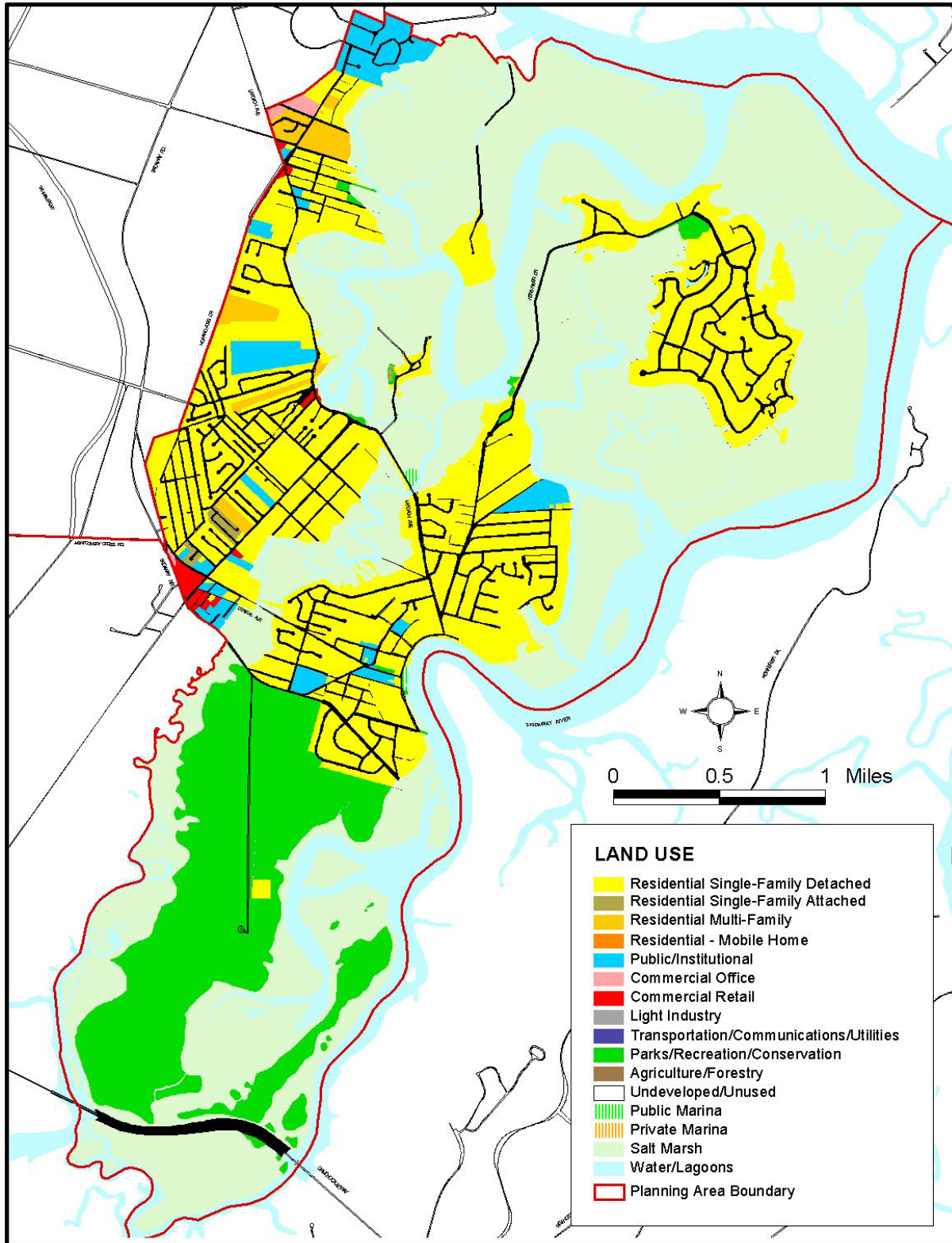


Figure 4-E. South Area Future Land Use Map

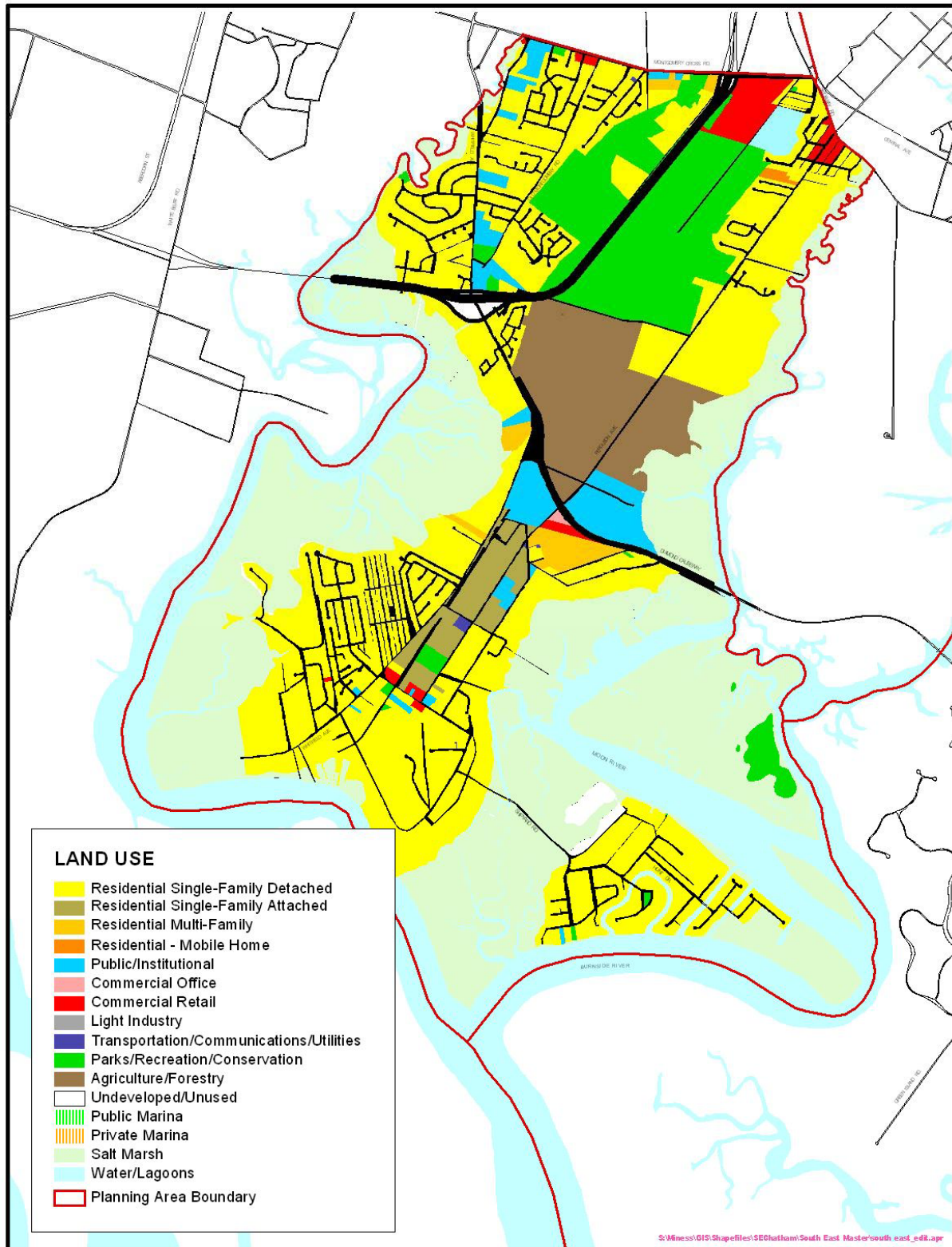


Figure 4-F. Skidaway Island Future Land Use Map

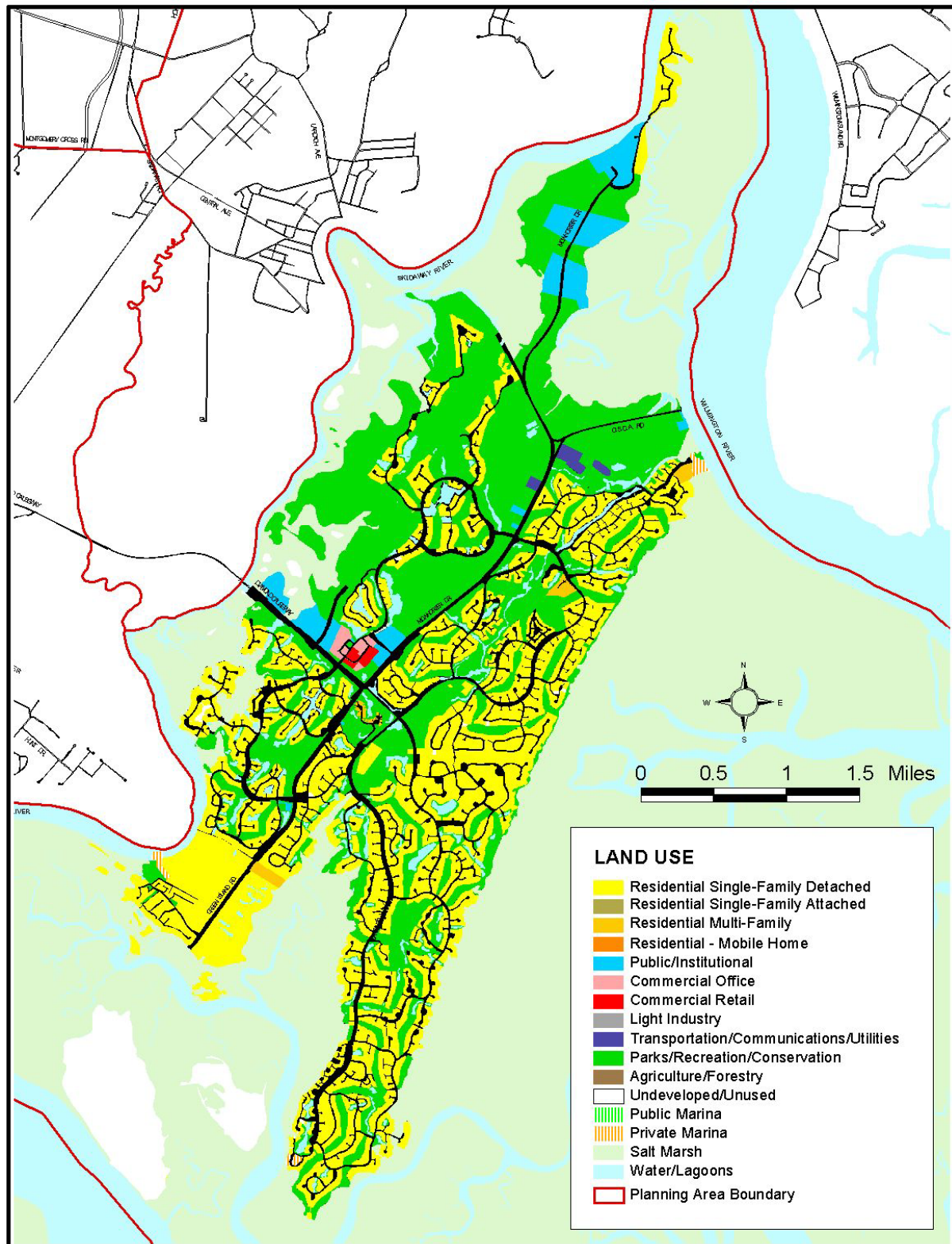


Table 4-A. Southeast Community Future Land Use and 2030 Estimates

Land Use Classification¹	Estimated Existing Acreage	Estimated 2030 Acreage²
Residential - Single-Family	5,257	6,253
Residential –S. F. Attached	20	21
Residential - Multi-Family	41	179
Residential SUBTOTAL	5,318	6,453
Public/Institutional	436	564
Commercial- Office	17	31
Commercial- Retail	73	105
Commercial/Institutional SUBTOTAL	526	700
Transportation, Com & Utilities	26	26
Agriculture/Forestry	413	372
Industry - Light	25	0
Recreation/Conservation	3,791	4,356
Right-of-Way	1,223	1,323
Undeveloped	2,375	467
Upland TOTAL	13,697	13,697
Salt Marsh	57,886	57,886
Lagoons	8,048	8,048
TOTAL	79,633	79,633

¹ See Table 2-A, *Land Use Classifications and Definitions*, for definitions of land use categories.

² Figures in this column are based on the assumption that all areas currently zoned for development are developed, as current trends suggest.

5.0 Implementation Strategy

The implementation strategy for the *Southeast Chatham Community Plan* is modeled after the process established in Georgia and elsewhere for comprehensive planning. Figure 5-A depicts the process for adopting the plan.

5.1 Process of Adopting and Implementing the Community Plan

Local Government planning requirements were adopted by the state of Georgia in 1992 and amended in 1997 as O.C.G.A. 50-8-1 *et seq.* The rules and regulations implementing this law are contained in Chapter 110-12-1 of the Rules of the Georgia Department of Community Affairs. This law provides for multi-level review and coordination, public participation, minimum content requirements, and a three-step planning process. The last item includes the following: inventory and assessment, statement of needs and goals, and an implementation strategy.

The implementation strategy is required to have both a long-term strategy for addressing 20-year planning horizon goals and a short-term work plan for a five-year implementation strategy. This step also includes identifying the policies that the local government will adopt to implement the plan's goals.

Comprehensive plans in Georgia and most other states are adopted by ordinance, making them legal instruments as well as policy and planning documents. Courts frequently look at such plans in determining the validity of zoning provisions. Zoning based on sound land use planning is more likely to survive a legal challenge than zoning that is not predicated on a plan.

5.2 General Recommendations

The *Southeast Chatham Community Plan* addresses many areas of relevance to the community, generally following the State requirements cited above. However, the primary emphasis is on land use planning. While the MPC can identify and incorporate a wide range of other priorities into the plan, other agencies are directly responsible for planning, implementing, and managing those priorities.

The following recommendations begin with land use and progress through other areas, paralleling the Goals and Objectives identified in Section 3.0. These recommendations are intended to form a basis for an update of the *Chatham County Comprehensive Plan* and the *Chatham County Zoning Ordinance*.

Land Use:

1. Update the *Chatham County Comprehensive Plan* to be consistent with the Southeast Chatham Community Plan and other recently adopted plans. Incorporate general recommendations of this plan into the County plan. Adopt this plan by reference as part of the County plan, thereby including detail relevant to this community but not necessarily to others.
2. Implement land use recommendations where appropriate through the *Chatham County Zoning Ordinance*. The scheduled rewrite of the ordinance (the Tricentennial Plan) should address all such concerns identified in this plan.
3. The update of the Comprehensive Plan and the Zoning Ordinance shall be consistent with the Goals, Objectives, and Strategies (Section 3.0) and the Land Use Plan (Section 4.0) of this plan.

5.3 Overlay Districts and Limited Uses

An “overlay district” may be defined as follows: *“an overlay that provides for the possibility of superimposing additional requirements upon a basic use zoning district without disturbing the requirements of the basic use district. An overlay district may also provide incentives for alternative forms of development that advance the public interest. In the instance of conflicting requirements, unless otherwise specified the stricter of the conflicting requirements shall apply.”*

Overlay districts are frequently used in zoning ordinances to apply special standards to an area that has unique characteristics or is identified as having critical importance. Typical applications of this tool include historic preservation overlay districts, environmental overlay districts, and corridor overlay districts.

The Southeast Community Plan contains an Environmental Overlay District. This district is patterned after the Islands Environmental Overlay District and when adopted will apply throughout the Islands and Southeast Community.

The plan also proposes two Town Center Overlay Districts. These are located at Marsh Point and Sandfly. The Town Center Overlay developed for the Islands Community is proposed for application here with modifications.

The purpose of the Southeast Environmental Overlay District is to establish supplemental standards to bolster those currently in the Chatham County Zoning Ordinance in order to: 1) protect and enhance community character; and 2) protect environmental quality, especially the estuarine system that surrounds the community. The Environmental Overlay District applies to all zoning districts within the Southeast Community, except that it will not apply to areas identified as Town Center Overlay Districts, once any such district is adopted.

Special use and *conditional use* standards (see definitions) are often incorporated into more “performance based” zoning systems in order to accommodate certain uses in a district that might otherwise not be acceptable in that district. In the Environmental Overlay District, multi-family and institutional uses are proposed for either conditional use review or similar special standards.

