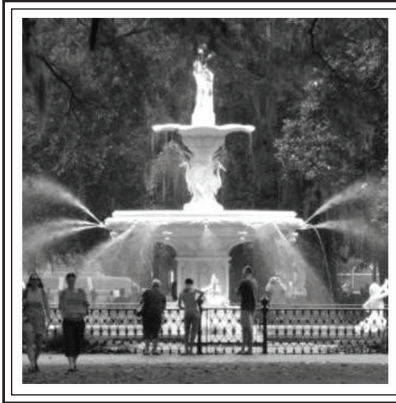


Quality of Life

Not many landscapes can match the beauty and romance of the coastal environment. A temperate climate, abundant wildlife, and spectacular scenery have made Chatham County an ideal location for human settlement. From shell rings to mid-20th century subdivisions, there is physical and cultural evidence of over 4,000 years of human habitation and activity in Chatham County. Our streams, rivers and marshes are now more attractive than ever as a place to live.

Southeast Georgia is experiencing phenomenal growth due in large part to the County's positive quality of life attributes. With such population growth, come the other elements

of development. The vision of a community that is a safe and healthy place to live, work, and raise a family can be accomplished with forethought and when reverence for what makes Savannah and Chatham County unique is taken into account.



To control and manage the development of our unique area, residents and local government must continue in their efforts

of overseeing, protecting, and enhancing our vast resources while providing a safe and healthy environment for all our residents.

With proper planning, we can ensure that Chatham County will continue to be a place of beauty with a high quality of living for centuries to come.

8.0 Quality of Life Introduction

Chatham County seeks to provide an excellent quality of life for its citizens. In an effort to maintain such a high level, the County has a responsibility to promote and support programs and regulations that positively impact the quality of life of its citizens. The citizens of this community achieve a superior quality of life in a safe, active, and healthy environment.

This chapter of the Comprehensive Plan includes an inventory and assessment of the following quality of life issues: Public Safety, Health, Education, Natural Resources, and Historic and Cultural Resources¹.

In order to ensure consistent priorities across local government bodies, this section incorporates several items from the *Chatham Community Blueprint* – a strategic plan adopted by both the City of Savannah and Chatham County.

8.1 Community Health

Public health- especially access to healthy foods, open spaces/recreational facilities, and active transportation (roads and trails safe for bicycles and pedestrians)- is a vital quality of life issue. The City of Savannah and Chatham County are cognizant of the interconnectedness between land use and public health. As such, they have instituted programs and policy changes to improve the public health and are committed to continue these efforts into the future.

8.1.1 Healthy Savannah

During the summer of 2007, Savannah Mayor Otis Johnson launched Healthy Savannah, with the aim of making Savannah a healthier place to live. Today Healthy Savannah is a strong 100-plus member coalition of public, private, and non-profit organizations that works to improve the overall health of Savannah. Over the past nine years, Healthy Savannah has spearheaded or partnered with other organizations on several efforts that positively impact the public health in Savannah-Chatham County. Recent accomplishments include the adoption of ordinances regarding mobile farmers' markets, the establishment of a community gardens program, and promoting school programs such as the walking school bus to encourage healthy habits.

8.1.2 Chatham Community Blueprint 2035

Chatham County continues to make efforts to improve public health for all its citizens. In 2008 the city of Savannah, Chatham County, and United Way of the Coastal Empire partnered to evaluate and address community needs, including public health issues. The

¹ The Quality of Life section contains aspects of this plan which are considered optional to the Georgia Department of Community Affairs (DCA). The *Chatham Community Blueprint* also contains a section titled "Quality of Life."

outcome of the partnership and countless hours of community involvement was the *Chatham County Blueprint*, which established visions, goals, and strategies to improve social and economic issues that can negatively impact the community.

The *Chatham Community Blueprint* identified the following vision with regard to land use related public health:

Chatham County has a culture of health including equal access to quality and affordable healthcare, chronic disease prevention, health inclusive policies and environmental design.

8.1.3 Issues and Opportunities

Community Health Services

Several barriers to health services were identified in the development of the *Chatham Community Blueprint* especially for families with children, senior citizens, and people with disabilities. There is a community-wide need to encourage and provide opportunities to incorporate physical activity into daily routines.

Mental Health & Social Services

A recurring topic of discussion during the formation of the *Chatham Community Blueprint* was the needs of the mentally ill and the provision of social services. A suite of policy recommendations was established in this document to address issues such as the stigma facing mental health patients and improving access to treatment. Additional goals were prepared to improve the delivery of social services at the neighborhood and regional scales.

Health in Schools

Several opportunities to improve public health were identified relating specifically to the role of schools. The *Chatham Community Blueprint* recommends increased physical activity, provision of nutrient-rich food, and education focused on healthy lifestyle choices.

Healthy Food

Access to healthy food was found to be a major issue affecting health in our community. The *Chatham Community Blueprint* proposed policy and funding mechanisms to increase access to produce to various “food deserts,” create farmer support programs, and expanding community gardens and urban farmers.

8.2 Education

A high-performing education system is a key ingredient for the future success of Savannah and Chatham County. Educational attainment unlocks future opportunities for personal

and community growth for generations to come. The provision of education to students is a vital function of local government – in this area it is provided by the Savannah Chatham County Public School System (SCCPSS).

SCCPSS strives to improve the education system for all students in the County. The official vision for the school system is “From school to the world: All students prepared for productive futures.” This plan identifies ways to achieve a common vision for an improved community education system.

8.2.1 Chatham Community Blueprint 2035

The previously recognized *Chatham Community Blueprint* identified the following vision with regard to education:

From early childhood education through post-secondary achievement, Chatham County’s innovative and inclusive educational systems are a model of academic excellence that enable students to have the knowledge, skills and ability to succeed at chosen pathways.

8.2.2 Issues and Opportunities

Development of Financial, Social & Conflict Resolution Skills

Public outreach performed for the *Chatham Community Blueprint* revealed a need to improve students’ aptitude regarding financial and social skills. Inadequate financial literacy was found to cause students to make inferior decisions regarding saving and spending. Improvements to conflict resolution skills could help students reduce disciplinary actions that impair their future success. The discussions and community engagement performed as a part of the *Blueprint* provided a host of strategies for improving the integration of these life skills into the education system.

Improving Upward Mobility of Students

A gap between students, graduates, and employers was identified in the course of the outreach performed for the *Chatham Community Blueprint*. This limits the opportunities of local students and disconnects employers from future generations of young talent. Discussion found key barriers to address that would assist local students in finding employment and achieving upward mobility including: pre-kindergarten reading; improve reading and math achievement; access to apprenticeship, mentorship, and volunteering; and increasing hands-on experiences for students.

Enhancing Parental Involvement

Parental involvement and engagement in student’s education was found to be a strategy to improve educational outcomes. The *Chatham Community Blueprint* identified a host of methods to activate parents in their children’s studies including: incentives to maintain involvement (such as transit vouchers and paid time off), improved coordination of services, and education of parents about various policies.

8.3 Public Safety

A safe community creates better neighborhoods, economic development and overall quality of life for all residents. It is a primary responsibility of a municipality to ensure public safety that protects and serves its residents. Chatham County and the City of Savannah coordinate their efforts to ensure that police, fire, and emergency management services are provided for all residents.

8.3.1 Chatham Community Blueprint 2035

The *Chatham Community Blueprint* identified the following goal with regard to public safety:

Reduce crime, particularly abuse and violence, by building trust between law enforcement and residents, focusing enforcement individuals involved in risky behaviors and activities, and expanding the visibility of police to ensure all residents feel safe.

8.3.2 Issues and Opportunities

Improve Neighborhood Safety

A persistent theme in the public engagement for the *Chatham Community Blueprint* and this plan was the desire to reduce crime so that all residents feel safe. Data from the Savannah Chatham Metropolitan Police Department (SCMPD) show that, while crime incidence is lower than the 2008 peak, the rate of both property and violent crime has increased since 2013.