5.4 Rebuilding

Section 5 of the Zoning Ordinance currently allows a lot of record to be built upon with a single-family residence and it provides for administrative flexibility to accommodate setbacks where they create an unreasonable condition for building or rebuilding. The intent is to accommodate reasonable single-family development on virtually all lots of record zoned for that purpose.

In addition, the right to rebuild is also protected by the existence of an approved site plan, which carries with it a vested right to rebuild in accordance with that site plan, subject only to laws governing public health and safety. Where a building legally exists it is deemed to have an approved site plan. This carries with it a vested right to rebuild.

5.5 Vested Rights

Where a property owner has made expenditures based on existing standards there may be legitimate expectations of being able to implement those plans, which were developed prior to adoption of new standards. Vested rights may arise in cases where a building permit has been issued but construction has not begun or where significant expenditures have been made to develop plans prior to notification of pending changes and prior to the issuance of a building permit. In the first case, it is County policy to honor the permit. In the second case, where an owner/developer can demonstrate vested rights under Georgia law the previous regulations shall apply.

Figure 5-A. Process of Adopting and Implementing the Southeast Chatham Community Plan

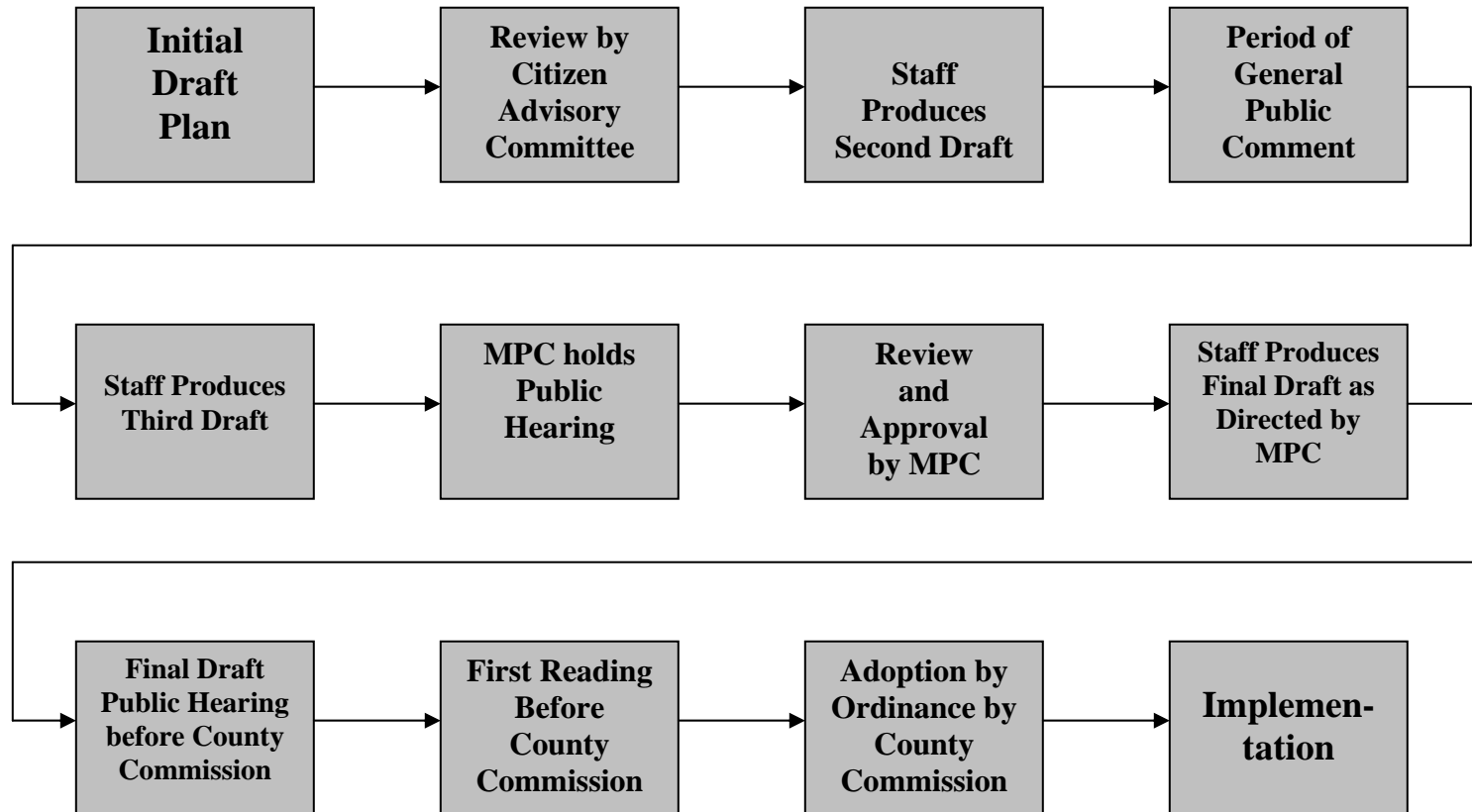


Table 5-A. Plan Implementation Strategy [STAFF NOTE: SEE SEC. 3.0 FOR REVISIONS TO IMPLEMENTATION STRATEGIES]

Note: Goals and Strategies in this chart are based on those in Section 3.0. Wording in the chart may be summarized; see Section 3.0 for full text.

IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
3.2. LAND USE					
3.2.1. GOAL: Establish a process for citizen input on development, in accordance with adopted procedures.					
Adopt a plan to increase public and stakeholder participation and information regarding governmental actions that impact the Southeast area including the creation of a mailing list of neighborhood associations.	Jan. 2003	Dec. 2003	MPC BSRS Co. Comm.	NF	GB
Clarify for the public the mechanisms and actions that will trigger a public notice and participation process.	Sept. 2003	Mar. 2004	MPC Co. Comm.	NF	GB
Encourage formation of Community or Neighborhood Councils to serve as focal points for community and neighborhood input to the MPC and County Commission.	Sept. 2003	June 2004	MPC Co. Comm.	Undetermined	UF
Present regularly updated information about comprehensive planning, zoning ordinance revision and development review on the MPC web site. Determine types of information to be included, opportunities for public feedback (e.g., electronic surveys) and a process for routine evaluation and maintenance.	Sept. 2003	Mar. 2004	MPC	NF	GB
3.2.2. GOAL: Ensure infill development is compatible with surrounding land uses and consistent with the community vision					
Incorporate the policies and recommendations of the <i>Southeast Chatham Community Plan</i> into the <i>Chatham County Comprehensive Plan</i> .	Jan. 2004	June 2004	MPC Co. Comm.	NF	GB
Adopt the <i>Southeast Chatham County Community Plan</i> , by reference, as part of the countywide plan.	June 2004	June 2004	MPC Co. Comm.	NF	GB

LEGEND

BSRS: Building Safety and Regulatory Services
Co. Comm.: County Commission
MPC: Metropolitan Planning Commission

GB: General Budget Appropriations
NF: No Additional Funding
SF: Special Comprehensive Plan Funding

UF: Undetermined Funding Source
WB: Within Budget

IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
Adopt site and building design standards that implement the <i>Southeast Chatham County Community Plan</i> .	Mar. 2003	June 2004	BSRS, MPC Co. Comm.	WB	SF
3.2.3. GOAL: Maintain the existing overall density of the Southeast Community and protect established single-family neighborhoods.					
During development of the revised zoning ordinance, investigate the creation of a new residential zoning district for application to shoreline and environmentally sensitive interior areas ¹ , with emphasis on density requirements.	Dec. 2002	Feb. 2003	MPC Co. Comm.	WB	SF
Adopt buffer, setback, open space and similar site design standards in the revised Zoning Ordinance which should be based on best development practices to be developed as part of the Tricentennial Plan.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Adopt a policy limiting density achievable through zoning to levels that are manageable for orderly hurricane evacuation.	Dec. 2002	Feb. 2003	MPC Co. Comm.	WB	SF
3.2.4. GOAL: Enhance the County zoning regulations enforcement.					
Adopt a new Zoning Ordinance that is simple, clear, and objective to the highest degree possible, thereby improving its ability to be consistently interpreted and enforced.	Dec. 2002	June 2004	MPC Co. Comm.	WB	SF
Request that the Bureau of Safety and Regulatory Services (BSRS) conduct a formal needs and resource assessment, leading to specific policy and administrative recommendations	Feb. 2003	Dec. 2003	BSRS Co. Comm.	<\$10,000	GB
Support increased funding to provide additional enforcement staff and/or other necessary resources.	Feb. 2003	Dec. 2003	Co. Comm.	NF	GB
Budget for periodic seminars for County enforcement officers to update them on revisions to the Zoning Ordinance, incl. regulatory and administrative changes.	Feb. 2003	Ongoing	BSRS Co. Comm.	Undetermined	Undetermined

LEGEND

BSRS: Building Safety and Regulatory Services
Co. Comm.: County Commission
MPC: Metropolitan Planning Commission

GB: General Budget Appropriations
NF: No Additional Funding
SF: Special Comprehensive Plan Funding

UF: Undetermined Funding Source
WB: Within Budget

¹ Environmentally sensitive areas shall be those areas specifically designated as such in the Chatham County Comprehensive Plan.
Adopted April 11, 2003

IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
Establish a system to assist plan review enforcement officers in tracking development projects, from initial land use approval through completion.	June 2003	June 2004	BSRS MPC Co. Comm.	Undetermined	UF
3.2.5. GOAL: Minimize the adverse impacts of non-conforming uses on surrounding properties and community character.					
Identify and map existing nonconforming uses in the Southeast area in order to more fully understand the nature of such uses.	Jan. 2003	June 2003	MPC	NF	GB
Adopt zoning incentives for conversion of nonconforming uses to compatible, conforming uses. Work with relevant authorities to review and implement reasonable incentives.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Complete a countywide land use and zoning review (currently in progress) including a study of the benefits of establishing a nonconforming use registry to track non-conforming uses.	June 2003	June 2004	MPC Co. Comm.	NF	GB
Determine and adopt appropriate performance and design standards in the updated Chatham County Zoning Ordinance for expansion or redevelopment of nonconforming uses (e.g., screening, landscaping, lighting, signage, noise, parking, and pedestrian/traffic circulation).	June 2003	June 2004	MPC Co. Comm.	WB	SF
3.2.6. GOAL: Direct commercial development to specified commercial centers.					
Delineate commercial area boundaries identified on the Future Land Use Map.	Dec. 2002	Feb. 2003	MPC Co. Comm.	WB	SF
Adopt a policy statement directing commercial development to only those areas specifically designated such uses on the Future Land Use Map.	Dec. 2002	Feb. 2003	MPC Co. Comm.	WB	SF

LEGEND

BSRS: Building Safety and Regulatory Services
Co. Comm.: County Commission
MPC: Metropolitan Planning Commission

GB: General Budget Appropriations
NF: No Additional Funding
SF: Special Comprehensive Plan Funding

UF: Undetermined Funding Source
WB: Within Budget

IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
Adopt new zoning districts, as necessary, to implement the Future Land Use Map. Include administrative procedures, zoning criteria, and performance standards that protect residential uses from the encroachment of non-residential uses.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Evaluate the zoning of existing commercial uses outside of identified "Town Centers", as part of the countywide Zoning Ordinance revision process.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
3.2.7. GOAL Maintain commercial development at a neighborhood scale and level of service.					
Conduct a study of commercial districts and establish policies and standards that reflect the character of the area.	Dec. 2002	Jan. 2003	MPC	WB	SF
Identify and adopt design standards that reduce negative impact on the community, including standards for building height and materials, commercial façade elevations, signage, landscaping, parking, and vehicle access.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Implement plan policies through the proposed Town Center Overlay District and the revised countywide Zoning Ordinance.	Dec. 2002	June 2004	MPC Co. Comm.	WB	SF
Reduce open space requirements for development within identified "Town Centers," in order to encourage compact, pedestrian-oriented site design.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
3.2.8. GOAL: Maintain a range of housing choices, while preserving community character.					
Adopt zoning districts and standards, including overlay districts and/or special use standards, that achieve the above goal within the revised countywide Zoning Ordinance.	Dec. 2002	Jan. 2003	MPC Co. Comm.	WB	SF
Adopt policies and regulations that allow for the redevelopment of manufactured/mobile home parks and other sites identified on the Future Land Use Map with lower density multi-family housing.	Dec. 2002	Jan. 2003	Private Sector	WB	SF

LEGEND

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
3.3. HISTORIC RESOURCES					
3.3.1 GOAL: Identify and protect historic, cultural and archeological resources in Southeast Chatham County.					
Establish an office or agency responsible for the identification and preservation of historic resources in Southeast Chatham County.	Feb. 2003	June 2004	Co. Comm.	Undetermined	UF
Create and fund a County or MPC staff position (or contribute to the MPC historic preservation program) for the purpose of implementing adopted historic protection policies, procedures and standards in the unincorporated area.	Feb. 2003	June 2004	Co. Comm.	Undetermined	UF
Conduct on-going mapping and documentation of historic, cultural and archeological resources. Establish an official database and resource map.	Nov. 2002	Ongoing	MPC	Undetermined	UF
Seek grants to map and inventory areas where participation in historic preservation programs is desirable.	Jan. 2003	Ongoing	MPC Co. Comm.	Undetermined	UF
Solicit ideas and assistance from local colleges involved in historic preservation.	Jan. 2003	Ongoing	MPC	Undetermined	UF
Prepare greenspace site nominations for all sites identified in this plan or subsequently identified by historic preservation staff, and/or the Greenspace Advisory Committee.	Jan. 2003	Ongoing	MPC	WB	GB

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
3.4 NATURAL RESOURCES					
3.4.1 GOAL: Protect water resources in Southeast Chatham County.					
Adopt Low Impact Development (LID) site design criteria and land use Best Management Practices (BMPs) that achieve the above objectives. At minimum:					
a) Adopt scientifically sound riparian buffer standards to protect salt marshes and surface waters.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
b) Assist developers in retaining isolated freshwater wetlands during the process of development reviews.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
c) Review and, as necessary, strengthen the County Land Disturbing Activities Ordinance and permitting process. Adopt least clearing and grading standards. Include incentives for xeriscape landscaping, to be developed by MPC staff.	Jan. 2003	June 2004	Engineering MPC Co. Comm.	WB	SF
d) Research and develop impervious surface and/or LID design standards that will most effectively protect water resources.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
e) Promote storm water management systems that reduce nonpoint source pollution and hydrologic impacts, and provide wildlife habitat. Review and, as necessary, strengthen the County Storm Water Management Ordinance and the County Flood Damage Prevention Ordinance.	Jan. 2003	June 2004	Engineering MPC Co. Comm.	WB	SF

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
Evaluate BMPs for preventing nonpoint source pollution from septic systems. Include recommended BMPs in the countywide Comprehensive Plan and suitable standards in the revised Zoning Ordinance.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Encourage the Dept. of Public Health to survey existing septic systems and identify those that are malfunctioning and/or serving a higher density than legally allowed.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Develop an education program for property owners with septic systems adjacent to waterways, in accordance with the NPDES storm water management program.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Implement the <i>Chatham County Comprehensive Water Supply Management Plan</i> .	Jan. 2003	Ongoing	MPC	WB	GB
3.4.2 GOAL: Prevent the damage or loss of trees and natural vegetation along boulevards and roads.					
(See Transportation Goal 3.6.2.)	Feb. 2003	Ongoing	BSRS	NF	GB
3.4.3 GOAL: Preserve existing trees and encourage the planting of new trees in developed areas, new developments and public lands.					
Revise the County tree ordinance to ensure the best practices.	Jan. 2003	June 2004	Engineering MPC Co. Comm.	NF	GB

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCE
Adopt incentives to leave trees undisturbed in the Land Disturbing Activities Ordinance.	Jan. 2003	June 2004	Engineering MPC Co. Comm.	NF	GB
3.4.4 GOAL: Protect and extend the amount of open and green space in Southeast Chatham County.					
Adopt zoning standards requiring new development to preserve greenspace.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Adopt standards for conservation subdivisions. These standards will provide visual and environmental buffers, reduce environmental impacts and increase open space. Incentives will include density bonuses and greater flexibility in site and lot design.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
Work with local land trusts and the County Tax Assessor's Office to explore opportunities for conservation easements and other means of permanently protecting open space within large tracts of land. Inform large landowners about the benefits of conservation easements.	Jan. 2003	Ongoing	Co. Manager MPC	WB	GB
Identify significant viewsheds. Assess visual impacts as part of site plan review of development located within a viewshed.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF
3.4.5 GOAL: Protect back barrier islands, adjacent marshes and waterways, from the impacts of development, including road construction.					
Adopt zoning regulations for undeveloped hammocks that limit adverse visual and environmental impacts, based on State guidelines and regulations.	Jan. 2003	June 2004	MPC Co. Comm.	WB	SF

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCES
3.4.6 GOAL: Improve inter-agency coordination and the administration of environmental regulations during the development review process.					
Adopt development review procedures that ensure coordination between relevant agencies, including: a) MPC; b) Corps of Engineers; c) DNR Environmental Protection and Coastal Resources Division; d) Coastal Zone Management Committee; and e) County Engineering, Environmental Health, and Public Works Departments.	Nov. 2002	June 2004	MPC Co. Comm.	WB	SF
Conduct quarterly public meetings to discuss policies, plans and the ongoing status of road and bridge projects. Include representatives from the MPC, GDOT, DNR and other relevant agencies.	June 2003	Ongoing	Interagency	WB	GB
3.5 RECREATION FACILITIES					
3.5.1 GOAL: Provide adequate recreation opportunities for Southeast Chatham County residents.					
Complete the 2002-2004 Greenspace Program Plan and begin implementation of the Bikeway Plan.	Jan. 2003	June 2004	MPC	\$2,000,000 (est.)	GGP SPLOST
Implement the NRPA-based recommendations of the 1989 Recreation Facilities Plan for Southeast Chatham, as amended by this Community Plan, the Greenspace Plan and/or the Bikeways Plan.	Jan. 2003	June 2004	Co. Comm.	WB	SF
Support the development of new recreation facilities and the improvement of existing ones. Increase funding for upgrading and maintaining existing county parks. Identify and pursue potential funding sources for new facilities, such as SPLOST funds, grants and storm water utilities.	Jan. 2003	June 2004	MPC Co. Comm.	Undetermined	UF

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCES
Adopt a policy for protecting public waterway access facilities. Identify opportunities for new or improved public waterfront facilities in conjunction with transportation and facilities improvements, and green space acquisition.	Jan. 2003	June 2004	MPC	WB	SF
3.6 TRANSPORTATION					
3.6.1. GOAL: Coordinate transportation system improvements and land use planning, to prevent traffic congestion and promote alternative transportation modes.					
Guide and limit potential traffic increases through the land use planning initiatives recommended within the Southeast Community Plan.	Feb. 2003	Ongoing	MPC Co. Comm.	WB	GB
Construct currently scheduled road improvements. Explore options for monitoring, identifying and mitigating any congestion that may result from the extension of the Truman Parkway, not already addressed within the CUTS Long-Range Transportation Plan.	Feb. 2003	Ongoing	MPC (CUTS) Co. Comm.	WB	GB
Prioritize pedestrian and bicycle facilities and coordinate land use planning. The “transportation enhancement” element, added to the CUTS plan in 2001, will facilitate this process.	Feb. 2003	Ongoing	MPC (CUTS)	WB	GB (Transp.)
Implement recommendations of the 2000 Countywide Bikeway Plan. Include Southeast Community Plan recommendations in the new “transportation enhancement” element. Adopt “preferred design” standards for such facilities, as well as for landscaping.	Feb. 2003	Ongoing	MPC (CUTS) Co. Comm.	WB	GB (Transp.)
Have land use planning staff work with the CUTS program and County Engineer to develop a “preferred design” policy for road right-of-way in Southeast Chatham that includes facilities for alternative methods of travel.	Feb. 2003	Ongoing	MPC (CUTS) Co. Comm.	WB	GB (Transp.)

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCES
3.6.2. GOAL: Minimize the damage to or loss of trees and natural vegetation along boulevards and roads.					
Identify and map scenic and historic roads.	Nov. 2002	Feb. 2003	MPC	WB	SF
Adopt standards, including protection and mitigation requirements, for designated tree canopies along roads.	Dec. 2002	Feb. 2003	MPC Co. Comm.	WB	SF
Create a procedure for staff review of all site plans in designated corridors to ensure that tree cover is considered.	Dec. 2002	June 2004	MPC Co. Comm.	WB	SF
Incorporate “preferred” tree preservation and planting standards linked to transportation improvement requirements within CUTS “transportation enhancement” element.	Dec. 2002	June 2004	MPC (CUTS)	WB	SF
Conduct a land use study of the Truman Parkway Corridor to ensure compatibility of changing land use with existing neighborhoods.	Dec. 2002	June 2004	MPC	WB	SF
Create a joint County and Savannah Tree Foundation multi-year program to plant a tree canopy along Truman Parkway. Investigate federal and other funding sources.	Dec. 2002	June 2004	Co. Comm. MPC	WB	SF
Develop a procedure whereby the County proactively submits landscaping plans for all federal and state funded road projects.	June 2004	Ongoing	Engineering	Undetermined	UF

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IMPLEMENTATION STRATEGY	START	FINISH	AGENCY	COST	FUNDING SOURCES
3.7 OTHER COMMUNITY FACILITIES AND SERVICES					
3.7.1 GOAL: Provide for adequate new community and library facilities in the Southeast area.					
Determine appropriate library locations and identify them on the Future Land Use Map. Work to ensure that these locations are zoned suitably to allow for library uses, subject to adopted design standards and public participation procedures, and in accordance with the Live Oak Regional Library Master Plan.	Jan. 2003	June 2004	MPC Co. Comm. Library	Undetermined	UF
Locate new public facilities in shared facilities or in Town Centers.					

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APPENDIX A
HISTORIC RESOURCE INVENTORY

Appendix A. Historic Resource Inventory

WHITFIELD/FERGUSON AVENUE		
<i>Resource</i>	<i>Location</i>	<i>Summary Description</i>
Bethesda Orphanage. Begun in 1740 by Geo. Whitefield. Administered by the Union Society in the late 19th century. The entire property is listed on the National Register.	1. Chapel 2. Two wings of main building	1. c. 1925. Simons, Lapham and Levy, Clarke and Bergen, architects. 2. c. 1870.
Mongomery. Established as a summer "health resort" in the late 19th and early 20th century.	1. 511 Whitfield Ave. 2. 512 Whitfield Ave. 3. 514 Whitfield Ave. 4. 515 Whitfield Ave. 5. 515 A Whitfield Ave. 6. 516 Whitfield Ave. 7. 518 Whitfield Ave. 8. 519 A. Whitfield Ave. 9. 520 Whitfield Ave. 10. 521 Whitfield Ave. 11. 525 Whitfield Ave. 12. 529 Whitfield Ave. 13. 536 Whitfield Ave. 14. 5527 Whitfield Ave. 15. 8810 Whitfield Ave. 16. 8912 Whitfield Ave. 17. 9207 Whitfield Ave. 18. 9305 Whitfield Ave. 19. 9355 Whitfield Ave. 20. 9501-9549 Whitfield Ave. 21. 9677 Whitfield Ave. 22. 9790 Whitfield Ave. 23. 518 Lucas St. 24. First Beulah Baptist Church 25. Montgomery Baptist Church	1. c. 1880. Newell-Slater-Van Schaick House. Summer home. 2. c. 1870. Lewis Tattnell Turner House. Summer home. 3. c. 1906. Joseph B. Chestnut House Summer home. 4. c. 1929. Stone House. 5. c. 1920. Store and Log Cabin. 6. c. 1890. Thompson-McLeod House. 7. c. 1905. Baker Cottage. 8. c. 1900. Highsmith House 9. c. 1867. Woodhouse House 10. c. 1900. Hancock-Wall House 11. c. 1940. Bell House. 12. c. 1920. O'Donnell House. 13. c. 1900. Rural African American cottage. 14. c. 1900. Ward House 15. c. 1930s. 16. c. 1935 (may be demo) 17. c. late 1940s. 18. c. 1920s-1930s. 19. c. 1920s-1930s. 20. c. 1920s-1930s. 21. c. 1914 river resort home and c. 1940 river resort home. 22. c. 1930 river resort home 23. c. 1935. Driscoll House. 24. c. 1890. Reconstruction era African American church 25. c. 1880s. (Reconstruction era African American Church)
Vernon View. Developed in 1910 for summer homes by the father of Johnny Mercer and a partner.	1. 301 McAlpin St. 2. 225 Center St. 3. 310 McAlpin St. 4. 311 McAlpin St. 5. 312 McAlpin St. 6. McAlpin Drive Residence ~ Ossabaw Island Dock 7. Wesley Gardens 8. Shipyard Road Causeway	1. c. 1900 childhood home of Johnny Mercer. 2. c. 1910. 3. c. 1911. 4. c. 1911. 5. c. 1914. 6. c. 1917. Residence and dock belonged to the Torrey family. 7. c. 1920. 8. 1920s palm-lined drive.

[illegible]

ISLE OF HOPE		
<i>Resource</i>	<i>Location</i>	<i>Summary Description</i>
Isle of Hope. 19th and early 20th century summer resort community.	1. Historic District. Listed on National Register. 2. 7509 Laroche Ave. 3. 6701 Laroche Ave. 4. 7511 Laroche Ave. 5. Laroche Avenue 6. Central Ave.	1. Multiple buildings (72) with some residences dating as early as 1820s. 2. c. 1920 summer home. 3. c. 1890 summer home. 4. c. 1870 summer home. 5. 1920s palm-lined drive. 6. Old railway bed for early suburban railroad; connected Isle of Hope to mainland.
Grimball's Point. Area of 19th century summer residences and Reconstruction era African American community.	1. 50 Grimball Point Rd. 2. 52 Grimball Point Rd. 3. 11 Grimball Point Rd. 4. 18 Hopecrest	1. Wesley Manor 2. George Wait House
Wormsloe State Historic Site. One of three original crown grant plantations. Fort Wymberly, fortified against the Spanish in 1733, became Wormsloe Plantation, established in 1736 as the estate of Noble Jones.	1. Fort Wymberly 2. Wormsloe House 3. Library 4. Dock and gates 5. Gatehouse	1. c. 1733 fortification against Spanish. 2. c. 1739-1745 Colonial fortified house. 3. Greek Revival structure overlooking marshes. 4. c. 1913. Henrik Wallin, architect. 5. c. 1918 E. Lynn Drummond, architect.
SKIDAWAY ISLAND		
<i>Resource</i>	<i>Location</i>	<i>Summary Description</i>
Confederate Battery.	1. Skidaway State Park	1. Ca. 1861.
Confederate Battery.	2. Skidaway Island at the north end of Big Ferry Nature Trail	2. Ca. 1861.
Confederate Earthworks.	3. Skidaway Battery at the Marina	3. Ca. 1861.
Indian Fort Battery.		4. Ca. 1861. Shell ring used as Civil War battery.
Delegal Plantation and grave site.	4. Tidewater Avenue Off Log Landing Rd. on the 15th fairway	5. Ca. 1782.
Waters Grave Site.		6. Ca. 1808.
Modena Plantation.	5. North end of Skidaway Island	7. Ca. 1934 vacation home for the Roeblings. Power house, fire house, round barn, cane grinding shed, etc.
Green Island. Approx. 700 acres. Private 19th century summer retreat.	Southern end of Skidaway Island	Ca. 1861 Civil War site and brick magazine.

APPENDIX B
SOUTHEAST PUBLIC PARTICIPATION PROCESS

Summary

**Public Meeting Comments
(October 17 and 21, 2002)**

Statement on Bethesda Future Land Use

“SWOT” Analysis

**Southeast Chatham Citizen Advisory Committee
(Summary of Meetings)**

**Public Meetings and Open House
(Attendance List)**

1997 Public Opinion Survey

Southeast Chatham Citizen Advisory Committee Meetings

June 1997 – December 2002

Total number of meetings: 42

Total number of participants: 45

Public Meetings at Bethesda School for Boys

October 17, 2002

Total number of attendees: 52

October 21, 2002

Total number of attendees: 56

Handouts: Planning Process
 Vision Statement
 Goals and Objectives

Maps: Existing and Future Land Use Maps

Open House at Cresthill Baptist Church

October 21, 2002

Total number of attendees: 128

Handouts: Land Use Plan Summary
 Proposed Adoption Schedule
 Future Land Use Maps
 Vision Statement
 Goals and Objectives
 Policy Statements
 Historic Resource Inventory
 Population and Housing – Demographic Information

Proposed Zoning Amendments
Lot Standard Comparison
Future Zoning Maps
Description of Zoning Districts

Maps: Future Land Use Maps
 Future Zoning Maps

1997 Public Opinion Survey

Total number of surveys mailed:

SOUTHEAST CHATHAM COMMUNITY PLAN PUBLIC MEETINGS
October 17 and 21, 2002

GENERAL QUESTIONS AND COMMENTS

GOAL #1. Establish a process for citizen input on development, in accordance with adopted procedures.

- Q. How do we ensure that elected officials implement zoning in a way that protects our “vision”. We need a detailed strategy for this.
- Q. What laws are/will be in place to make sure that existing, desired land uses are protected?
- Q. How would the Walmart process and decision have been different if the Southeast Plan were in place?
- Q. Does “new development” include redevelopment?
- Q. What is the difference between a “guideline” and a “standard”? Are guidelines only suggestions? We need to make sure that our policies lead to requirements, not just suggestions.

GOAL #2. Ensure infill development is compatible with surrounding land uses and is consistent with the community vision.

- Q. What is the definition of “infill”?
- Q. When will we be developing a capital improvement plan and companion budget?

Comment: A building moratorium should be imposed until this plan is adopted. This would help to make sure that further development complies with our “vision”.

GOAL #3. Maintain the existing overall density of Southeast Chatham and protect single-family neighborhoods.

- Q. What is the existing population density and how is it being evaluated?
- Q. Will growth be managed based on existing or projected infrastructure?
- Q. How do you manage growth and maintain existing density?
- Q. How do we differentiate between “growth” and “sprawl”?

GOAL #4. Ensure that County zoning regulations are enforced.

- Q. Is there a national standard that guides the number of code enforcement officers necessary for a given population?

Comment: We definitely need more enforcement officers than we have now.

GOAL #5. Reduce the impacts of nonconforming uses on surrounding properties and community character.

Q. What are the specific ways that nonconforming uses can be extended? How exactly will they be handled?

GOAL #6. Allow commercial development only within specified commercial centers.

No comments

GOAL #7. Limit commercial development to a neighborhood scale and level of service.

Q. Is there an existing “town/commercial center” zoning district?

Q. Does current zoning limit the expansion of commercial uses into residential districts?

Q. Can the public (vs. the property owner) request that parcels be rezoned?

Q. What is the procedure for rezoning?

Comment: We need a pro-residential, “smart-growth” oriented planning commission

GOAL #8. Maintain a range of housing choices, while preserving community character.

Q. How is “lower density” defined?

Q. What is the definition of “green space”?

Q. Multi-family housing is not necessarily a good idea in all locations. Appropriate locations need to be identified.

Comment: We need to make sure that the existing mobile homes on “heirs property” in Pin Point and elsewhere can be replaced, so that residents are not displaced.

GOAL #9. Identify and protect historic, cultural and archeological resources.

Comment: We should state “for the record” that we support Goal #9 and its objectives.

Q. Do we have an idea what the related land use policies, administrative review procedures and development regulations will be?

Q. Will the plan have any influence over what Bethesda can do on its property (i.e. logging, landscaping, etc)?

Comment: Bethesda’s mission needs to be balanced with county land use policies (i.e. Bethesda should be consulted regarding any policy enacted to protect its historic value.) The school needs to be sure that it can still provide all necessary functions for its students.

Q. Could this plan designate Ferguson Rd. as a “canopy road”?

GOAL #10. Protect water resources

Q. Will the plan cover groundwater issues?

Q. To protect isolated freshwater wetlands, they have to be identified. Will the plan do that?

Q. Who decides what is and is not a wetland?

Q. Can we include tax breaks and other incentives in the plan for conservation easements, as well as other mechanisms for voluntarily preserving green space and wetlands?

Q. Can dumping and littering be addressed in the plan?

Q. Why are septic systems considered to be a nonpoint source pollution problem?

Comment: The Wilshire Canal runs into the Vernon River without any form of treatment first. This contributes to marshland pollution and needs to be rectified.