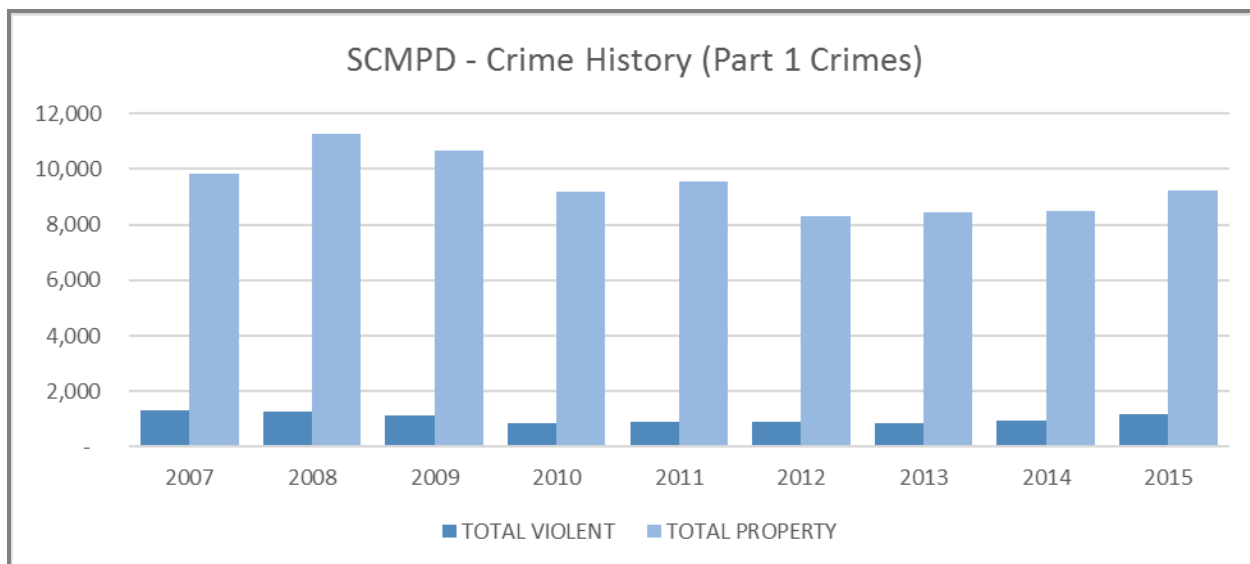


Table 8.1 Part 1 Crimes 2007-2015

Reducing crime is a top priority for the police department and many members of the community. Lower rates of crime benefits residents, businesses, and the long term development of the area. At the neighborhood level, trust between officers and

citizens is an essential component to improving safety. Programs such as “Citizens Police Academy,” “Coffee with a Cop,” and “National Night Out” are underway to establish these ties to the community. Targeted crime reduction programs such as “End Gun Violence” and “Neighborhood Watch” have also been established in response to community concerns about safety.

Improve the Safety of Public Spaces

Discussions about revitalizing commercial corridors and the provision of affordable housing often touched on the perception of safety. This concern about the risk of criminal activity is a barrier to people’s willingness to visit commercial areas and neighborhoods. Research in the realm of environmental psychology and criminal justice shows that specific physical attributes of a space can influence the incidence of crime. Collectively, this body of knowledge and practices is referred to as Crime Prevention through Environmental Design (CPTED).

8.4 Natural Resources

Chatham County contains exceptional natural resources which are vitally important to its economy and development potential. The County has an interest in promoting, developing, sustaining, and protecting its natural resources for future generations.

This chapter of the Comprehensive Plan includes an assessment of specific natural resources and natural resource issues found in Chatham County as well as specific goals and objectives for the management and protection of these resources.

8.4.1 Water Resources

8.4.1.1 Water Supply Watersheds

Chatham County is located within the Atlantic Coast Flatwoods section of the State within both the Savannah and Ogeechee River Basins and more specifically within the boundaries of the Lower Savannah, Lower Ogeechee and Ogeechee Coastal Watersheds.

The Ogeechee River Basin headwaters are located in the southeastern edge of the Piedmont province and the basin continues southeastward to the Atlantic Ocean. The river basin is located entirely in the State of Georgia and drains approximately 5,540 square miles and plays a significant role in forming Wassaw, Ossabaw, Saint Catherine’s, Black Beard and Sapelo islands off the coast of Chatham County.

The Savannah River Basin is a 10,577 square mile watershed whose headwaters originate in the Blue Ridge Province of North Carolina, South Carolina, and Georgia. The Savannah River forms the boundary between South Carolina and Georgia as it flows southeast to the Atlantic Ocean at Savannah. The Savannah River is the most extensively used surface water source in the Savannah River Basin.

8.4.1.2 Public Water Supply Sources and Management

The groundwater resources of Coastal Georgia, specifically the Floridan Aquifer system, are recognized as some of the most productive in North America. This particular system underlies an area of about 100,000 square miles in southern Alabama, southeastern Georgia, southern South Carolina and all of Florida. The depth below the ground surface to reach the top of the Floridan Aquifer increases from less than 150 feet in coastal South Carolina to more than 1,400 feet in Glynn and Camden counties, Georgia.

Approximately 95 percent of the population of Chatham County is served by municipal or community water systems². Ninety-eight percent of the water provided by these systems is pumped from the Floridan Aquifer and meets or exceeds drinking water standards. Water is pumped directly into the distribution system with chlorine and fluoride being the only treatment necessary.

As population growth increases the demand for drinking water and reduction in groundwater usage becomes necessary to prevent saltwater intrusion, the existing capacity of the treatment facility will play a major role in meeting the future demand for water.



Figure 8.2. Floridan Aquifer System

As a result of extensive pumping in the developed areas of Savannah and in the adjacent coastal areas in Georgia and South Carolina, as the aquifer has experienced changes in the groundwater levels, the rates and distribution of recharge and discharge, the rates and direction of groundwater flow, and the overall quality of the water in the aquifer system.

Measures to reduce the amount of groundwater pumped from the Floridan Aquifer were instituted in 1995 when the *Comprehensive Water Supply Management Plan for Chatham County* was adopted. The Plan was the result of a cooperative effort by the municipalities, major domestic water companies, and major industrial water users to reduce groundwater pumping.

In 1997, the State of Georgia Environmental Protection Division (EPD) limited the amount of groundwater that could be withdrawn from the Floridan Aquifer. The moratorium on additional groundwater withdrawal was viewed as a temporary measure pending a study to measure saltwater intrusion into the groundwater supply.

² Chatham County Comprehensive Water Supply Management Plan (2000 Update).

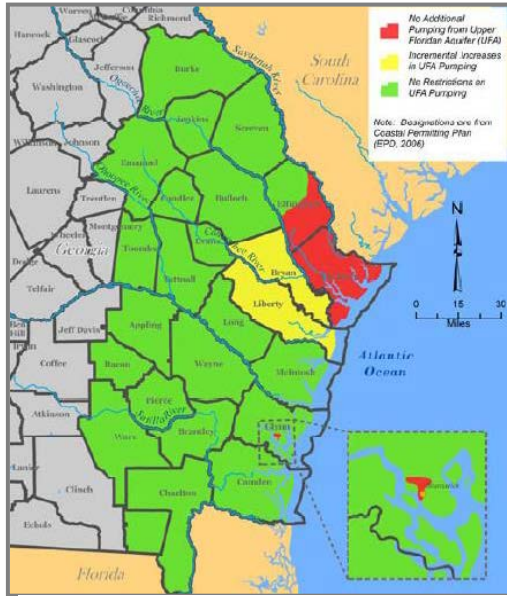


Figure 8.3: Zone Boundary Map

This study, called *The Sound Science Initiative* was completed in May 2010. This led to a multi-step approach to managing groundwater withdrawals along the coast.

The State of Georgia Environmental Protection Division (EPD) capped the amount of groundwater that could be withdrawn from the Aquifer and mandated a 10-million-gallon reduction in pumpage by 2005. Annual updates of the Plan indicated that the measures were effective. Again, in October 2015 EPD mandated a reduction in pumping from all groundwater withdrawal permittees within the Red Zone with reduction milestones for 2020 and 2025 included.

In light of the new directives from EPD, the municipal water providers within Chatham County and southern Effingham County, will explore opportunities to coordinate water supply

management and conservation efforts in the future.