Comment: Isolated freshwater wetlands need local protection.

Comment: Polluted runoff from roads and highways is a problem.

GOAL #11. Preserve existing trees and encourage the planting of new trees in developed areas, new development and public lands.

Comment: This goal is very important.

Q. How do we prevent tree removal and put “teeth” into this?

Comment: We need to increase the fines for illegal clearing and tree removal (violations of the tree protection and land clearing ordinances).

Q. There anything we can do *now* to increase these fines (versus waiting for plan adoption)?

Q. Can the issuance of LDA permits be delayed until *after* compliance with the ordinance?

Q. Can building permit approval be required *before* the land is allowed to be cleared?

Comment: The Zoning Administrator is supposed to perform site inspections, but this doesn’t seem to happen.

Comment: LDA permit requirements are not enforced.

Comment: The Savannah Tree Foundation and community groups need to conduct a tree survey so that trees are inventoried and documented. This would provide base-line documentation for the MPC.

Comment: The MPC only makes recommendations. Concerns and suggestions must be directed to elected officials to have “teeth”.

GOAL #12. Protect and increase open and green space in Southeast Chatham.

No comments

GOAL #13. Protect back barrier islands (hammocks), marshes and waterways from development impacts, including road construction.

Comment: Some hammocks will need protection via a “conservation zoning district”.

Comment: We need to look at protecting hammocks from a greenspace perspective (re. SPLOST funds and greenspace programs).

Comment: The county cannot really control bridge construction to hammocks. This is controlled by the state.

Q. How will this goal play out re. the widening of Diamond Causeway and expansion of Truman Parkway? We need to “scenario” how we would exercise control over hammocks (i.e. take the “knowns” and compare the projected outcome with our objectives).

Comment: The CUTS process is where action needs to take place. We need to strengthen citizen input into the CUTS process.

GOAL #14. Improve agency coordination and the administration of environmental regulations during the development review process.

No comments

GOAL #15. Provide adequate recreation opportunities.

Q. Could the Parks and Recreation Department conduct a study to determine the recreation/greenspace needs of southeast Chatham County residents?

Q. Would the acquisition of a large park prevent the acquisition of smaller ones?

Q. Existing County parks are very poorly maintained. Buildings are decaying and grass is not mowed. Who is responsible for this? How can we encourage and enforce better maintenance?

Comment: We are disappointed in the current lack of recreation opportunities, lack of public water access and poor maintenance of existing parks.

Comment: We need to balance road improvements, alternative modes of transportation and protecting tree cover.

Q. What types of zoning incentives are available for protecting/expanding public access to waterways?

GOAL #16. Coordinate transportation system improvements and land use planning, to prevent traffic congestion and promote alternative transportation modes.

Comment: Better planning for walking and bicycling is very important

Comment: We need to protect tree canopies and scenic/historic roads, such as Ferguson/Norwood Avenue.

Comment: Pervious pavement for pedestrian and bike paths should be encouraged.

GOAL #17. Protect trees and vegetation along roads.

Comment: We need to force decision makers to look at alternative forms of transportation before roads are widened.

GOAL #18. Require canopy tree planting along new roads.

Q. Truman Parkway will displace wildlife. Is there any way to protect wildlife and prevent animals from wandering onto roads, which is also a safety hazard (i.e. through fencing)?

Q. Can we conduct a study of this and develop a wildlife protection plan?

Comment: The impact of the Truman Parkway on wildlife corridors was supposed to be evaluated. We need to acknowledge the need for wildlife corridors in future phases of the Truman Parkway.

Q. Can the burial of utility lines be required?

GOAL #19. Provide for new library facilities in accordance with the Live Oak Regional Library Master Plan.

Comment: The library board has mentioned the possibility of locating a new library on the vacant portion of the Walmart Site.

Comment: The community has a problem regarding the construction of new schools, since there are no remaining parcels large enough.

SOUTHEAST CHATHAM COMMUNITY PLAN PUBLIC MEETINGS
October 17 and 21, 2002

WRITTEN COMMENTS

- ◆ Excellent printed materials, slide presentation, and recording of questions and comments. Informative community meeting.
- ◆ Please accelerate the drafting of interim zoning recommendations to the County Commissioners and MPC.
- ◆ Problem: Much damage by developers/speculators can occur close to residential areas before the Land Use Plan is enacted.
- ◆ No regional scale commercial development in this area.
- ◆ “Town Center” (Walmart) area needs to be down-zoned with future size limits under (40,000). In the undeveloped area, PUD-BN (or institutional zone) or lower.
- ◆ Need some form of impact study on commercial development.
- ◆ Need design standards for Town Centers (heights, size, creative parking, strategies)
- ◆ Support “life cycle” housing.
- ◆ Strategy – Limit Ferguson Ave. density to maintain two-lane road as current – work with SEPCO to bury lines to allow renovation of the live oaks.
- ◆ Need walking path down at least one side of Norwood – would prefer asphalt to concrete. Asphalt would also be more in conformance with the palm trees lining the road.
- ◆ Recommend library for Town Center!!
- ◆ Consider schools in area – need to balance growth in this area with the need for schools.
- ◆ Am intrigued with Lane Kendig’s zoning classifications for residential use i.e. estate, family, senior needs, etc.
- ◆ With the SE Plan nearing completion, why did and/or should MPC approve the Walmart project, knowing fully well that it is not compatible with the neighborhood character? A moratorium would have been appropriate until the plan is completed.
- ◆ I would like a moratorium on development/zonings/rezonings until this plan is completed with applicable Future Land Use Plan and Zoning.
- ◆ I appreciate your work and courtesy. I’m hopeful that a genuine community-oriented plan can be implemented.
- ◆ Prevent nonpoint source pollution from parking lots, highways, agricultural and horticultural uses adjacent to marshes.
- ◆ Enforcement rather than cronyism for septic system permits would really help to avoid any septic-source nonpoint source pollution.
- ◆ Trees that make up required “tree points” should be inspected (annually?) and, if die, MUST be replaced.
- ◆ Why don’t shopping centers – malls- have zoning regulations re. beautifying property with planting trees or architecture design (ex. Williamsburg, VA).
- ◆ Create new buildings, architecture to be representative of historic architecture, to make the areas attractive and with character.

- ◆ It seems that buildings are just thrown up cheap and ugly.
- ◆ Appreciate having Commissioner McMasters input and support.
- ◆ We need to make sure our state/local elected officials know how strongly SE Chatham citizens feel about these issues. These meetings and our input MUST be meaningful and make a difference.
- ◆ Require a Building Permit prior to clearing.
- ◆ Is Sandfly the “targeted” area for Town Center, since Tom quoted “Downtown Sandfly” as the place shoppers from surrounding communities can park and shop at several stores? I think Walmart is enough. Do commend you for protecting all surrounding areas of Sandfly. Let’s not use Sandfly as a “test”.
- ◆ GOAL: Revisit Goal #7 and #8. These appear to be goals to benefit the surrounding communities of Sandfly. Sandfly is and should be at the heart of this plan but appears to be at the mercy of all surrounding neighbors. Sandfly does have a way of life also that should be preserved. I would encourage that another look be done at the plan and the goals be revised so that a vital artery of the Southeast (Sandfly) is not destroyed in the process. Sandfly descendants were the key players responsible for parts of this area being developed. Is this the pay for that? Your convenience?
- ◆ Can Bethesda reveal its land use plan? It seems to have no regard for the zoning that protects this neighborhood. Bethesda is incessantly greedy.
- ◆ Can we have a “tree policeman”? A salaried official that can be called (238-TREE)? (Yes HCM) (Yes DSM)
- ◆ As part of this plan, I suggest we find a way to hold Walmart responsible for following through with our planned standards. I also think they should be responsible for tearing down abandoned property (and Savannah Mall and I assume Chatham Center). I know this is probably impossible but worth a try.
- ◆ Goal #10 and #12: Need to control marsh front development using septic systems. Developers avoid costs and sewer tie-ins by building in stages to stay under the 10,000 gpd threshold and local Health Dept. control, avoiding state EPD/DNR oversight. Marshes MUST be protected from septic systems and high water tables.
- ◆ DOT is NOW looking at Whitfield/Diamond environment package: you need to be involved now before it is a “done deal”.
- ◆ Directed to the MPC and Commission Board, this is a good plan down the road to protect the remaining areas in the Southeastern area. However, this is a little too late for the Sandfly Community. Limit any additional development to the area.
- ◆ Allow for more senior citizen facilities. Also allow for sidewalks and more lighting.
- ◆ Any live oak 8 inches circumference can be registered with the Live Oak Society. There are only 4,100 in the whole U.S. Can you make it mandatory that these trees be preserved unless special dispensation is granted? Please, please address the preservation of these large trees. No tree points can rebuild these 100-year old trees. Maybe builders, citizens could be given a tax break for preserving them. There must be a financial incentive to builders or they won’t preserve them.
- ◆ CYCLING: Please incorporate the community’s vision for cycling and other recreation activities into the plan.
- ◆ The SE Chatham area is becoming a “mecca” for cycling. Let’s promote it for both the locals and tourists.
- ◆ I would like to see more signs designating locations or numbers for contributions, particularly against the intrusion of Walmart.

- ◆ Goal #15: Provide adequate recreation opportunities. We need more sites for public access to water, for boats, swimming, fishing, etc.
- ◆ Hire a historic preservation officer for the county.
- ◆ Hire more code enforcement staff for the County and professionalize the department.
- ◆ County should add a couple of planning staff to its Building Department.
- ◆ I think it would be appropriate, given Bethesda's history and land holdings, to have a representative of Bethesda on any advisory council to the plan presented tonight.
- ◆ The Sandfly Blueprints planning process includes additional, detailed information that is not presented here. All of this information needs to be incorporated into the Southeast Plan.

Hunter Maclean

ATTORNEYS AT LAW

HUNTER, MACLEAN,
EXLEY & DUNN, P.C.
200 E. SAINT JULIAN STREET
POST OFFICE BOX 9848
SAVANNAH, GEORGIA 31412-0048

M. LANE MORRISON
TEL: 912.944.4679
FAX: 912.236.4936
LMORRISON@HUNTERMACLEAN.COM
WWW.HUNTERMACLEAN.COM

March 26, 2003

VIA FACSIMILE AND HAND DELIVERY

Mr. Tom Wilson
Metropolitan Planning Commission
110 East State Street
Savannah, Georgia 31401

Dear Tom:

I appreciate your meeting with the Real Estate Committee at Bethesda recently concerning the possible rezoning of its property.

We discussed the possibility that the property south and west of the Diamond Causeway, consisting of approximately 38 acres, should be rezoned so that it could be put to commercial and/or residential uses.

We also discussed the property north of Diamond Causeway on both sides of Ferguson Avenue, where Bethesda currently operates its home for the boys as well as a cattle farm and a pine timber operation. Without knowing the current long-term needs of Bethesda, we would like to make sure that the zoning on this property would permit the expansion of the current uses to provide a home and/or school facilities for children. We would also like to be able to continue the agricultural and timber operations that have long been associated with the Bethesda Home for Boys and which provide activities for them. Should Bethesda expand its operations, it is perfectly conceivable that additional school buildings, residential homes, athletic facilities, etc. could be built across Ferguson Avenue from the current main campus. Attached to this letter is a list of the possible uses that could be placed on Bethesda's property as part of its school and boys' home activities.

Although we have no current plans to develop our property commercially, we would not want to tie the hands of the future Board should changing circumstances in the area dictate the uses. We understand that there is not one current zoning classification that would encompass the existing uses Bethesda is making of its property relating specifically to the operation of its boys' home and supporting facilities. We would certainly not want to be put in any zoning classification that would prevent these expansions.

{458177-1}

SAVANNAH

ATLANTA

AUGUSTA

Hunter Maclean
ATTORNEYS AT LAW

Mr. Tom Wilson
March 26, 2003
Page 2

Please keep us posted as to any developments in proposed zoning that would effect Bethesda's property.

Yours very truly,
HUNTER, MACLEAN, EXLEY & DUNN, P.C.

M. Lane Morrison

M. Lane Morrison

MLM/mcw

cc: David Tribble
Harold B. Yellin, Esq.

{458177-1}

EXHIBIT A

Residential dormitories and/or cottages (home style settings)

Classroom facilities to include vocational training

Athletic fields and facilities — should include lighted fields for baseball, football and soccer

Chapel

Office space for staff

Dining hall facility

Riding trails for horses

Docks/boathouse for new lake being constructed

Ancillary storage and maintenance structures

Language that would protect the on-going forestry and cattle interests

Necessary roads and infrastructure to include streets, sewer, and points of access to the property in question.

{458177-1}

SWOT ANALYSIS RESULTS

The Southeast Chatham Advisory Committee conducted a series of meetings in 1997 and 1998 that constituted a visioning and strategic planning exercise. At the core of the exercise was a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. The results of the SWOT analysis are tabulated here in Appendix B.

STRENGTHS

Natural Setting. *Specific Comments:* A pastoral, semi-rural landscape with ample greenspace, trees, and houses well spaced to retaining the beauty and serenity of these features. Bucolic and green. There are lots of canopy trees (though not as many as there once were along Whitfield near Montgomery Crossroads); many areas of green space visible from road; most houses are well-spaced, small and/or set back behind landscaping or natural woods, and generally unobtrusive in terms of their visual impact from the public thoroughfares. The large amount of tree cover and smaller vegetation on large lots, providing a habitat for birds, butterflies, insects and small animals that are native to this area.

Peaceful. *Specific Comments:* A quiet community with a peaceful atmosphere that is conducive to better health conditions. Even the grand-fathered and quiet (in terms of no noise production, and no--or almost no-- additional traffic generated) small businesses that fit the above description are fine (the exceptions are those that have been allowed to expand to a scale that is inappropriate -- such as Alloy Welding on Whitfield). Privacy resulting from a low density of population.

Sense of Community. *Specific Comments:* Residential nature of the community as a mosaic of neighborhoods. The mixed social and economic community that shares an appreciation of the area's natural attributes. Quiet/Peaceful residential area. Private (low density). (Enough space that I do not know what my neighbors are doing unless they tell me. Now that is a good neighborhood.) As a consequence of [open, green space, low residential density, and lack of industrial development], the crime rate, especially from robberies and burglaries, continues to be quite low. One can feel fairly secure in body and possessions.

Primarily Residential. *Specific Comments:* Lack of commercial activity adds to residential viability. As a result of the relatively low residential density and lack of industrial development, the area remains quiet, fairly free of noise and heavy traffic. As of now, the area in general is open, with residences well-spaced, commercial establishments concentrated in clusters and relatively unobtrusive, and with a reasonable amount of green space and trees. The separation of business and residential areas, and residential areas that are mainly large lot, single family as is traditional in this area.

Accessibility. *Specific Comments:* The area is served by the amenities available in the city of Savannah that are only a few minutes of travel for the residential concentrations and the existing utility infrastructure for the current population density. This area of Chatham County has a suburban to rural atmosphere. In addition there exist several large planned developments that have a major impact on the area. This mixture has the overall pleasant effect of a population density that supports the proximity of convenient commercial activity.

Historic Character. *Specific Comments:* The historic palm lined aspect of Norwood Avenue, constructed as part of the racetrack in 1910-1912 international races.

WEAKNESSES

Vulnerability. *Specific Comments:* Vulnerable to ever increasing development at higher and higher densities. Attractive to developers, but little County protection.

County Zoning. *Specific Comments:* Lack of attention by the County to zoning and code enforcement. The lack of teeth in zoning and other regulations to protect desirable features. Uncertainty about the future of the large open space areas such as the Forest City Gun Club and the Bethesda property.

County Services. *Specific Comments:* Public transport in the area is woefully inadequate. To be sure, the majority of the residents are able to provide their own personal transport. However, we should all be aware that worldwide, the problems of air pollution, global warming, and the near-future depletion of petroleum resources, require all of us to contribute to lessening of consumption of non-renewable natural resources.

Resource Protection. *Specific Comments:* The almost uncontrolled cutting of larger trees to make building easier or to enhance the land mass. Present ordinances do not seem to adequately address this practice. As another aspect of [worldwide environmental concerns] above, a comprehensive recycling program needs to be established in the area. It may be expected that the majority of residents would cooperate, if convenient facilities were available.

Transportation. *Specific Comments:* Although the area is not truly congested, there needs to be a much improved system of paths or trails to accommodate walkers, runners, bikers, and even bridle paths for horseback riders.