The issues affecting groundwater quality (domestic, industrial, and agricultural pumpage and vertical and horizontal migration of saltwater into the aquifer) must continue to be addressed on a regional basis because groundwater withdrawal in one area affects the piezometric pressure throughout the aquifer, and salt water intrusion in one part of the aquifer may eventually contaminate the entire aquifer system.

8.4.1.3 Groundwater Recharge Areas

If hazardous or toxic substances pollute the water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, ultimately effecting our drinking water source. Once polluted, it is almost impossible for a groundwater source to be cleaned up. For this reason, local wellhead protection ordinances have been passed and the Chatham County Inspections Department routinely performs inspections of community wells to prevent wellhead contamination and to address any stormwater pollutants that have the potential to impact groundwater and drinking water quality through the wellhead.



In Chatham County and Savannah, the protection of groundwater recharge areas is also overseen by restricting land uses that generate, use, or store pollutants within groundwater recharge areas and by establishing minimum sizes for lots within groundwater recharge areas that are served by on-site sewage management systems. Prior to the issuance of a building permit or a demolition permit, the Zoning Administrator assesses whether the proposed activity is located within a groundwater recharge area as identified by the Georgia Department of Natural Resources (GA DNR). All lands identified as groundwater recharge areas are subject to restrictive development standards.

8.4.1.4 Wetlands

Wetlands are vital features in the landscape of Chatham County and the City of Savannah that provide benefits for people and wildlife. Wetlands are able to improve our water quality, provide natural habitat, and store floodwaters. A wide variety of amphibians, insects, birds, fish, plants and microbes inhabit wetlands, making them some of the most productive ecosystems in the world.

Over the past sixty years, many wetlands in Georgia have been altered and converted to other uses due to development, many of these conversions were of freshwater wetlands on the coastal plain. Conversion rates in Georgia have accelerated during the last 40 years due to changing demands for agricultural and forest products, population growth and urban expansion in the Piedmont, mountains and along the coast.

Directly related to the need for wetland conservation, under the Part V Environmental Planning Criteria, Chatham County and the city of Savannah adopted Wetlands Protection Ordinances that provide a procedure for local governments to coordinate federal wetlands permitting with local permitting. These ordinances provide a regulatory framework by which potential wetland impacts should be evaluated before local permits for land disturbance and building are issued.



The future of wetlands is closely linked to land-use decisions made not only by governments but by the private landowner as well. Therefore, land-use regulations are the most commonly used wetland protection techniques among local governments throughout the country since regulations are inexpensive relative to acquisition and can provide substantial protection for wetlands.

Chatham County has enacted a zoning requirement for a 35-foot marsh buffer setback that is intended to, a) protect and enhance community character; and b) to protect environmental quality, especially the estuarine system surrounding the community.

Wetland regulations can be contained in other codes in addition to the zoning ordinance to provide comprehensive wetland protection. Floodplain ordinances such as those adopted by Chatham County and Savannah are addressed in the Floodplains section of the Natural Resources Element can be amended by adding standards to prevent fill and drainage of wetland portions of the floodplain. Subdivision and planned unit development codes can be used to encourage clustering of buildings on upland sites and to require dedication or permanent preservation of wetland areas. Building codes can be used to control development on hydric soils and in flood hazard areas.

Stormwater management ordinances such as those implemented by all of the jurisdictions within Chatham County can be used to protect wetlands as a means of reducing non-point-source pollutants and to create artificial wetlands for the treatment of surface runoff. In addition, pollution controls may be used to prohibit discharges into area wetlands.

8.4.1.5 Protected Rivers and Corridors

River corridors are the strips of land that flank major rivers. These corridors are of vital importance since they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the State, help control erosion and river sedimentation, help absorb floodwaters during natural events, and allow the natural migration of floodwaters due to sea level rise.

The Coastal Georgia Regional Development Center prepared a Regional River Corridor Protection Plan for counties within their jurisdiction. The Plan describes the ten local governments and the associated rivers that are affected by the River Corridor Protection Act, and puts forward a regional plan for the protection of river corridors. Chatham County is one of the eight coastal counties affected by the River Corridor Protection Act and therefore, as required, has adopted a Regional River Corridor Protection Plan for the Savannah River.

The maintenance of a 100-foot natural vegetative buffer, often referred to as a “riparian buffer”, on both sides of any protected river is required under the River Corridor Protection Act. Similarly, under the State of Georgia Erosion and Sedimentation Act, a requirement is in place that land-disturbing activities shall not be conducted within 25 feet of the banks of any State waters.

Riparian buffers are of particular importance to the overall protection of water quality and habitat within the coastal areas of Georgia. Scientific research has found many reasons for riparian buffers, including: a) to reduce the volume and velocity of stormwater runoff in order to protect the



hydrological profiles of the surrounding waterways; b) to reduce the sediment and pollutants going into the open water; c) to provide upland wildlife habitat areas and; d) to help maintain the in-stream temperatures provided by the shade within the tree canopy of the buffer system; e) buffering adjacent neighborhoods, and f) enhancing community appearance.

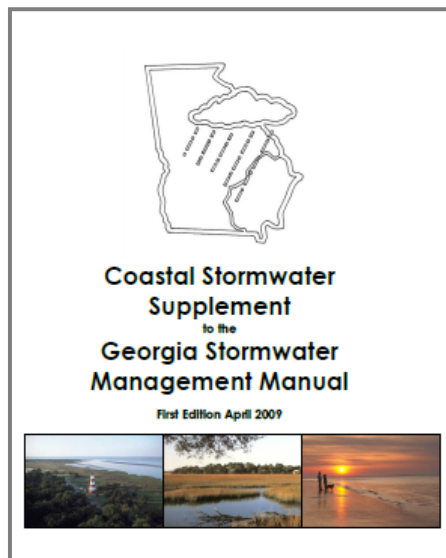
Under related environmental protection measures, section 303(d) of the 1972 Clean Water Act mandates that all states develop lists of impaired waters within their jurisdiction. The Georgia Department of Natural Resources Environmental Protection Division has a complete “303(d) list” for the State of Georgia and Chatham County. Currently, there are a number of impaired waterways within Chatham County that are being monitored and investigated for measures to improve the water quality. The current can be found on EPD’s website at: <https://epd.georgia.gov/georgia-305b303d-list-documents>

8.4.1.6 Stormwater Management

Stormwater runoff is generated from rain that flows over land or impervious surfaces, such as paved streets, parking lots, and building rooftops, and does not soak into the ground. The runoff picks up pollutants like trash, chemicals, oils, dirt, and sediment that can harm our rivers, streams, lakes, and coastal waters. To protect these resources, communities, construction companies, industries, and others, use stormwater controls, known as best management practices (BMPs). These BMPs filter out pollutants and/or prevent pollution by controlling it at its source.

The State and Local National Pollutant Discharge Elimination System (NPDES) stormwater programs regulate stormwater discharges through municipal separate storm sewer systems (MS4s). Depending on population size, operators of the MS4s are required to obtain an NPDES permit before they can discharge stormwater. This permitting mechanism is designed to prevent stormwater runoff from washing harmful pollutants into local surface waters.

Stormwater Management Programs (SWMP) have been adopted by the municipalities in Chatham County as a requirement of the National Pollutant Discharge Elimination System (NPDES) administered by the State of Georgia Department of Natural Resources (GA DNR). The management plans include: routine water quality sampling and testing; calculation of pollutant loads; identification and elimination of illicit discharges; preparation of annual reports to the Georgia Environment Protection Division (EPD); and education and public awareness programs.



By 2012, all of the jurisdictions within Chatham County had adopted the *Coastal Stormwater Supplement to the Georgia Stormwater Management Manual (CSS)*. The CSS is that tool intended to provide Georgia's coastal communities with comprehensive guidance on an integrated, green infrastructure-based approach to natural resources protection, stormwater management, and site design.

8.4.2 Coastal Resources

Georgia's coastal marshlands and beaches are seen as one of the State's greatest resources and a defining characteristic feature of Chatham County.

Chatham County has enacted a zoning district for marsh conservation. According to the county's 2001 zoning ordinance, the purpose of the Conservation Marsh (C-M) District is to encourage all reasonable public and private uses and developments of the marshlands. The uses are not to be significantly detrimental to the biological ecology, aquatic life, wildlife, recreation, and scenic resources of the marshlands. The uses will not pollute the inlets and coastal waters with human or industrial wastes or the long-term silting that would result from unduly disturbing the marshlands. The purpose of the C-M district is to protect and conserve a natural land and water condition for the recreational, economic and general welfare of the citizens of Chatham County.



The landscape along the Georgia coast is also dotted with marsh hammocks — back barrier islands or small upland areas surrounded by tidal waters and marshes that provide a haven for wildlife. As the State's coastal population grows, hammocks are under increasing development pressure so, in order to effectively protect Georgia's coastal habitat, public policies regarding hammock conservation must be enacted.

8.4.2.1 Floodplains

Floodplains are flat or lowland tracts of land adjacent to lakes, wetlands, and rivers that are typically covered by water during a flood. The ability of the floodplain to carry and store floodwaters should be preserved in order to protect human life and property from flood damage. However, undeveloped floodplains also provide many other natural and economic resource benefits. Floodplains often contain wetlands and other areas vital to a diverse and healthy ecosystem. By making wise land use decisions in the development and management of floodplains, beneficial functions are protected and negative impacts to the quality of the environment are reduced. Both the City of Savannah and Chatham County have recently updated their Floodplain Protection Ordinances to begin addressing sea level rise and the natural migration of waters along the coast however more attention must be given and measures must be enacted in the near future to allow for further protection of the coastal community from rising waters due to changes in the environment.

8.4.3 Major Park, Recreation and Conservation Areas

The natural and scenic amenities of Chatham County offer many recreational and cultural opportunities. Due to the amount of open space in Chatham County being reduced annually primarily due to the impacts of development, surveys were performed and a resulting countywide *Open Space Plan* was completed by the MPC in 1996. This plan was drafted to provide direction in providing and conserving adequate amounts of natural open space for Chatham County to enjoy in the years to follow.



As a follow-up to the 1996 plan, the County completed the Chatham County Greenway Implementation Study and BMP Manual in 2016. This plan included a comprehensive assessment of stormwater drainage canals and retired rail corridors located throughout Chatham County, Georgia. The goal was to determine their viability as potential greenway trails. To ensure that the trails systems and adjacent habitats are properly maintained, a guide, “Best Management Practices for Canal Greenway Maintenance” was developed as a separate companion document.

Ultimately three corridors were selected and included: Old Savannah Tybee Railroad (extension of the McQueen’s Island Historic Trail), Placentia Canal, and

Wilmington Park Canal.

The final Greenway Implementation Study and BMP Manual can be found online: <http://www.thempc.org/Dept/Comp>

8.4.4 Solid Waste Management

Historically the method for handling solid waste in Chatham County has been primarily through the disposal of solid waste in area landfills. This arrangement has been satisfactory from the standpoint of the landfill operators and their customers who enjoy the benefits of the profits generated (operators) and the relatively inexpensive disposal fees (customers). However, because of the high land costs in Chatham County, it is unlikely that land will be available to construct new landfills in the County when the landfills in the County reach capacity, at which time the residents of the County will be required to pay the additional transportation costs to new landfills in other counties. In addition, it is likely that the surrounding counties will demand a premium to accept waste generated outside of their area.

The City of Savannah successfully started a curbside single-stream recycling program in 2008 and the County has had drop-off facilities/transfer stations for a number of years before 2008.



Preserving the capacity of the landfills through reduction of the waste stream by recycling, composting, and mulching of yard waste should be a priority of the County. Because the management of solid waste requires a long term perspective, a regional outlook and discussion on solid waste management is warranted.

8.4.5 Issues and Opportunities

In order to determine the adequacy of existing policies and programs, an assessment is needed. This will ensure that resources are utilized, developed, managed and preserved wisely for maximum long range benefits for each community within Chatham County.

After careful review, the following list was created to highlight those points that may need careful attention in the future.

- Coastal Resources-* The Islands and Southeast Chatham areas of the County are environmentally unique in that they are marsh side communities. Some elements that need increased protection within these communities are the hammocks, wetlands and back barrier islands as well as the individual marsh buffers and setbacks on each site. More intense local programs and development standards for marsh, wetland and island protection need to be established, implemented and maintained once put into place. There is also a strong need for those natural resource sites in need of protection to be identified and ultimately “protected” through a number of means: possible acquisition using SPLOST funds, zoning, conservation easements, donation, etc. Also in need of continued protection are those coastal species of flora and fauna in danger of population decline and extinction. The previously active Chatham County Resources Protection Commission (CCRPC) was a viable mechanism for this type of protection effort, however, due to discontinued funding, the program has stalled as of 2015.
- Efficient Land Use-* Maximizing the use of existing infrastructure and minimizing the costly conversion of undeveloped land at the periphery of the community should continue. This is achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning investment in public infrastructure; and maintaining open space in conservation uses. Enhancements to the existing regulations to require and/or incentivize open space preservation are

needed. The desire is that new development will continue to be designed following Oglethorpe's Plan that minimizes the amount of land consumed and allows for more open space to be set aside from development for use as public parks, greenways and wildlife corridors.

- *Major Park, Recreation, and Conservation Areas*- State and Federal laws provide some protection and management for these resources but too often these laws are not sufficient to protect sites from adjacent development impact. More restrictive zoning regulations and buffer requirements may be needed in the future to limit or prohibit future uses in these areas. In addition, the CCRPC program cited above could be a possible viable mechanism for increasing the percentage of protected acres within the County should funding again become available.
- *Scenic Views and Sites*- Overall, some of the area's scenic views are being lost with the rise in commercial and residential development. Without adequate land use and buffer controls, the likelihood of these scenic areas to be impacted will increase and long term loss will occur.
- *West Chatham County*- Rapid growth in Western Chatham County has led to separate, unique challenges. A definite program for natural resource protection is needed to ensure that the area's isolated wetlands, tree canopies, and greenspace are not lost due to the rapid development.
- *Stormwater*- Stormwater Best Management Practices (BMPs) such as Low Impact Development (LID) strategies that reduce stormwater runoff must continue to be implemented throughout the County to lessen the impacts of runoff on the coastal environment. There is also a need county-wide to determine whether stormwater utilities are feasible for the continued maintenance management, and treatment of the area's stormwater systems.
- *Salt Water Intrusion*- Salt water intrusion into the Floridan Aquifer system needs to continue being addressed regionally to ensure the protection of the coastal area's groundwater source of drinking water.
- *Solid Waste*- Solid waste control and disposal needs to be evaluated and addressed on a regional basis to allow for a more thorough approach to management, reduction and continued capacity for the coastal areas. This effort should include the reduction of waste streams through recycling, composting and mulching of yard waste.



- *Sea Level Rise*- Chatham County and the city of Savannah need to evaluate current standards, regulations, and procedures to ensure the adequate protection of the existing built environment, the design of future construction, and the resiliency of the natural environment to periodic permanent inundation over time due to sea level rise.
- *Local Preparedness*- Chatham County's Disaster Redevelopment Plan (DRP) completed by the Chatham Emergency Management Agency (CEMA) in 2016 is the beginning of a multi-phase effort to help the County address the complications that can arise following a disaster as the community attempts to rebuild. The DRP is the "tool" that can identify and put in place the prerequisites for the type of future the community seeks to achieve. Continued efforts are needed around planning for infrastructure (roads, water, sewer, housing) to pinpoint where to direct new growth.

8.5 Chatham County – Savannah Historic and Cultural Resources

Although other British-planned cities preceded Savannah in the New World, Savannah has proven to be a utopian town plan carried through to completion. The aesthetic qualities embodied in James Edward Oglethorpe's original town plan have influenced the City's quality of life for more than 280 years. The power of Savannah's unique plan, its uncommonly pedestrian-oriented setting and open spaces as well as its tree canopy tolerates significant architectural diversity.