Uncertainty. *Specific Comments:* Concern about the future of large tracts like the Gun Club and Bethesda; effects of Truman Parkway.

OPPORTUNITIES

Resource Preservation. *Specific Comments:* Programs exist for conservation of wetlands and natural areas. It is encouraging that of the remaining natural areas almost 2700 acres are protected or semi-protected while less than 650 acres are unprotected. While the Federal Government takes an active interest in protecting wetlands, we must insure that local governments are alert to the necessity of preserving and expanding natural areas so that over-development will never reduce or eliminate substantial areas of green space.

Historic Preservation. *Specific Comments:* There are numerous historic sites in the area that should be recognized and preserved. Without active community interest in the preservation these sites will be lost to future generations. Some of these sites contain considerable acreage that could be attractive to development, however the character of the site would be endangered if this threat is realized. Preservation is vital.

Community Preservation. *Specific Comments:* Substantial green space, which can be enhanced by sustainable community concepts (cluster housing, green/open space, commercial concentrations, etc.). New community plan should offer better strategies for community preservation and needed changes to the Zoning Ordinance.

THREATS

Improper Development and Loss of Sense of Community. *Specific Comments:* Expansion of present locations of trailers and mobile homes to new locales. Better control is necessary for appearance, safety of homeowners, and to preserve property values. Need to keep a tight rein on spot zoning where single family residential, multi-family residential, mobile homes and retain commercials often form a checkerboard pattern. Fear of development (especially commercial, but including any that increases pavement or density of buildings, or decreases open space aspects of the area) and the noise and lights it brings, as well as the fact that it would destroy the canopy and overall low density of this region. I am concerned about the trend toward smaller lots, closer housing, loss of tree and vegetation cover. This also does not reflect the historic land use patterns in this neighborhood.

Traffic and Transportation. *Specific Comments:* Nearly 5000 vehicles travel on Norwood Avenue a day. I am concerned that the palm trees will be cut and the road widened, thus losing the historic and scenic character of the road. Would like safe places to walk and ride bikes -- without sacrificing any more trees along the roads. Vehicle noise is increasing (speeders).

Loss of Greenspace. *Specific Comments:* Future (dense) development will decrease the open spaces; eliminate many of the very old trees, which cannot be replaced in our lifetime. We are in dire need of securing these open spaces - not only for the beauty but also for recreation sites.

Deterioration of Natural Resources. *Specific Comments:* My third concern is the increasing demand on the drainage and other systems that serve the existing community. I feel that if we do not put limits on the increasing population, this will overtax the systems and create ecological damage. We have far fewer trees and grass areas for rain to soak into and Herb River is already exhibiting excessive silting because of this storm run off drainage into the creek.

Loss of Historic Resources. *Specific Comments:* Main concern is the protection of the historic aspect of this area. This is our heritage and it must be preserved. Once gone, it can never be regained. This has already been mentioned in a prior land use plan (historic and scenic roadways - Whitefield, Old Bethesda Road, Ferguson, Shipyard, etc.). The fastest way to lose this is to pour more concrete, asphalt, and housing density. It is still safe to walk and ride bikes on some of these historic roads. We should not take this away from our children and future generations.

INITIAL STRATEGIES EMERGING FROM SWOT ANALYSIS

- Concentrate commercial activities to areas near major traffic intersections.
- Resist rezoning under pressure of developers with present and future county commissioners dedicated to supporting approved zoning.
- Provide better visual impact control including billboards, lighted signs, building too tall in relation to surrounding structures or architecture unsuited to the area.
- Secure PASSIVE recreation sites as green space.
- Implement scenic roadways program.
- Protect largely residential, preferably with a rural atmosphere. Limit excessive business/commercial development.
- Maintain historically less dense area.
- Maintain present tree coverage. Promote future tree coverage. Protect tree lined streets and scenic views.
- Establish drainage plan to prevent future flooding. Correct recently created flood problems caused by newer developments.
- Preserve natural beauty.
- Protect from over development but still allow those with large lots to subdivide for family.
- Protect current green spaces. Establish more green space.
- Establish appropriate buffers between developments.
- Protect marsh vistas, green space and historic sites.
- Identify common concerns. The concerns expressed [by this group] above are, of course, common to all of Chatham County. If we as a group representing our area voice these concerns in concert with other areas, County officials may listen a bit better than they have in the past.
- Ensure that recommendations are presented in a manner sufficiently forceful that the County authorities feel the need to translate them into meaningful zoning ordinances. Also, as was mentioned in a recent meeting, action to ensure that such zoning regulations, once in place, are not ignored or reversed by subsequent County authorities. We need to do whatever is necessary to preserve and enhance the pleasant quality of life we now have. Let's not lose it to "progress" or "economic development".

SOUTHEAST CITIZEN ADVISORY COMMITTEE MEETINGS

1997

June 19, 1997 (First Meeting)

Members in Attendance:

Mr. Sid Nutting	Ms. Dale Morgan	Mr. Claude Shore	Ms. Ruth Wilson
Mr. Joseph Christiansen	Ms. Zelma Rahn	Mr. Charles Samz	Mr. Keith Heard
Ms. Sandra Heme	Ms. Chris Matzen	Mr. Terry Tolbert	Mr. Mac Burris
Mr. Win Firman	Mr. Alex Ikefuna	Ms. Freya Zipperer	Mr. Jack Long
Ms. Joyce Murlless	Ms. Elaine Longwater		

Primary Agenda Items:

1. General Description of Planning Program
2. Sample Work Products-Background Material
3. Committee Organization/Procedures

June 26, 1997

Members in Attendance:

Mr. Sid Nutting	Ms. Sharon Varn	Ms. Freya Zipperer	Mr. Ethan Allen
Mr. Joseph Christiansen	Mr. Rich Wilson	Ms. Zelma Rahn	Mr. Keith Heard
Mr. Claude Shore	Ms. Sandra Heme	Mr. Win Firman	Ms. Dale Morgan
Mr. Alex Ikefuna	Ms. Joyce Murlless	Ms. Elaine Longwater	

Primary Agenda Items:

1. Review of Previous Plans (incl. Chatham County Comprehensive Plan)
2. Draft Southeast Chatham Planning Study Outline
3. Sample Work Products-Background Material
4. Report on Court Decision Affecting Rezoning
5. Committee Organization/Procedures

July 17, 1997

Members in Attendance:

Mr. Sid Nutting	Ms. Sharon Varn	Ms. Sandra Heme	Mr. Keith Heard
Mr. Joseph Christiansen	Mr. Mac Burris	Mr. Win Firman	Ms. Freya Zipperer
Mr. Claude Shore	Ms. Dale Morgan	Mr. Ethan Allen	Mr. Alex Ikefuna
Ms. Elaine Longwater			

Primary Agenda Items:

1. Planning Background Material
 - o Existing Land Use
 - o Water and Sewer
 - o Highway Transportation
 - o Existing Zoning
2. Committee Organization/Procedures

July 31, 1997

Members in Attendance:

Mr. Sid Nutting	Mr. Claude Shore	Ms. Ruth Wilson	Mr. Keith Heard
Mr. Joseph Christiansen	Ms. Sharon Varn	Mr. Jack Long	Mr. Alex Ikefuna
Ms. Freya Zipperer	Mr. Win Firman	Mr. Ethan Allen	Ms. Sandra Heme
Ms. Elaine Longwater			

Primary Agenda Items:

1. Natural and Historic Resources
2. Committee Organization/Procedures

August 14, 1997

Members in Attendance

Mr. Sid Nutting	Ms. Freya Zipperer	Mr. Alex Ikefuna	Ms. Ruth Wilson
Mr. Joseph Christiansen	Ms. Sandra Heme	Ms. Elaine Longwater	Mr. Keith Heard
Mr. Win Firman			

Primary Agenda Items:

1. Discussion of Zoning Maps
2. Discussion of Current Approved Land Use Map
3. Committee Organization/Procedures

August 21, 1997

Members in Attendance:

Mr. Sid Nutting	Mr. Pete Zipperer	Mr. Win Firman	Ms. Sandra Heme
Mr. Claude Shore	Ms. Freya Zipperer	Mr. Alex Ikefuna	Mr. Jack Long
Mr. Mac Burris	Ms. Zelma Rahn	Mr. Keith Heard	

Primary Agenda Items:

1. Summary of Discussion at August 14 Meeting
2. Review of Current Approved Land Use Map
3. Committee Organization/Procedures

September 23, 1997

Members in Attendance:

Mr. Sid Nutting	Ms. Freya Zipperer	Ms. Joyce Murlless	Ms. Sandra Heme
Mr. Joseph Christiansen	Ms. Zelma Rahn	Mr. Keith Heard	Ms. Dale Morgan
Mr. Claude Shore	Mr. Ethan Allen	Mr. Jack Long	Mr. Charles Samz
Ms. Sharon Varn	Mr. Win Firman		

Primary Agenda Items:

1. Historic Sites in Southeast Chatham
2. Open Space
3. Sustainable Communities Conference/Principles
4. Gwinnett County Comprehensive Plan (Video Presentation)

October 30, 1997

Members in Attendance:

Mr. Sid Nutting	Ms. Sandra Heme	Mr. Claude Shore	Ms. Sharon Varn
Mr. Joseph Christiansen	Mr. Keith Heard	Mr. Charles Samz	Ms. Freya Zipperer
Mr. Win Firman	Mr. Alex Ikefuna	Ms. Ruth Wilson	Ms. Ruth Powers

Primary Agenda Items:

1. Chatham County Tree Protection Ordinance
2. Dwelling Unit Densities
3. Open Space Requirements
4. Current and Future Populations in Southeast Chatham

SOUTHEAST CITIZEN ADVISORY COMMITTEE MEETINGS 1998

January 29, 1998

Members in Attendance:

Mr. Sid Nutting	Ms. Freya Zipperer	Mr. Ethan Allen	Ms. Sandra Heme
Mr. Joseph Christiansen	Mr. Alex Ikefuna	Mr. Win Firman	Ms. Dale Morgan
Mr. Jack Long	Mr. Charles Samz	Ms. Joyce Murlless	Mr. Claude Shore
Mr. Keith Heard	Mr. Mac Burris	Ms. Sharon Varn	Ms. Ruth Wilson
Ms. Elaine Longwater			

Primary Agenda Items:

1. Restructuring of Comprehensive Plan Process
2. Discussion of Table of Contents
3. Goals and Objectives

February 19, 1998

Members in Attendance:

Mr. Sid Nutting	Mr. Alex Ikefuna	Ms. Sharon Varn	Ms. Zelma Rahn
Mr. Joseph Christiansen	Ms. Joyce Murlless	Mr. Jack Long	Ms. Ruth Wilson
Mr. Keith Heard			

Primary Agenda Items:

1. Project Schedule
2. Visual Preference Survey
3. Principles of Sustainable Growth
4. Goals, Objectives and Strategies

March 5, 1998

Members in Attendance:

Mr. Joseph Christiansen	Ms. Shirley Oelschig	Ms. Joyce Murlless	Mr. Keith Heard
Mr. Claude Shore	Ms. Ruth Wilson	Ms. Dale Morgan	Mr. Win Firman
Mr. Jack Long	Ms. Freya Zipperer	Ms. Zelma Rahn	Mr. Alex Ikefuna
Ms. Sandy Heme			

Primary Agenda Items:

1. Visual Preference Survey (continued)
2. Principles of Sustainable Growth (continued)
3. Goals, Objectives and Strategies (continued)

April 23, 1998

Members in Attendance:

(Not Found)

Primary Agenda Items:

1. Comprehensive Plan Update/Status Report
2. Goals, Objectives and Strategies
3. Current Items:
 - o Utilities
 - o Truman Parkway
 - o Rezoning/Site Plans

July 23, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Sandra Heme	Ms. Zelma Rahn	Ms. Dale Morgan
Mr. Joseph Christiansen	Mr. Charles Samz	Mr. Keith Heard	Mr. Pete Zipperer
Mr. Jack Long	Ms. Freya Zipperer	Mr. Alex Ikefuna	Mr. Win Firman

Primary Agenda Items:

(Not Found)

August 6, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Freya Zipperer	Mr. Win Firman	Ms. Zelma Rahn
Mr. Joseph Christiansen	Mr. Jack Long	Ms. Dale Morgan	Mr. Claude Shore
Ms. Sharon Varn	Mr. Ethan Allen	Ms. Ruth Wilson	Mr. Keith Heard
Mr. Pete Zipperer			

Primary Agenda Items:

(Not Found)

August 27, 1998

Members in Attendance

Mr. Sid Nutting	Mr. Jack Long	Mr. Ethan Allen	Ms. Zelma Rahn
Mr. Joseph Christiansen	Mr. Alex Ikefuna	Mr. Keith Heard	Mr. Claude Shore
Ms. Sharon Varn	Ms. Sandra Heme	Ms. Dale Morgan	Ms. Ruth Wilson
Ms. Freya Zipperer	Ms. Joyce Murlless		

Primary Agenda Items:

1. Extension of Draft Land Use Plan to North of Skidaway
2. Long Range Planning for Forest City Gun Club and Bethesda
3. Election of Officers

September 10, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Joyce Murlless	Ms. Dale Morgan	Mr. Win Firman
Ms. Joseph Christiansen	Mr. Ethan Allen	Ms. Ruth Wilson	Ms. Freya Zipperer
Mr. Jack Long	Mr. Keith Heard	Mr. Claude Shore	Mr. Alex Ikefuna
Ms. Elaine Longwater			

Primary Agenda Items:

1. Goals, Objectives and Policies/Land Use and Zoning Strategies:
 - o Churches
 - o Multi-Family Development
 - o Residential Subdivisions
 - o Marinas
2. Long Range Planning for Forest City Gun Club and Bethesda

September 24, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Sandra Heme	Ms. Zelma Rahn	Ms. Dale Morgan
Mr. Joseph Christiansen	Mr. Alex Ikefuna	Ms. Sharon Varn	Mr. Keith Heard
Mr. Ethan Allen	Ms. Elaine Longwater	Ms. Ruth Wilson	

Primary Agenda Items:

1. Goals, Objectives and Policies/Land Use and Zoning Strategies:
 - o Multi-Family Development (continued)
 - o Residential Subdivisions (continued)
 - o Marinas
2. Long Range Planning for Forest City Gun Club and Bethesda

October 15, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Sandra Heme	Ms. Zelma Rahn	Mr. Charles Samz
Mr. Joseph Christiansen	Mr. Alex Ikefuna	Ms. Sharon Varn	Mr. Win Firman
Mr. Ethan Allen	Ms. Elaine Longwater	Ms. Joyce Murlless	Ms. Freya Zipperer
Mr. Keith Heard	Ms. Dale Morgan		

Primary Agenda Items:

1. Southeast Area Plans in Context of Comprehensive Plan
 - o Scope of Work
 - o Tentative Schedule
2. Report on Truman Parkway Hearing
3. Open Space/Conservation Subdivision

November 5, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Sandra Heme	Ms. Zelma Rahn	Ms. Freya Zipperer
Mr. Ethan Allen	Mr. Alex Ikefuna	Mr. Charles Samz	Mr. Jack Long
Mr. Win Firman	Ms. Joyce Murlless	Ms. Sharon Varn	Mr. Keith Heard

Primary Agenda Items:

1. Community Character and Issues of Concern

November 19, 1998

Members in Attendance

Mr. Sid Nutting	Ms. Sharon Varn	Ms. Zelma Rahn	Mr. Win Firman
Mr. Joseph Christiansen	Ms. Joyce Murlless	Ms. Freya Zipperer	Mr. Charles Samz
Mr. Ethan Allen			

Primary Agenda Items:

1. Community Character and Issues of Concern (continued)

**SOUTHEAST CITIZEN ADVISORY COMMITTEE MEETINGS
1999**

January 21, 1999

Members in Attendance:

Mr. Sid Nutting	Mr. Keith Heard	Mr. Claude Shore	Ms. Freya Zipperer
Mr. Joseph Christiansen	Ms. Sandra Heme	Ms. Sharon Varn	Ms. Zelma Rahn
Mr. Ethan Allen	Ms. Joyce Murlless	Ms. Ruth Wilson	Mr. Win Firman

Primary Agenda Items:

1. Transportation Planning Concerns in Southeast Chatham
2. Phase I Survey Results and Phase II Mailing
3. Action Steps to Implement Mission and Objectives

February 18, 1999

Members in Attendance:

Mr. Sid Nutting	Mr. Ethan Allen	Mr. Win Firman	Mr. Charles Samz
Mr. Joseph Christiansen	Mr. Keith Heard	Ms. Joyce Murlless	Mr. Alex Ikefuna
Ms. Sharon Varn	Ms. Ruth Wilson	Ms. Freya Zipperer	

Primary Agenda Items:

1. Committee Member Contacts:
 - o Interview Survey
 - o Mailing List
2. Committee Comments on Mission Statement and Objectives
3. Staff Reports:
 - o Marsh Point Plaza
 - o Water/Sewer Extensions on Ferguson Ave.
4. Tentative Schedule and Work Plan

March 4, 1999

Members in Attendance

Mr. Sid Nutting	Ms. Sharon Varn	Mr. Charles Samz	Ms. Dale Morgan
Mr. Joseph Christiansen	Mr. Ed Vertovec	Mr. Claude Shore	Ms. Joyce Murlless
Ms. Elaine Longwater	Mr. Win Firman	Mr. Keith Heard	Ms. Ruth Wilson

Primary Agenda Items:

1. Water/Sewer Extension on Ferguson Ave.
2. Marsh Point Plaza, Phase II, Development Plan
3. Staff Report on Survey Results

April 1, 1999

Members in Attendance

Mr. Sid Nutting	Ms. Dale Morgan	Ms. Ruth Wilson	Mr. Alex Ikefuna
Mr. Ed Vertovec	Mr. Charles Samz	Ms. Sharon Varn	Ms. Joyce Murlless
Mr. Win Firman	Mr. Carl Oelschig	Ms. Freya Zipperer	

Primary Agenda Items:

(Not Found)

May 13, 1999

Members in Attendance

(Not Found)

Primary Agenda Items:

1. Current Planning Issues
2. Long Range Planning: Draft Action Plans by Objective

June 17, 1999

Members in Attendance

(Not Found)

Primary Agenda Items:

4. Follow-up:
 - o Rezoning Petition (S. Williams)
 - o Marsh Point Plaza
5. Draft Action Plans by Objective

**SOUTHEAST CITIZEN ADVISORY COMMITTEE MEETINGS
2000**

April 20, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Joyce Murlless	Ms. Freya Zipperer	Mr. Keith Heard
Mr. Joseph Christiansen	Mr. Pete Zipperer	Ms. Sharon Varn	Mr. Charles Samz
Mr. Alex Ikefuna	Ms. Ruth Wilson		

Primary Agenda Items:

(Not Found)

May 4, 2000

Members in Attendance:

Mr. Joseph Christensen	Ms. Joyce Murlless	Ms. Sandra Heme	Mr. Charles Samz
Ms. Dale Morgan	Ms. Freya Zipperer	Mr. Pete Zipperer	Mr. Bill Britt
Ms. Sharon Varn	Ms. Zelma Rahn		

Primary Agenda Items:

1. Community Plan Status Report
2. Review of Draft Community Survey Questionnaire
3. Other Outreach by the Advisory Committee

May 23, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Sharon Varn	Ms. Zelma Rahn	Ms. Joyce Murlless
Mr. Joseph Christiansen	Ms. Sandra Heme	Mr. Charles Samz	

Primary Agenda Items:

1. Review of Existing Land Use, Other Mapping
2. Community Outreach – Location of Meetings
3. Visual Preference Survey
4. Review of Draft Community Survey Questionnaire

June 15, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Joyce Murlless	Mr. Keith Heard	Ms. Ruth Wilson
Mr. Joseph Christiansen	Mr. Alex Ikefuna	Ms. Dale Morgan	Ms. Freya Zipperer
Ms. Sharon Varn	Ms. Sandra Heme	Ms. Zelma Rahn	Mr. John Raders

Primary Agenda Items:

1. Briefing on Marsh Point Kroger Proposed Site Plan
2. Set Date and Agenda for Initial Community Kick-Off Meeting at MPC
3. Community Outreach – Set Tentative Schedule and Location of Meetings in Five Target Areas
4. Review Proposed Format for “State of Community” and “Community Preference Survey” Slide Presentations
5. Identify Remaining Tasks for Community Outreach Process

July 13, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Joyce Murlless	Mr. Keith Heard	Ms. Freya Zipperer
Mr. Joseph Christiansen			

Primary Agenda Items:

1. Discussion of Proposed Marsh Point Kroger
2. Subcommittee Report on Preparations for Public Meetings
3. Southeast Plan Background Materials

August 3, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Joyce Murlless	Mr. Keith Heard	Mr. Carl Oelschig
Mr. Joseph Christiansen	Ms. Freya Zipperer	Ms. Dale Morgan	Ms. Ruth Wilson

Primary Agenda Items:

1. Subcommittee Report on Visuals for Public Meetings
2. Other Meeting Preparations

August 31, 2000

Members in Attendance:

Mr. Sid Nutting	Ms. Joyce Murlless	Mr. Keith Heard	Mr. Carl Oelschig
Mr. Joseph Christiansen	Ms. Ruth Wilson	Ms. Dale Morgan	Mr. Alex Ikefuna

Primary Agenda Items:

1. Subcommittee Report on Visuals for Public Meetings
2. Other Meeting Preparations
3. Reports on Kroger Site Plan Review Assignments

September 28, 2000 – Joint Islands and Southeast Advisory Committee Meeting

Southeast Members in Attendance:

Mr. Joseph Christiansen	Mr. Sid Nutting	Ms. Joyce Murlless	Mr. Carl Oelschig
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Islands Members in Attendance:

Ms. Marianne Heimes	Ms. Jean Valentine
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Primary Agenda Items:

1. Updates on Community Plans
2. Issues of Mutual Concern
3. Coordination of Community Plans

October 19, 2000

Members in Attendance:

(Not Found)

Primary Agenda Items:

1. Report on Executive Committee Meeting w/Islands Citizens for Logical Growth Officers
2. Status of Public Meeting Plans; Consideration of Alternative Approaches
3. Review of Land Use and Zoning Maps
4. Continuation of Discussion of Environmental Overlay District
5. Update on Truman Parkway
6. Update on Scenic Corridor Designations

SOUTHEAST CITIZEN ADVISORY COMMITTEE MEETINGS

2002

March 21, 2002

Members in Attendance:

Mr. Sid Nutting	Mr. Frank Thornley	Mr. Bob Heath	Ms. Dale Morgan
Mr. Joseph Christiansen	Ms. Janet Darden	Mr. Alex Ikefuna	Mr. Carl Oelschig
Ms. Joyce Murlless	Mr. Keith Heard		

Primary Agenda Items:

1. Review Draft Goals, Objectives and Strategies
2. Discuss Terms for Draft Glossary

April 9, 2002

Members in Attendance:

Mr. Bob Heath	Mr. Frank Thornley	Mr. Carl Oelschig	Ms. Dale Morgan
Ms. Joyce Murlless	Ms. Sharon Varn	Mr. Sid Nutting	

Primary Agenda Items:

1. Review Draft Goals, Objectives and Strategies (continued)

May 9, 2002

Members in Attendance:

Mr. Bob Heath	Mr. Frank Thornley	Mr. Joseph Christiansen	Mr. Carl Oelschig
Ms. Joyce Murlless	Ms. Gaye Hewitt	Mr. Alex Ikefuna	Ms. Gwen McKee
Mr. Sid Nutting	Ms. Kay Rapkin	Ms. Freya Zipperer	

Primary Agenda Items:

1. Review Draft Land Use Maps
 - o Existing Land Use
 - o Future Land Use
2. Distribute and Provide Overview of Draft Land Use Plan

June 20, 2002

Members in Attendance:

Mr. Joseph Christiansen	Mr. Alexander Luten	Mr. Frank Thornley	Ms. Gaye Hewitt
Ms. Joyce Murlless			

Primary Agenda Items:

1. Overview and Discussion of Committee Members Comment
2. Review Draft Land Use Maps (continued)
3. Next Steps to Plan Adoption

July 25, 2002

Members in Attendance

Mr. Sid Nutting	Ms. Freya Zipperer	Mr. Frank Thornley	Mr. Peter Zipperer
Mr. Joseph Christiansen	Ms. Joyce Murlless	Ms. Sharon Varn	Mr. Bob Heath
Ms. Dale Morgan	Mr. Alex Ikefuna	Ms. Gwen McKee	Ms. Ruth Wilson

Primary Agenda Items:

1. Review Draft Goals, Objectives and Strategies (continued)
2. Review Draft Land Use Maps (continued)
3. Expansion of Public Participation

November 13, 2002

Members in Attendance:

Mr. Alexander Luten	Mr. Edwin Richardson	Mr. Charlie Milmine	Ms. Ida Cruse
Mr. Sid Nutting	Mr. Charles Waller	Ms. Joyce Murlless	Ms. Mary Ham
Mr. and Mrs. Tyrone Harris	Ms. Gaye Hewitt	Ms. Patty McIntosh	Mr. Bob Heath

Primary Agenda Items:

1. New Member Welcome and Introductions
2. Review Text Comments Submitted at Public Meetings
3. Review Map Comments Submitted at Public Meetings

December 18, 2002

Members in Attendance:

Mr. Sid Nutting	Mr. Charlie Milmine	Mr. Ralph Bowyer	Ms. Kay Rapkin
Mr. Alexander Luten	Mr. Frank Thornley	Ms. Ida Cruse	Ms. Dale Morgan
Mr. Bill Ulmer	Mr. David Tribble	Ms. Joyce Murlless	Mr. Tyrone Harris
Ms. Gaye Hewitt	Ms. Sharon Varn	Ms. Ruth Wilson	Ms. Mary Ham
Mr. Edwin Richardson			

Primary Agenda Items:

1. Interim Zoning Strategy
2. Review First Draft Southeast Chatham Community Plan
3. Proposed Schedule for Plan Adoption

**Southeast Chatham public Meetings
(at Bethesda School for Boys)
2002**

October 17, 2002

Citizens in Attendance:

Mr. Sid Nutting	Ms. Freya Zipperer	Mr. Peter Zipperer
Ms. Gabrielle Fisher	Mr. Lawrence Lehr	Ms. Janet Darden
Mr. Brad Word	Ms. Gaye Hewitt	Mr. Alexander Luten
Mr. Mike Dillon	Ms. Yvonne Oglesby	Ms. Martha Luten
Mr. Gordon Nelson	Ms. Betty Flynn	Ms. Sylvia Simmons
Ms. Sharon Varn	Ms. Tina Jackson	Ms. Kay Rapkin
Mr. William Haynes	Mr. Ralph Bowyer	Mr. Robert Mahnke
Mr. James Lucas	Mr. Keith Heard	Ms. Beverly Wiggins
Ms. Cecelia Aris	Mr. Ansley Aris	Ms. Ernestine Wiggins
Mr. Herbert Kemp	Ms. Theodora West	Ms. Catherine Driessen
Mr. Phillip Summers	Mr. John Ross	Ms. Mandy Chilton
Ms. Sas Frank	Mr. Myron Frank	Mr. Earl Berksteiner
Mr. Tyrone Harris	Mr. Wayne Noha	Mr. Wesley Meadows
Mr. David Tribble	Ms. Gladys Baker	Mr. Edwin Richardson
Ms. Betty Heard	Mr. Ed Oglesby	Ms. Marjorie Luten
Mr. Bob Heath	Ms. Bev Heath	Ms. Karen Robertson
Ms. Ruthie Baker	Mr. Alex Ikefuna	Mr. Leroy Maxwell
Ms. Gwen McKee		

October 21, 2002

Citizens in Attendance:

Mr. Frank Thornley	Mr. John Pelli	Mr. Joel Clifford
Mr. Tyrone Harris	Ms. Pauline Harris	Mr. Charles Waller
Ms. Kay Rapkin	Mr. Marshall Stone	Ms. Kristin Rosacker
Mr. Thornton Clark	Mr. Chuck Beck	Ms. Jo Ann Nelson
Mr. Joseph Pelli	Ms. Claretha Haynes	Mr. John McMasters
Ms. V. Martin	Ms. Bertha Pinkney	Mr. Ed Smith
Ms. Barbara Nutting	Mr. Sid Nutting	Mr. Chris Pelli
Ms. Ann Sheils	Mr. Jimmy Watford	Ms. Mary Ham
Mr. Emerson Ham	Ms. Becky Milmine	Mr. Charlie Milmine
Mr. William Haynes	Mr. John Markiton	Ms. Bonnie MacAulay
Mr. Gordon Nelson	Ms. Carol Paige	Ms. Bonney Gilbreath
Mr. Earl Gilbreath	Mr. Evon Beavers	Mr. Ron Patrick
Ms. Faye Patrick	Ms. Ruth Wilson	Ms. Janet Hietbaink
Mr. E. Hietbaink	Ms. Dale Morgan	Mr. Joseph Christiansen
Mr. Courtland Hyser	Ms. Lysette Shuman	Ms. Chloe Dekle
Mr. Slade Cole	Ms. Carol Cole	Mr. Henry Myer
Ms. Honey Maner	Ms. Cornelia Groves	Ms. Patty McIntosh
Ms. Pat Clark	Mr. James Rehl	Mr. Gary Adams
Ms. Joyce Murlless	Ms. Joan Carroll	Mrs. Helen Stone

Southeast Chatham Open House
(at Cresthill Baptist Church)
2002

October 21, 2002

Citizens in Attendance:

Mr. Bill Ulmer	Ms. Rachel Perkins	Ms. Sylvia Durrence
Ms. Anna Highsmith	Ms. Jane Bowyer	Ms. Ida Cruse
Mr. Pat Sherrod	Mr. Chris Harris	Mr. John Gandy
Ms. Catherine Driessen	Ms. Betty Flynn	Mr. Tayloe Highsmith
Ms. Ethel Harris	Ms. Deborah Robbins	Ms. Bonney Gilbreath
Mr. Erwin Woodward	Ms. Virginia Woodward	Ms. Gaye Hewitt
Mr. L. Highsmith	Ms. Jean Hanson	Ms. Sharon Basefield
Ms. Martha Lassiter	Ms. Naomi LeBey	Mr. Neil Reagan
Ms. Evelyn Reagan	Mr. Carson Branan	Mr. Ray Marchant
Mr. Ray Moore	Mr. Wayne Nole	Ms. Mary Haynes
Ms. E. Dillward	Mr. William Haynes	Mr. Nolan Purgell
Ms. Sula Haynes	Ms. Charlotte Atkins	Mr. Tom Nease
Mr. Roh Kolman	Mr. George Perry	Ms. Molly Garrison
Ms. Clara Mabry	Ms. May Fister	Mr. Rudy Harlan
Mr. Joe Page	Ms. Sara Treanor	Mr. C.H. Knight
Mr. Sid Nutting	Ms. Cheryl Bunkley	Mr. Calvin Berksteiner
Ms. Barbara Mason	Ms. Bette Rovolis	Mr. Samuel Berksteiner
Ms. Anita Adair	Ms. Maggie Myers	Mr. Jim McDonald
Ms. Hester McDonald	Ms. Lillie Sams	Mr. Thomas Odom
Ms. Mollie Stone	Mr. Robert Morrissey	Mr. Clyde Creech
Ms. Margaret Creech	Ms. Janice Vaughn	Ms. Ruth Wilson
Ms. Dana Braun	Ms. Diane Nobles	Mr. William Brantley
Mr. Fred Fechs	Ms. Judy Fechs	Mr. Danny MacMillen
Mr. Thomas Jernigan	Ms. Linda Boaen	Ms. E. Boaen
Ms. Kathy Siler	Ms. Freya Zipperer	Mr. John Haynes
Mr. Rick Thomas	Ms. Nancy Fugua	Mr. Fred Scott
Ms. Becky Shortland	Ms. Nancy Green	Mr. Herbert Kemp
Mr. Alexander Luten	Ms. Helene Woodhouse	Mr. Ed Woodhouse
Ms. Danae Goldberg	Ms. Julia Train	Mr. Morris Farmer
Mr. William Murphy	Mr. Herbert Sullivan	Mr. Charlie Milmine
Ms. Cathryn Bowyer	Ms. Katharine Otto	Ms. Janet Darden
Mr. Evon Beavers	Mr. Ralph Bowyers	Mr. John Mitchell
Ms. Joyce Murlless	Ms. Alice Deinard	Mr. Charles Waller
Ms. Gail Smith	Ms. Caralyn Sinclair	Mr. E.J. Berksteiner
Mr. Joseph Pelli	Mr. John Jorgensen	Mr. Greg Vaughn
Mr. Edward Lettow	Mr. Bill McKenzie	Ms. Carla McKenzie
Mr. Max Harpon	Mr. Tyrone Harris	Ms. Kay Rapkin
Ms. Cornelia Graves	Mr. Ankab Lin	Ms. Suzanne Lin
Mr. Bill Fuqua	Ms. Sybil Benton	Ms. Martha Luten
Ms. Helen Bryant	Ms. Joan English	Mr. Robert English
Ms. Nancy Smith	Mr. Jack Allen	Ms. Barbara Allen
Ms. Mary Ham	Mr. Emerson Ham	Ms. Carol Paige-Johnson
Mr. Henry Morgan	Ms. Karen Grainey	

Southeast Chatham County Community Plan: Survey on Mission and Objectives

TABULATION OF RESPONSES

Mission Statement: The mission of the Southeast Chatham County Community Plan is to maintain our community's well-established low-density rural and residential character by preserving and enhancing our quiet, peaceful and safe neighborhoods and the open and green space associated with our tree lined roads, natural areas, wetlands, wildlife habitats, and historic sites.