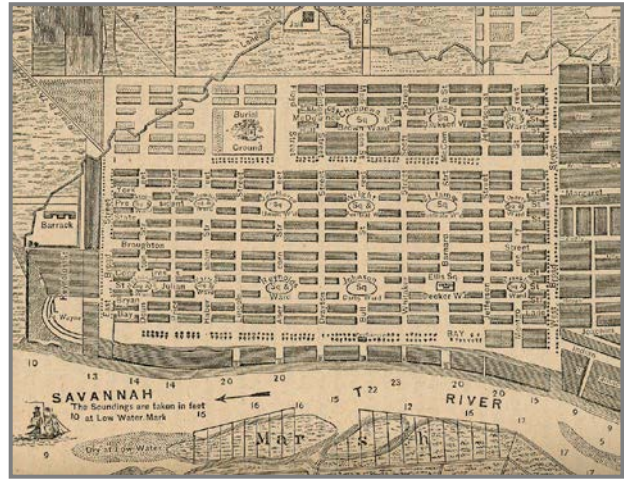
Over 8,000 historic and cultural resources have been identified in Savannah and Chatham County. These resources contribute to the character of the community's neighborhoods and are the basis of the area's robust tourist economy. In the 1960s, the Historic Savannah Foundation, the local non-profit preservation organization coined the phrase "In Savannah, historic preservation goes hand-in-hand with economic progress." At that time tourism was generating yearly revenues of less than \$100,000. In 2015, thirteen million visitors came to Chatham County to enjoy the tree canopied neighborhoods and historic architecture of the County, contributing over two billion dollars to the local economy.

Even without considering the significant impact of tourism, historic preservation provides a significant, measurable influence on the economy and community. Foreclosure rates are lower in historic districts, property values are more stable during uncertain times and increase at a greater rate than in non-historic areas in favorable economic times. Historic districts and rehabilitation both create and attract more jobs.

The preservation and revitalization of these historic and cultural areas is a primary goal in Chatham County.

8.5.1 Development History

Permanent European settlement came to the Chatham County – Savannah region in 1733 when the British settled the Colony of Georgia to buffer their northern colonies from the Spanish in Florida. James Edward Oglethorpe founded Savannah as the seat of the thirteenth English colony near a Creek Indian village called Yamacraw. Oglethorpe forged friendly relations with the Indians which enabled him to establish a successful town 18 miles inland from the Atlantic Ocean. Oglethorpe devised a colonial settlement plan that set it apart from other cities in the New World.



The nucleus of the plan was the ward. Each ward had a name and was a part of a larger integrated regional land system that included town commons, gardens, farms, estates, agricultural villages and fortified outposts. The plan informed the architecture, resulting in a dense urban pattern of townhouses and carriage houses in the old town and a more and more suburban pattern as development advanced into the former farm lots. Modern-day street patterns closely follow the old land divisions between the farm lots.

Savannah's regional plan with its town lots and squares, garden lots, and farm lots formed a blueprint for growth that is evident in the street patterns even today. Major boulevards such as 37th Street, Victory Drive, Bull Street and Waters Avenue follow the former divisions between the farm lots.

Beyond the farms were agricultural villages such as Hampstead and Highgate (now occupied by Hunter Army Airfield) and private estates on the water such as Wormsloe and Beaulieu. The plan was completed by fortified farming villages such as those at Thunderbolt and Modena on Skidaway Island.



The outlying settlements were connected to the City of Savannah by waterways and colonial road systems. These colonial roads followed the high ground (usually the ridges of old barrier island dune structures). Early development naturally occurred along these routes including the Western Road (Louisville Road), the White Bluff Road (an extension of Bull Street), the Great Ogeechee Road (Southern Road), Wheaton Street (to Thunderbolt and the ferry to Skidaway Island), and the Augusta or River Road. Plantations were established along the Savannah and Ogeechee Rivers and on the islands such as Ossabaw, Skidaway and Wassaw.

After the Civil War, street railroads, also known as streetcars, encouraged suburban and river resort development. With the arrival of the automobile, many of these summer resorts became year-round residential suburbs and palm-lined causeways connected these



communities to the mainland. Street railroads enabled urban expansion into the former farm lots where larger lots and deeper setbacks were the norm and are today desirable residential neighborhoods.

Industrial development replaced the Savannah River plantations in the Twentieth Century. Like the Nineteenth Century canals and railroads, industries spurred the development of industrial worker communities like

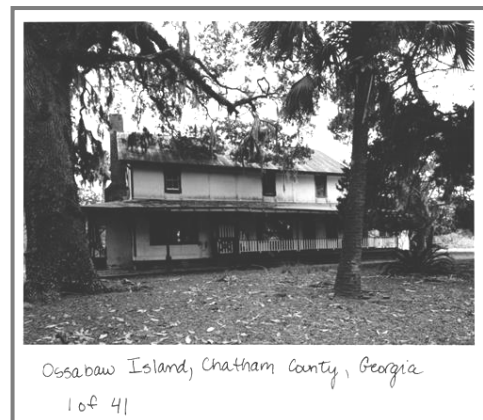
Woodville and West Savannah. Prior to World War II, the Savannah urban area was bounded roughly by DeRenne Avenue on the South, Pennsylvania Avenue on the East, and Lathrop Avenue and Laurel Grove Cemetery on the West. Outside of several smaller municipalities, the remaining areas were rural in character, dominated by dairy farms, timber and truck farming.

Since World War II, automobile-related mobility enabled urban expansion and suburbanization, which spread to all quadrants of the County. With the exception of the estates of Wormsloe, Beaulieu, Grove Point, Oakland, Lebanon and the islands of Wassaw and Ossabaw, there is little rural landscape left in modern day Chatham County.

8.5.2 Historic Districts and Neighborhoods

The City of Savannah and Chatham County have dozens of historic districts listed or eligible for listing in the National Register of Historic Places. There are two different kinds of historic districts: National Register historic districts and local historic districts. National Register historic districts are recognized by the Federal government, but are primarily honorific in nature. They qualify property owners for significant tax incentives but do not provide protection of the resources except in situations where federal funds or permits are involved.

Local historic districts are established by ordinance by the local government and include specific design standards which ensure that new construction, alterations and



rehabilitations are consistent with the historic character of the district by requiring a Certificate of Appropriateness for exterior alterations.

Historic properties can also be listed individually on the National Register or as a local property. Only the districts are discussed here.

Tables 8.4 and 8.5 below lists each of the historic districts within the City of Savannah and Chatham County and the year they were formally accepted.

TABLE 8.4 CITY OF SAVANNAH HISTORIC DISTRICTS	AREA (in Acres)	NATIONAL REGISTER	LOCAL DISTRICT
SAVANNAH NATIONAL HISTORIC LANDMARK	533.6	1966	1973
VICTORIAN*	167.7	1974/82	1980
CENTRAL OF GEORGIA RAILROAD SHOPS AND TERMINAL FACILITY*	41.3	1976/78	1973
LAUREL GROVE SOUTH CEMETERY	35	1978	-
LAUREL GROVE NORTH CEMETERY	67	1983	-
ARDSLEY PARK - CHATHAM CRESCENT	394.0	1985	-
THOMAS SQUARE STREETCAR/MID-CITY	310.0	1997	2005
CUYLER-BROWNVILLE	193.8	1998	1998
DAFFIN PARK – PARKSIDE PLACE	161.7	1999	-
GORDONSTON	86.2	2001	-
BONAVENTURE CEMETERY	160	2001	-
EASTSIDE	156.7	2002	-
FAIRWAY OAKS – GREENVIEW	105	2009	-
KENSINGTON PARK - GROVELAND	160	2014	-
PINE GARDENS	100	2014	-
TOTAL	2672.0		

* Originally listed and then subsequently increased the boundary at a later date.