1. *Does the mission statement accurately reflect your desires for the future of the community?*
Yes = 49 No = 1 ("No" respondent only felt s-f duplex units should be allowed)

2. *If your answer is no, please explain why.*

[Staff note: A number of comments were provided by those responding "Yes." They are summarized below.]

# responses	comments
5	<i>Preserve character</i> (keep roads attractive/do not overdevelop infrastructure/control litter, blight/put utilities underground/do not compromise environmental character)
3	<i>Limit commercial development</i>
2	<i>Preserve history</i> (Beaulieu should be designated historic/preserve area's history)
3	Other comments: mission statement should recognize that sustainable development may require small shops and businesses/population growth may make it difficult to keep rural character/area needs County water and sewer

Objective A: Gaining broad community support

To enlist broad community support for the mission and objectives, and for the action steps necessary to assure plan adoption and implementation, including appropriate regulation and enforcement.

3. *Do you have friends, associates or acquaintances that you feel should be contacted for additional input? If so, please provide their names and addresses:* [Staff note: A list has been prepared from the responses.]
4. *What other steps would you recommend for gaining broad community support? (For example, presentations to community groups, churches, and schools; public meetings at convenient locations throughout the area; involvement by county representatives?)*

# responses	comments
17	<i>Community group involvement</i> (garden clubs/neighborhood coffees with speakers/schools/churches/accessible locations/neighborhood social gatherings/etc.)
8	<i>Specific suggestions for community involvement</i> (SE area picnic/special educational programs in community/Hannock Hall meeting/slide show on area habitats to community groups/public meetings at Isle of Hope Elem. School/central meetings at Hess, National Guard Armory on Eisenhower or Alee/presentation to Isle of Hope Assn.)
8	<i>Increased media coverage</i> (special newspaper features on value of planning, etc.)
6	<i>Efficient distribution of information</i> (newsletters, telephone chains, mailouts)
4	More involvement by elected officials
3	Put information on the internet
6	<i>Other</i> (have an annual newspaper on area issues, coordinated by garden clubs/more information in public places with good graphics/get kids involved/have local community members attend public hearings and report back/recruit local real estate board to support mission/etc.)

Objective B: Balancing individual rights and community objectives

To propose zoning and other means to ensure that the mission is carried out, with regard for the property rights of individuals, but in keeping with community objectives.

The Community Plan sets out the community's desires for its future and is carried out through zoning and other regulations that affect the types of land uses permitted on private property. Thus, the plan ultimately can affect individual property rights. A major challenge is to balance public and private rights and interests.

5. *How would you suggest the community work towards balancing these different and sometimes conflicting interests?*

# responses	comments
20	<i>Public involvement</i> (public meetings/public education/full disclosure to the public/keep public informed through the Advisory Committee/etc.)
14	<i>Enhanced planning and governmental responsiveness</i> (evaluation system/careful and legal planning process/sound zoning system/determine density limits/base zoning on community character/research other successful planning approaches/more dialogue among experts/develop a system of incentives to promote desirable development/allow for well-planned mixed use development/have better dispute resolution/improve zoning enforcement/etc.)
3	<i>Improve public notification</i> (better notification of development plans, variances, public hearings)
3	<i>Emphasize neighborhood planning</i> (organize neighborhoods to plan/small group presentations, discussions in neighborhoods)
2	Base development decisions on individual project merits
2	Other (limit commercial development/already over-zoned and over-taxed)

Objective C: Recognize existing conditions but work to improve

To recognize existing non-conforming land uses and other community shortcomings, while developing regulations to encourage upgrading to meet plan objectives.

The Community Plan must recognize that there are some land uses and structures that do not conform to current development and building codes. This objective is to insure there is no further deterioration in these conditions while encouraging improvements that will be in keeping with the overall character of the community.

6. *What existing conditions do you think need to be improved?*

Specific responses:

Improve drainage ditches
 Turning lanes at Ferguson and Diamond Causeway
 Whitefield needs 5-laning from Hainers Creek to Shipyard
 Improve traffic flow on Whitefield
 Make water and sewer available
 Clean up junk around mom-and-pop businesses and elsewhere
 Public transportation to reduce auto dependency
 Limit commercial development
 Traffic noise
 Bike paths needed
 Better zoning needed
 Loss of trees
 Enforce tree ordinance
 Regulate accessory structures such as sheds
 Improve zoning code enforcement
 Too many people ignore zoning
 No trailer camps

#6--continued

Sidewalks on LaRoche
Control signage
Regulate names on signs (no use of geographically inaccurate names)
No more spot zoning
Grandfather existing small businesses and don't allow any more
Limit telecommunications towers
Provide adequate buffers and landscaping
Clean up area around Isle of Hope marina
Strip shopping centers are an eyesore

7. *How would you accomplish these?*

Specific responses:

Keep community informed and involved
Resist commercial development
Educate public on value of greenspace
Have a bikeathon to promote bike paths, greenways
Zoning enforcement
Enforcement of environmental standards
Provide water and sewer
Survey mobile home communities in code violation and zoning code violators
Stop speeders and improve visibility along roads
Give citizens a number to report code violators
Better transportation planning
Regular inspections
Require owners to maintain property
Restrict towers to less than 200 feet
Grandfathered businesses should revert to residential if use discontinued
Adopt and implement a master plan for the area

Objective D: Identify and propose improvements

To identify and propose improvements that will further enhance the desirable features of our community character.

The Community Plan should identify specific action steps relating to future development that can be taken by the residents and government officials to improve the overall quality of life in the community.

8. *What specific steps would you recommend to improve the quality of life in your community or neighborhood? (For example, stronger regulations to protect trees, open space and natural areas; better regulation of residential and non-residential land uses in order to ensure compatibility with established neighborhoods, etc.)*

[Staff note: many of the same responses were repeated here; only new responses are listed.]

Ensure compatibility of new development
Have a Yard of the Month prize
Complete Truman Parkway
Have strong architectural review
Encourage alternative design to strip malls
Monitor water quality
Improve pedestrian safety
Acquire land for open space
Encourage older neighborhoods to draw up protective covenants
Identify landmark trees and protect them with easements
Restrict 18-wheelers on Whitefield, Ferguson, and Diamond Causway

#8—continued

Gate Burnside Island and keep residential
Limit size of multi-family developments
Establish a bird sanctuary in the marsh area
Prohibit billboards
Hire a zoning enforcement attorney
Stop Truman Parkway at Eisenhower
Enforce leaf burning ban
Tax incentives to encourage better land management
Promote university/research uses rather than commercial development

Objective E: Citizen Monitoring and Evaluation

To provide for continuing citizen oversight and monitoring of plan implementation.

The Community Plan, if it is to be effective and useful, must be implemented through regulations that are adequately enforced by the government, and through other programs that will require continuing support from the community and from government officials. Further, as time passes, the plan may need to be updated to reflect changing conditions. The purpose of this objective is to insure there is a role for area citizens of the area in monitoring implementation of the plan and evaluating it for needed amendments.

9. *What suggestions do you have as to the level of involvement that citizens of the area should have in these activities?*

[Staff note: again, many of the same responses were repeated here; only new ones are listed.]

Create a federation of neighborhood/property owners associations with proportionate representation
Let citizens vote on zoning proposals
Hire equivalent of Peter Armato (of Broughton Street project)

10. *What mechanisms would you recommend for achieving this objective?*

Demonstrations, as done previously
Establish a monitoring board of civic leaders, residential area reps, and elected officials
Engender community pride emphasizing low density, semi-rural character
Eliminate politics
Encourage volunteerism
Mail-in ballots
Create a citizens against crime commission
Town meetings

APPENDIX C

SANDFLY BLUEPRINTS PROCESS
and
PROPOSED LAND USE MAPS



The Georgia Conservancy's Blueprints for Successful Communities Program

Blueprints for Successful Communities teaches Georgians to achieve successful communities by creating sound conservation and growth strategies, and building consensus for action at the local, county, regional and state levels.

Communities across Georgia have recognized the need to address issues related to growth and the consequences of urban sprawl. The Georgia Conservancy responded to this movement by creating the *Blueprints for Successful Communities* program in 1995. Since then, more than 3,000 Georgia residents have participated in *Blueprints* community design workshops, symposia, and conferences to improve community design and quality of life issues surrounding development practices.

Guiding Principles

Successful Communities:

- Work together to produce a high quality of life that they want to sustain.
- Work to create regional strategies for transportation, land use, and economic growth.
- Understand that sustainable community design is based on the effect of the built environment on the natural environment, aesthetics, scale, history, and culture.
- Promote efficient use of existing infrastructure, energy, water, and land.
- Incorporate compact, integrated land uses which bring people closer to work, to school and shopping and safeguard undeveloped lands for agriculture, greenspace, and recreation.
- Are designed to be safe, healthy, economically strong, environmentally sound, and inclusive.

Elements of the Program

- Facilitation of an issue identification process to address key community concerns;
- Education of community participants in the concepts, uses and tools of sustainable development and how these tools can help resolve specific community issues;
- Facilitation of community discussion sessions to agree on the best growth and conservation strategies for their community;
- Optional community design workshop to address community identified growth issues.

Blueprints Partners

American Society of Landscape Architects
 American Institute of Architects, Atlanta Chapter
 Atlanta Neighborhood Development Partnership
 American Council of Engineering Companies
 Georgia Planning Association
 Georgia Tech Urban Design Workshop
 Greater Atlanta Home Builders Association
 Institute of Transportation Engineers
 National Association of Industrial and Office Properties
 Urban Land Institute

Community Assets

Quality of Life

Sandfly is a small, cohesive community with strong multi-generational family ties. Its residents have a strong appreciation of history and sense of place. Sandfly has a unique, rural ambiance and is described by residents and visitors alike as wholesome, quaint, peaceful and safe.

Sandfly residents are committed to improving their community and able to galvanize in the face of adversity. Together with residents of surrounding neighborhoods, they have formed a network of diverse people working together to preserve the area's quality of life.

Physical and Natural Environment

Sandfly's built environment reflects the community's rich heritage and co-exists harmoniously with the area's natural coastal surroundings. Churches, homes and cemeteries, tied together with a network of narrow canopy roads, mark Sandfly's history as a significant African-American community founded at the end of the Civil War. Many of the homes in Sandfly have stayed in the same family since the community was founded.

Sandfly's churches, several dating back to the late 1800s, are a central element of community life. Residents enjoy being able to walk to church and needed services. They also place high value on the area's beautiful live oak trees, greenspace and wildlife. The area's proximity to the marsh and waterways as well as recreational opportunities are also important to Sandfly residents.

Community Issues/Challenges

Like many small communities in high growth areas, Sandfly is experiencing tremendous pressure from surrounding development. Major issues and challenges faced by the community include the following:

Development Pressures and Impacts

Residents are being displaced and Sandfly's character is being lost to road widenings, new road construction and commercial intrusions. Proposed new development is incompatible with the residential nature of community and insensitive to current residents. New development also threatens to destroy important natural and historic resources, increase traffic, and create drainage problems.

Community Identity and Character

Due to these pressures, residents are feeling a sense of fragility and loss of community character. They would like to elevate Sandfly's identity and educate others about the community. Because Sandfly's character is largely defined by its narrow tree-lined streets, residents feel strongly that future development should be compatible with and preserve this setting. However, getting their voices heard and gaining fair representation is often difficult because Sandfly lies partly in the City of Savannah and partly in Chatham County and is divided into several local political districts.

Community Facilities/Activities

Sandfly residents would like to see more indoor and outdoor recreational facilities for children and meaningful community activities for older residents.

Public Services and Safety

There is a need for sidewalks along streets and paths to connect residents to services and facilities. There is also a need to improve community safety through the addition of streetlights and crime watch activities. Sandfly residents feel that police attention is minimal and that large, new development will add stress to already lacking fire and police services.

Community Vision (Draft)

Sandfly residents envision a future that maintains their community's peaceful, small town, residential character and preserves their family- and church-oriented heritage, natural surroundings, and unique sense of place. Community residents highly value the continuity of property ownership their families have enjoyed for generations and would like to see that tradition continue. They would like for the community to remain intact and for residents to have affordable housing options in order to remain in the community. Residents would also welcome recreational opportunities and limited commercial development, appropriately located and scaled to blend in with existing community character and serve neighborhood needs.

Community Goals

Development Pressures and Impacts

- **Goal 1:** To ensure that the Sandfly community remains intact and is protected against fragmentation and displacement due to road construction, commercial intrusions and other development projects.
- **Goal 2:** To ensure that proposed new development is consistent with the Sandfly community's vision, compatible with the small town, residential nature of the community and sensitive to current residents.
- **Goal 3:** To ensure that Sandfly's natural and historic resources are preserved and protected from negative impacts resulting from new development.
- **Goal 4:** To ensure that the Sandfly community is protected from increased traffic and drainage problems resulting from new development.
- **Goal 5:** To ensure that greenspace in the Sandfly community is preserved and enhanced.

Community Identity and Character

- **Goal 1:** To educate the general public about Sandfly's history and present-day community.
- **Goal 2:** To heighten Sandfly's identity as a community through gateway and other enhancements.
- **Goal 3:** To ensure that Sandfly's narrow tree-lined streets are preserved and enhanced and that future development is compatible with and does not diminish this setting.
- **Goal 4:** To ensure that proposed new development is consistent with the Sandfly community's vision, compatible with the small town, residential nature of the community and sensitive to current residents.
- **Goal 5:** To educate Sandfly residents about property condemnation for public projects and buy-out pressures.
- **Goal 6:** To ensure that Sandfly residents on fixed incomes are protected from tax increases as property values rise due to new development pressures.
- **Goal 7:** To ensure that Sandfly residents are provided opportunities for meaningful citizen input on development activities affecting their community.
- **Goal 8:** To improve coordination of city and county development and service delivery activities affecting Sandfly.

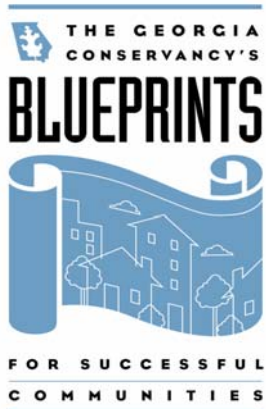
Community Facilities/Activities

- **Goal 1:** To provide adequate indoor and outdoor recreational facilities to meet the needs of children in the Sandfly area.
- **Goal 2:** To provide adequate community activity opportunities for older residents in the Sandfly area.

Public Services and Safety

- **Goal 1:** To provide adequate sidewalks and paths to connect Sandfly residents to services and facilities.
- **Goal 2:** To provide adequate street lighting and crime watch activities to ensure the safety of Sandfly residents.
- **Goal 3:** To increase the level of police and fire protection in the Sandfly community as new development activity increases.

SANDFLY UPDATE



December 31, 2002

For more information contact:

Patty McIntosh
Director of Coastal Programs
The Georgia Conservancy
428 Bull Street
Savannah, GA 31401
912.447.5910
912.447.0704 (fax)
email: tgccoast@bellsouth.net

Greetings and Happy New Year,

We have great news for 2003. The Sapelo Foundation has provided a grant of \$5000 to fund a part-time assistant for the Sandfly Community Betterment Association, community design assistance through The Georgia Conservancy's Blueprints program, and public relations and media assistance. We are working to process the grant through the Isle of Hope Historical Association so that the monies can be disbursed and the funded activities can begin.

At the November 18th Sandfly Blueprints meeting, we accomplished three important tasks:

1. We reviewed and refined the community's vision and goals that were developed in the previous two meetings. The final draft of the vision and goals are enclosed for your review. Please let me know by January 10th if you have suggestions for changes. In addition to serving as a basis for future community design work, the vision statement and goals for Sandfly will be included in the SE Chatham land use plan.
2. We agreed to hold a community design workshop for the Sandfly community later this winter. The group identified the following topics to address in the workshop:
 - citizen input into development projects, the county planning process and MPC decisions;
 - location and scale of commercial development;
 - identifying trouble spots;
 - educating others about Sandfly and potential tourism opportunities (cost vs. benefits); and
 - residential buy-out threats and protecting individuals on fixed incomes when property values and taxes rise.
3. We presented a summary of the master plan developed for the Home Park community in Atlanta, which has experienced many of the same issues Sandfly is facing. Many of you expressed interest in visiting Home Park and learning from community residents how they addressed growth pressures from surrounding development. The Home Park group is excited about the opportunity to host a meeting with Sandfly residents and is ready to schedule a visit in late January or early February.

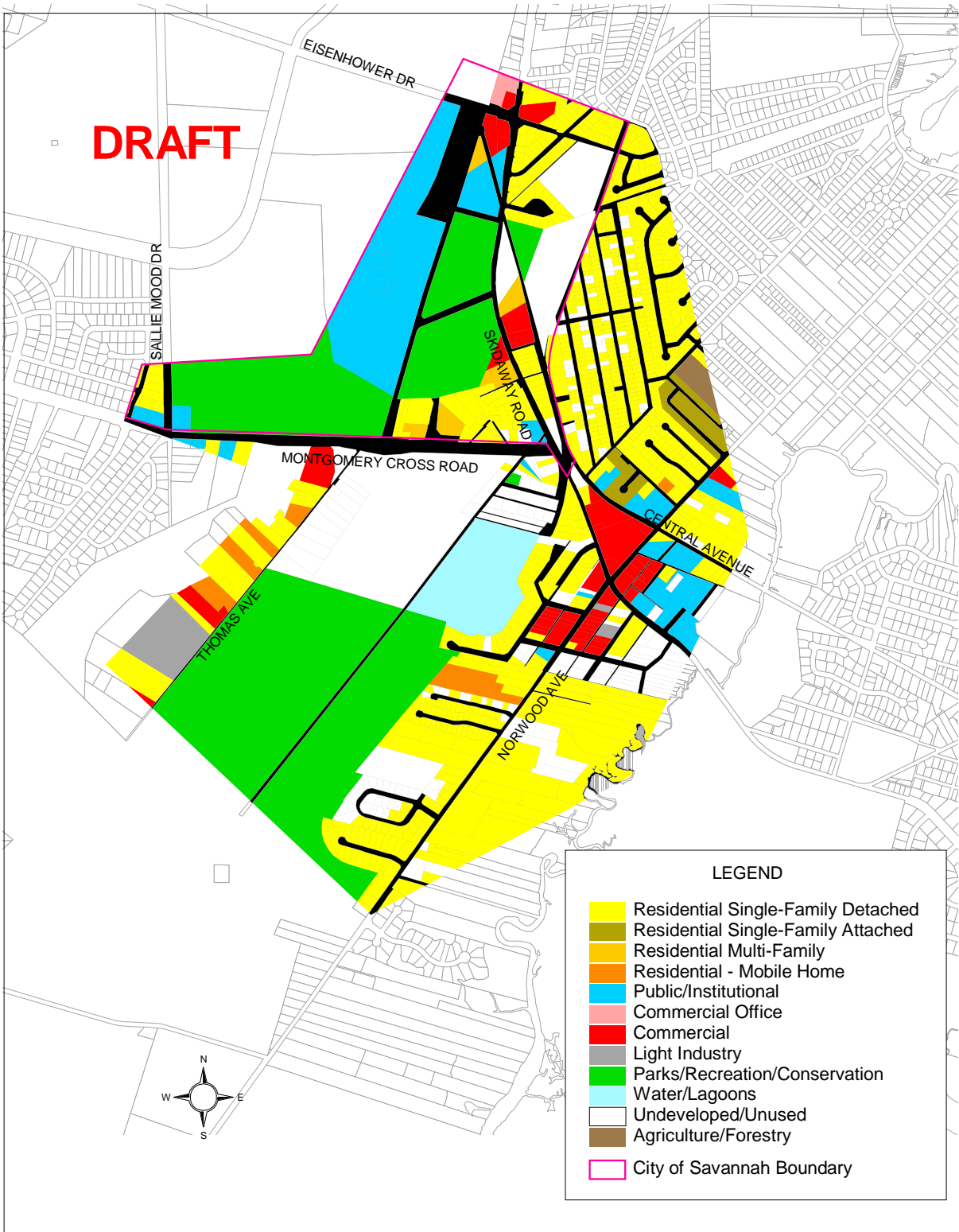
At the January 9th meeting of the Betterment Association, I will be taking a few minutes to review these items, discuss possible dates for a visit to Home Park (bring your calendars!) and begin planning for a community design workshop.

I look forward to seeing you then. If you have any questions in the meantime, please feel free to contact me (see information at left).

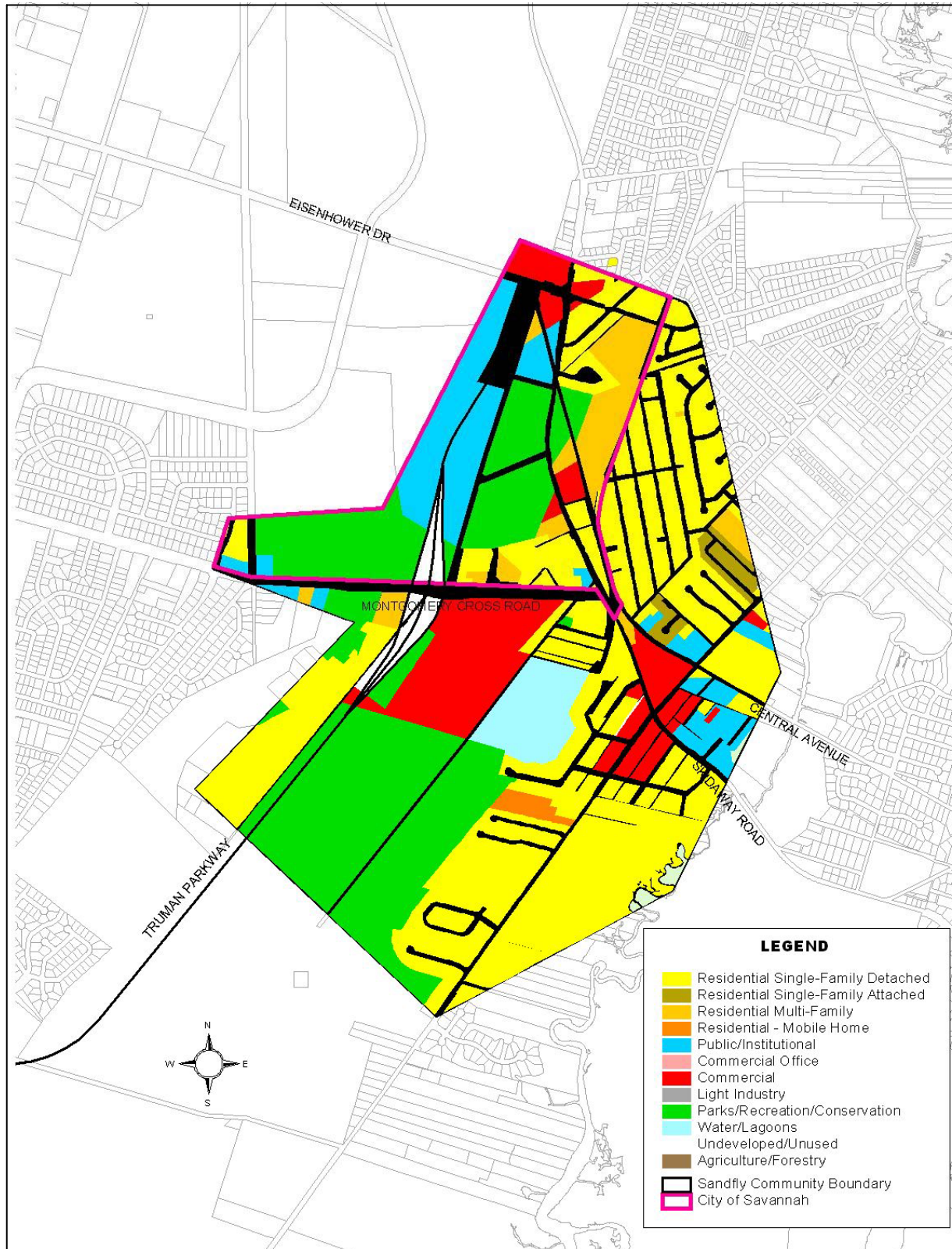
Best regards,

Patty McIntosh
The Georgia Conservancy

SANDFLY EXISTING LAND USE MAP



SANDFLY FUTURE LAND USE MAP



APPENDIX D

GLOSSARY

GLOSSARY

Affordable Housing. Single family or multi-family housing offering at least 20 percent of its units at sales prices or rental rates certified by a county, state, or federal agency as affordable to households earning a maximum of 80 percent of the county median income.

Attached Housing. Duplexes and townhouses for which each unit is located on a separate parcel of land; also termed “single family attached” housing.

Buffer, or Bufferyard. Area within a development and designated on an approved site plan for the purpose of separating or screening uses within the development from adjoining uses. Buffers are typically vegetated, but may include fences, walls, berms, swales, or other structures.

Commercial Marine Use. Parcels or tracts of land where the predominant use is one or more of the following: marinas, boat ramps, dry storage, dry docking and repair facilities, marine services, marine retail sales, and ancillary food and retail establishments.

Conditional Use. A use permitted in a zoning district that is subject to special standards or review procedures, which may be approved by MPC staff.

Conservation Design. Residential and commercial development with at least 40 percent greenspace utilizing natural landscaping or, alternatively, xeriscape landscaping techniques.

Crime Prevention Through Environmental Design (CPTED). A set of planning and design techniques that reduce opportunities for crime.

Density. See 2-D.

Floor Area, Gross Leasable. The total floor area within a building used or capable of being used for sales, display, storage and offices, but excludes stairwells, elevator shafts, and space related to the operation and maintenance of the building (e.g., mechanical rooms). When a building is occupied by two or more tenants, areas of shared use including bathrooms and hallways are excluded but shared reception, waiting, and break areas are included.

Floor Area Ratio. The ratio of gross floor area of a development to gross site area.

Greenspace. Areas reserved for purposes of agriculture, horticulture, conservation, passive recreation and buffering. Such areas are publicly owned areas and common areas in residential subdivisions. Non-habitable structures such as gazebos and board walks are permitted in greenspace. Greenspace within a development is identified on a site plan and as separate from developed lots. Fresh water wetlands, naturally landscaped detention areas and vegetated buffers may be counted as greenspace. In addition, pervious active recreation area and landscaped road rights-of-way (having at least one street tree in 40 to 60 foot intervals) shall also be considered greenspace in residential development.

Greenways (Revised April 2002). Corridors of protected open space that are used for conservation, recreation, or some combination of the two. They may exist in their natural state, or contain improvements for passive recreation. Greenways can provide pathways and corridors for people and wildlife as well as link and protect recreational, cultural, historic, and environmentally sensitive lands. They often follow rivers, ridges, railroad corridors, utility rights-of-way, canals, scenic roads, or other linear features. Source: *2001 Draft Report- “Using Canals as Greenways in Chatham County”*

Hammock. An upland island (5.6 feet or more above mean sea level), located between the mainland and the barrier islands (Tybee, Little Tybee, Wassaw and Ossabaw Islands), surrounded by marsh and/or water.

Heir's Property. Property owned by a group of individuals, usually family members, with each having an undivided ownership interest in a single parcel of land. For example, property inherited by a group of individuals resulting in concurrent individual ownership.

Institutional Use. Private schools, churches, cemeteries, community centers, nursing homes, hospitals and similar uses.

Intergenerational Housing. Forms of housing that are complementary to the predominant form of single-family housing. The category includes apartments, townhouses, patio homes, and neotraditional subdivisions; also known as "life cycle" housing.

Low Impact Development (LID). An alternative approach to stormwater management, the goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Low-scale. Having no more than one or two stories, in keeping with existing structures in the Southeast Community.

Lower density. A maximum of eight dwelling units per gross acre.

Marsh Line. A line established by the Georgia Department of Natural Resources (DNR) to identify the place where marsh or open water meets land.

Multi-family Housing. Housing in which multiple units are located in a single structure and on a single parcel of land.

Neotraditional. A form of development that is modeled on community form that was common in the United States prior to World War II; also referred to as new urban development.

Open Space. Areas valued for outdoor active and passive recreation activities and/or protection of natural resources (including natural resources and wildlife) and which provide public benefit. More comprehensive definition can be located in 1996 Open Space Plan (pg. 12)

Pedestrian Precinct. Areas within a development that are pedestrian gathering places, including plazas, bandstands, fountain areas, and public seating areas; areas of pedestrian traffic normally used to access business establishments are not considered pedestrian precincts.

Performance Based Zoning. A zoning system with a set of standards for each zoning district that are designed to accommodate the permitted uses within that district. Performance based zoning provides for greater flexibility in design and more variation in uses within a given district. Conventional zoning, by contrast, allows little or no variation of use and design within districts.

Policy. (1): a definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions **(2):** a high-level overall plan embracing the general goals and acceptable procedures especially of a governmental body

Preferred Design (Roads). A design that may differ from standard construction design in terms of its cross-section, landscaping, drainage facilities, and pedestrian and bicycle facilities. A preferred design may be developed as part of an area or community plan in order to incorporate local goals and objectives into the road construction program.

Public/Institutional Uses. For land use classification purposes, as distinct from zoning, these uses include government and institutional land uses, such as government buildings, police/fire stations, libraries, prisons, schools, military uses, churches, cemeteries, and hospitals. Publicly owned facilities more accurately placed in another land use category, should not be included in this category (e.g., parks and/or recreational facilities, landfills, and general office buildings containing government offices, which should be in the office category).

Recreation, Active. Relatively fast-paced or competitive activities that usually require constructed facilities. Examples include tennis, baseball, basketball, soccer, swimming, and playground activities. Source: 1996 Open Space Plan (pg. 13) and November 2000 Greenway Meeting Agenda

Recreation, Passive. Relatively slow-paced, quiet, or noncompetitive activities that occur within predominately natural setting. Examples include boating, hiking, camping, fishing, hunting, jogging, biking, walking, skating, birding, riding horses, observing or photographing nature, picnicking, playing non-organized sports, or engaging in free play. Source: 1996 Open Space Plan (pg. 13) and November 2000 Greenway Meeting Agenda

Riparian Buffer. A naturally vegetated strip of land, which lies along a stream, lake, or estuary.

Roof/Roofline, Articulated Structural. A roof or roofline comprised of multiple components that are incorporated into the structure of the building as opposed to being attached for purely ornamental purposes.

Special Use. A use permitted in a zoning district that is subject to special standards, review procedures, and approval by the Board of Appeals.

Specimen Tree. Dogwood, Redbud, and Magnolia trees greater than four inches DBH; Bald Cypress, Black Oak, Cedar, Hickory, Live Oak, Palmetto, Southern Red Oak trees greater than 16 inches DBH.

Town Center. A commercial district that serves the surrounding community and reflects the scale and identity of the community. Town centers are walkable, allowing patrons to park and visit several businesses in a pedestrian-friendly, safe environment.

Viewshed. An area of exceptional attractiveness that can be seen from specific locations and identified on an official map.

Xeriscape. A form of water-wise landscaping that incorporates planning and design, soil testing, native and drought tolerant plants, practical turf areas, efficient irrigation, mulching and appropriate maintenance.