TABLE 8.5 UNINCORPORATED CHATHAM COUNTY HISTORIC DISTRICTS	AREA (IN ACRES)	NATIONAL REGISTER	LOCAL DISTRICT
FORT PULASKI		1966	-
WORMSLOE PLANTATION	750	1973	-
BETHESDA		1973	-
ISLE OF HOPE	91.5	1984	-
OSSABAW ISLAND	25,000	1996	-
SAVANNAH AND OGEECHEE CANAL		1997	-
PIN POINT	135	-	2007
PENNYWORTH ISLAND	174.5	-	2011
TOTAL	26,151		

Legend

- Listed National Register Historic Districts
- Eligible National Register Historic Districts
- City of Savannah Boundary

Scale: 0 0.25 0.5 1 1.5 Miles

North Arrow

Map Date: March 2015

Logos: SAGIS, mpc

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8.5.3 Issues and Opportunities

Historic buildings require periodic rehabilitation and buildings in the various historic districts are a magnet for investment which directly impacts the local economy. Appraised property values in targeted areas have increased exponentially thereby making historic preservation a powerful engine for Savannah's economy.



Historic commercial buildings provide interesting space for retail, inns, lofts and condominiums. The housing stock in historic neighborhoods provides a range of housing choices in unique landscape settings close to existing transportation lines. New developments in proximity to historic neighborhoods gain value from that location. In turn, these developments need to reinforce the street patterns, public accessibility and aesthetics of the surrounding historic neighborhoods.

Despite the positive statistics, not all communities recognize the value of historic preservation, therefore, historic resources continue to be lost.

Issue: Surveying Historic Resources

Completing historic resource surveys is one of the most basic ways to document a community's historic assets. Understanding what historic resources exist is the first step to protecting them. Historic resource surveys should be completed at least every ten years, with updates every five years to ensure accuracy and completeness. The last comprehensive survey completed in unincorporated Chatham County was in 1993. Savannah's survey is piece meal with many areas having never been surveyed, and some areas not having been surveyed since the 1970s. A comprehensive approach to a County-wide survey should be developed and funded, which should include provisions for future updates.



Issue: Listing Properties and Districts in the National Register of Historic Places

The National Register of Historic Places is a Federal program administered by the National Park Service. Authorized under the 1935 Historic Sites Act and expanded under the National Historic Preservation Act of 1966, the register is a guide to be used in identifying the nation's historic resources. Those resources listed in the National Register are worthy of preservation and consideration in local, state and national planning processes.

Continued efforts need to be made to list all eligible properties and districts in the National Register. These nominations to the National Register typically originate locally, usually sponsored by a neighborhood association or other non-profit group. The final authority to list neighborhoods in the National Register rests with the National Park Service.

A listing in the National Register of Historic Places, either individually or as a contributing property to a National Register Historic District, places no restrictions on the use or disposition of the property or otherwise obligates the private property owner in any way, unless federal funds or permits are being utilized.

One million dollars spent on the rehabilitation of a Savannah historic building will generate about 1.2 more jobs and \$62,000 more in income than the same amount spent on new construction.

Resources listed in the National Register are eligible for significant federal and state tax incentives which can make a major impact on the viability of a project. An updated list of sites designated in the National Register within the City of Savannah and Chatham County is available on the National Register website (<http://npgallery.nps.gov/nrhp/>).

Issue: Local Historic District Designation and Design Standards

Contemporary residential developments customarily have mandatory covenants governing what can be built within the community. Covenants are also used to protect the property from future development that might adversely affect its character. Without similar design review, character-defining features of historic neighborhoods can be eroded away. However, only four neighborhoods in the City of Savannah have historic zoning that allows review of alterations and new construction for adherence to specific neighborhood design criteria. They are the Savannah Historic District, the Victorian Planned Neighborhood Conservation District (PNC), the Cuyler-Brownville PNC District and the Mid-City Historic District (Thomas Square-Streetcar Historic District).



Clearly articulated and illustrated design standards are essential to preserving the architectural and community character of a neighborhood. Standards should be

periodically updated with public input to ensure the standards are effective and responsive to evolving urban design trends. Design standards can be incorporated into the base zoning district or included within an overlay historic district.

Preservation ordinances are in place so that the quality and character of the neighborhood will be maintained for future generations.

The need for standards in these neighborhoods is critical. Modest historic buildings are being torn down and replaced by incompatible new buildings. Inappropriate materials are being used, such as fixed plate glass in lieu of double hung windows, and new infill buildings are being built that do not reflect the neighborhood in terms of scale, materials and setbacks. In short, design standards help property owners conserve the character-defining features of their property while helping the owner to comply with new standards.

The City of Savannah in particular should create a clear policy on how a neighborhood can establish a local historic district.

Issue: Additional Policies Related to Historic Resources

Both the City and County also need clearer policies about how they consider and determine historic resources when making internal decisions. Development/zoning ordinances should have provisions on evaluating impact to historic resources and identify mitigation strategies.

Issue: Maintenance Regulations for Historic Areas

Demolition by neglect can result in the loss of character defining features and building fabric and even the complete loss of the resource.

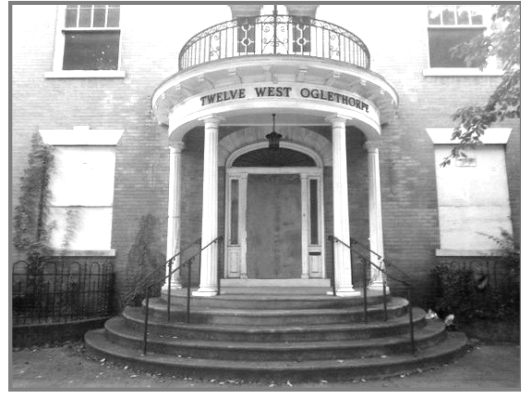
Minimum maintenance requirements and enforcement need to be strengthened to require that a vacant building be maintained in a completely weather-tight condition.

Additionally, vacant and abandoned buildings contribute to reduced property values, blight, crime, and have an overall negative impact on neighborhoods. Additional incentives should be developed to assist property owners in rehabilitating vacant buildings. Disincentives and penalties should also be implemented to prevent properties from becoming vacant in addition to bringing vacant properties back into occupied status.



Issue: Adequate Funding to Protect Cultural and Historic Resources

Funding for historic preservation has always been scarce and often requires innovative use of existing programs. Listing in the National Register enables districts and properties to be eligible for consideration for federal and state funding incentives. Such funds have been used by the City to fund its affordable housing programs and by individual developers and homeowners to complete their rehabilitation funding package. Future sources of funding such as tax increment financing, and affordable housing funds need to be explored. In addition, the MPC Historic Preservation staff is a vital resource aiding in the protection of the areas cultural and historic resources. This program continues to require adequate funding to provide historic preservation planning, oversight and enforcement of the City of Savannah's regulations.



Opportunity: Archaeology

Virtually every tract of land in Chatham County has the potential to contain cultural remains from the community's prehistoric and historic past. A handful of these sites have been identified and researched, but many others go undetected. These sites are subject to damage during land disturbing projects, to the detriment of scientific, historical, and anthropological knowledge. Steps to protecting archaeological resources include:

- Develop policies and procedures regarding the ownership, treatment, and curation of artifacts found on City or County-owned property by municipal employees, contractors, or other entities.
- Develop a policy to incorporate archaeology into every municipally-funded project.
- Develop and adopt an archaeology ordinance which could require research and excavation prior to any development.

8.5.4 Meeting the State of Georgia's Quality Growth Objectives

Chatham County – Savannah's heritage preservation objectives are to maintain the traditional character of the community through the preservation and revitalization of its historic areas; to encourage new development that is compatible with the traditional features of the community; and to protect other scenic and natural features that are important to defining the community's character. In short, efforts to expand this objective should include:

- Preservation ordinances have been adopted for four City historic neighborhoods. Revisions are needed to protect character-defining features for the remaining neighborhood zoning regulations. These standards should include traditional lot sizes and building coverages and height limitations.

- The Historic District Height Map sets limits on the height of new construction that helps encourage appropriate and compatible new development. New development needs to be sensitive to the character-defining features of a neighborhood to include the characteristic height that defines that area.
- Often, rural neighborhoods are not old enough to qualify as historic districts, and yet they maintain character-defining natural and scenic features. The City and County should consider protecting these areas with conservation districts.

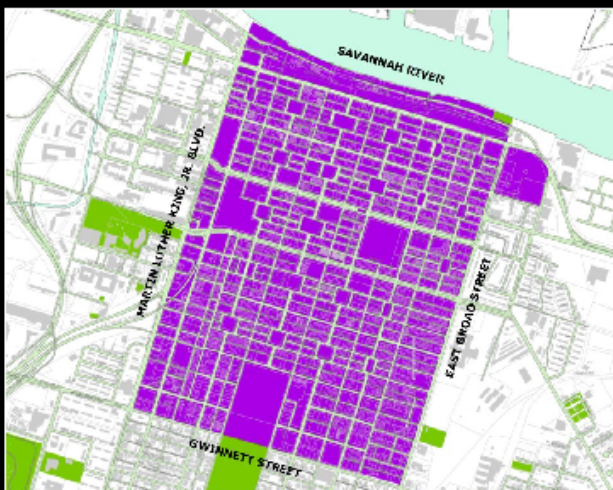
SAVANNAH NATIONAL HISTORIC LANDMARK

DISTRICT

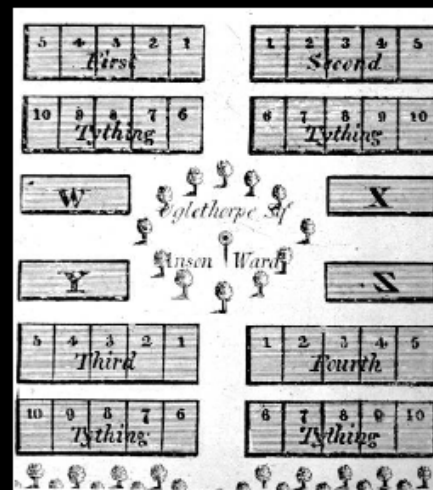


FORSYTH PARK

The Savannah National Historic Landmark District is unique because of its city plan. James Edward Oglethorpe, founder of the colony of Georgia, was responsible for this innovation in urban design. Savannah was laid out in 1733 with four wards along the Savannah River. A typical Savannah ward plan (see below) has an open square in the center which is flanked on the east and west by trust lots; trust lots were originally intended for public buildings. To the north and south of each square are two sets of tything blocks with 10 lots each. These lots were originally intended for use as dwellings or small shops with dwellings above for use by early residents. This ward pattern extended southward through the 1800s and, at its peak, totaled 24 squares. 22 of the original 24 squares survive today. The district encompasses approximately two square miles and over 1,100 noteworthy buildings. Architectural styles represented include Georgian, Federal, English Regency, Greek Revival, Italian Villa, Gothic Revival, and several types of row houses. Many buildings are high style residences, demonstrating Savannah's wealth prior to the Civil War. Many buildings types, including residential, commercial, and civic, have been carefully maintained, rehabilitated, and restored throughout the district. The Savannah National Historic Landmark District was listed in the National Register of Historic Places in 1966.



DISTRICT BOUNDARY MAP



TYPICAL WARD LAYOUT



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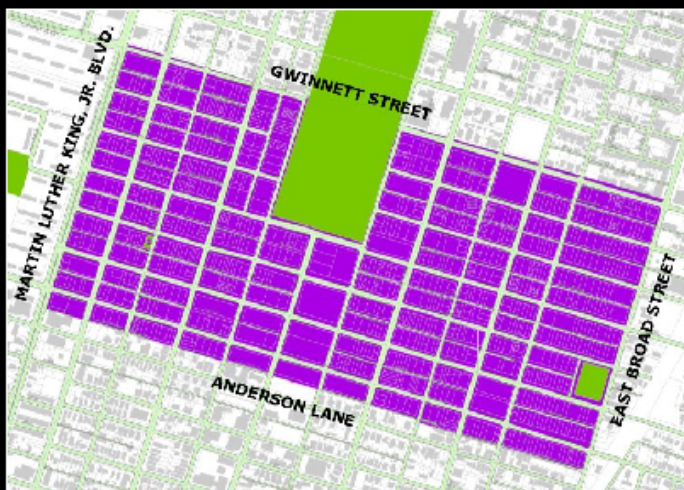
VICTORIAN

HISTORIC DISTRICT



BLOCK OF SIMPLIFIED QUEEN ANNE STYLE HOUSES

Following the Civil War, crowded living conditions downtown and technological advances - such as paved streets, a streetcar system, and electricity - promoted the development of the Victorian Historic District. When a streetcar system was installed in 1869, real estate developers followed its tracks building inexpensive frame houses at the southern edges of, what were then, the city limits. The district is bounded by Gwinnett Street on the north, Anderson Lane on the south, East Broad Street on the east, and Martin Luther King, Jr. Boulevard on the west. It is Savannah's first streetcar suburb and parallels the development of other mid to late 19th century neighborhoods. Instead of Oglethorpe's ward pattern of streets and squares, the streets are arranged in a typical gridiron pattern of streets, lanes, and blocks. Frame construction is the most common building technique in the Victorian District because fire ordinances, which prohibited frame buildings in the older sections of the city, did not extend to this area. A variety of architectural styles that were popular during the second half of the 19th century and beginning of the 20th century are found throughout the district. The Victorian Historic District was listed in the National Register of Historic Places in 1974 with a boundary expansion in 1980.



DISTRICT BOUNDARY MAP



ELABORATE GINGERBREAD DETAILS



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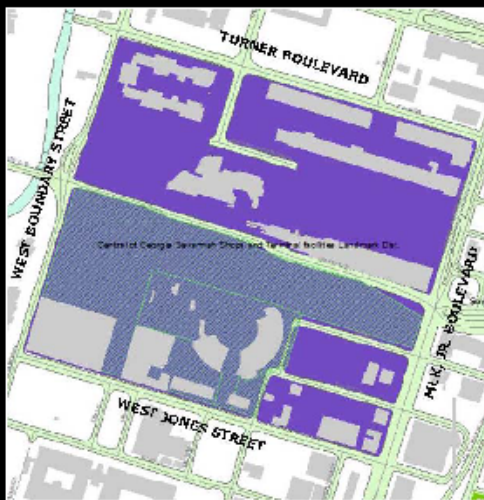
CENTRAL OF GEORGIA RAILROAD SHOPS & TERMINAL

NATIONAL HISTORIC LANDMARK DISTRICT



DISTRICT AERIAL

This National Historic Landmark site is the oldest and largest existing 19th century railroad operation complex in the nation. The complex handled freight, passengers, maintenance, and manufacturing all at this single location. The 33.2 acre complex contains thirteen of the original structures. The majority of the site is owned by the City of Savannah and is operated by the Coastal Heritage Society. The site houses a multitude of new uses including: the Savannah College of Art and Design (SCAD) Architecture and Interior Design programs in the former railroad offices and freight warehouses, which was designed in the Romanesque Revival style by Eichberg and Fay. SCAD also rehabilitated the original administrative offices; the 1856 Greek Revival building is now the SCAD Museum of Art. The Savannah History Museum is located in the former trainshed, while the shops and terminal facilities now house the Georgia State Railroad Museum. Other uses on the site include the Savannah Visitor's Center, the Savannah Children's Museum, Battlefield Memorial Park, and the Whistlestop Café. The Central of Georgia District was listed in the National Register of Historic Places in 1976, with a boundary increase in 1978.



DISTRICT BOUNDARY MAP



SAVANNAH CHILDREN'S MUSEUM



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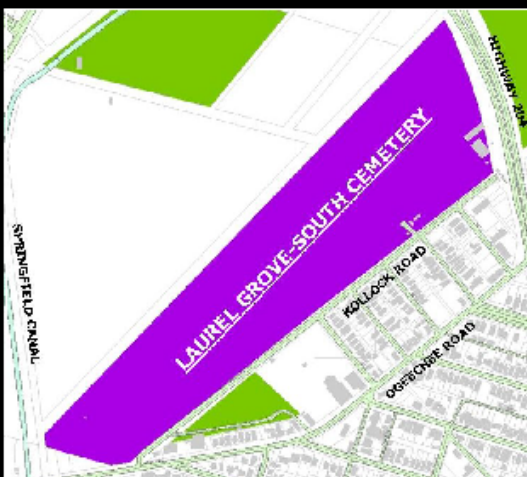
LAUREL GROVE SOUTH CEMETERY

HISTORIC DISTRICT



CEMETERY DIRECTIONAL SIGNAGE AND LANDSCAPE

The 35 acre Laurel Grove-South Cemetery is a significant record of African-American history in the Savannah area. In 1852, this portion of Laurel Grove Cemetery was set aside for the burial of "free persons of color and slaves." Tombstones are predominately small markers with little or no ornamentation with very few monumental markers having elaborately carved figures. Live Oak trees with dripping Spanish Moss are set back from the sandy lanes which traverse the cemetery. Inscriptions on many of the tombstones document various aspects of social history in the 19th century not extensively reported in traditional historical media. The cemetery was, historically, physically separated from the "white" Laurel Grove-North Cemetery and still is today by Highway 204. It contains the largest number of free African-Americans of any cemetery in Georgia, including Andrew Bryan and Andrew Marshall. Both were leaders of, what is now known as, the First Bryan Baptist Church on West Bryan Street. Accessed from the terminus of West 37th Street, Laurel Grove-South Cemetery was listed in the National Register of Historic Places in 1978.



DISTRICT BOUNDARY MAP



OBELISK MONUMENT AND LANDSCAPE



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LAUREL GROVE NORTH CEMETERY

HISTORIC DISTRICT



FUNERARY SCULPTURE, MONUMENTS, IRON WORK

Laurel Grove-North Cemetery is located on the southwestern side of Savannah with its entrance at the end of West Anderson Street. Laid out in 1852, the cemetery is 67 acres and contains a plethora of mausoleums in various architectural styles including Italianate, Greek Revival, and Egyptian Revival. It also has fine examples of cemetery-related architecture such as a receiving vault, keeper's lodge, and porter's lodge. The art, including sculpture, stained glass, iron work, is also significant; the cemetery contains more iron work than any other cemetery in the area. Laid out on the grounds of a former plantation, the cemetery is an informal, park-like setting; this style of landscape architecture was popularized during the first half of the 19th century and Laurel Grove was used as a public park in the Victorian cemetery tradition. As the only public cemetery in Savannah for several decades, it houses people from every level of "white" society; African-Americans were buried in Laurel Grove-South Cemetery. Laurel Grove-North Cemetery was listed in the National Register of Historic Places in 1983.



DISTRICT BOUNDARY MAP



IRON WORK SURROUNDING A FAMILY PLOT



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ARDSLEY PARK CHATHAM CRESCENT

HISTORIC DISTRICT



NEOCLASSICAL HOUSE

Ardsley Park-Chatham Crescent is a large residential neighborhood which began developing in 1909 as two adjacent planned subdivisions. Ardsley Park is to the west of Habersham Street and has a regular gridiron layout with landscaped squares at regular intervals. Chatham Crescent is to the east of Habersham Street and has a Beaux Arts inspired plan with a grand mall, crescent shaped avenues, and small circular parks within a basic grid design. The underlying street pattern from the older parts of Savannah is extended through the district. Lots vary in size, houses are set back uniformly close to the street, and are centered on their lots. Architectural styles represented include both textbook examples and local interpretations of almost every Revival style popular during the early 20th century, as well as many eclectic variations on these styles, and many fine examples of the Craftsman style. Many of Savannah's leading architectural firms of the time are represented in the district, including: Henrik Wallin, Hyman Witcover, Henry Urban, Olaf Otto, E. Lynn Drummond, Levy and Clark, and Cletus Bergen. The Ardsley Park-Chatham Crescent Historic District was listed in the National Register of Historic Places in 1985.



DISTRICT BOUNDARY MAP



CHATHAM CRESCENT GRAND MALL



CHATHAM COUNTY - SAVANNAH

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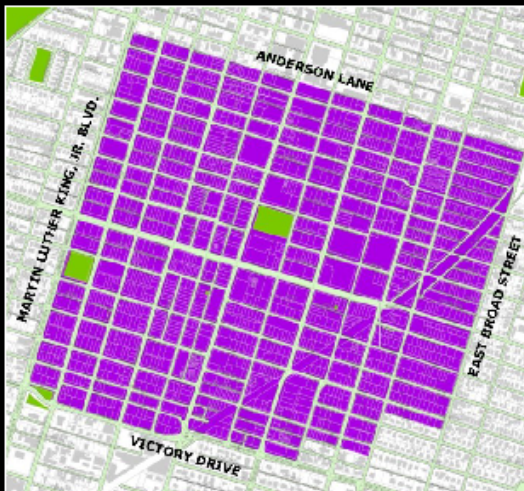
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THOMAS SQUARE STREETCAR HISTORIC DISTRICT



FORMER RICHARD ARNOLD SCHOOL, NOW SCAD'S ARNOLD HALL

Originally farm lots in the 18th century, the Thomas Square Streetcar Historic District contains a collection of historic, intact residential, commercial, and community buildings associated with the Thomas Square Neighborhood. Developed in the late nineteenth century, Thomas Square is bounded by Anderson Lane on the north, East Broad Street on the east, roughly East Victory Drive on the south, and MLK, Jr. Boulevard on the west. The city electrified and extended the streetcar in 1888 south along Whitaker, Abercorn, and Barnard Streets into this district, creating a streetcar suburb. The streetcar lines were removed in 1920 due to the increased use of the automobile. In this district one finds significant examples of Queen Anne, Folk Victorian, Italianate, Neoclassical Revival, Colonial Revival, Greek Revival, and Craftsman style residential architecture. This area is also rich in community landmarks, such as the Little Sisters of the Poor Convent, the Bull Street Library, and the Starland Dairy. This district also has surviving architectural examples of its first use as farm lots; one such example is the 1799 Drouillard House, a former "plantation" cottage on Abercorn Street. The Thomas Square Streetcar District was listed in the National Register of Historic Places in 1997.



DISTRICT BOUNDARY MAP



LITTLE SISTERS OF THE POOR



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CUYLER-BROWNVILLE

HISTORIC DISTRICT



TWO-STORY DETACHED RESIDENTIAL BUILDINGS

Cuyler-Brownville developed in, what was then, southwest Savannah between West Anderson Street, West Victory Drive, Martin Luther King, Jr. Boulevard (West Broad Street), and Ogeechee Road. The district mainly consists of residential buildings interspersed with civic and commercial buildings, primarily located along the north-south thoroughfares. It is one of Savannah's oldest intact African-American neighborhoods which developed as a result of the migration of former slaves from rural areas to the city. The neighborhood is named after the Brownville community in the southern section of the district and the Cuyler School area in the northern section of the district. The community of Brownville was laid out in a grid pattern by Dr. Louis A. Falligant. Dr. Falligant, a physician, was concerned with the welfare of the recently emancipated slaves and established a residential community on, what was then, the outskirts of the city. The majority of the buildings date from the late nineteenth to the early twentieth centuries and consist of building forms such as shotgun, rowhouses, bungalows, and single detached residences in the Folk Victorian, Craftsman, Neo-Classical, Colonial Revival, Italianate, and Queen Anne styles. Cuyler-Brownville was listed in the National Register of Historic Places in 1997.



DISTRICT BOUNDARY MAP



ROW OF EARLY 20TH CENTURY BUNGALOWS



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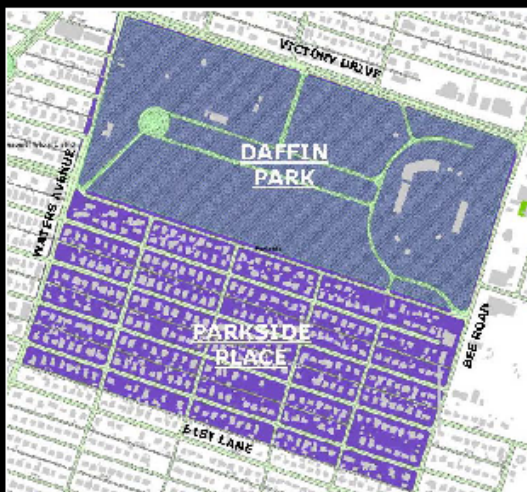
DAFFIN PARK PARKSIDE PLACE

HISTORIC DISTRICT



ENGLISH VERNACULAR REVIVAL HOUSE

The Daffin Park-Parkside Place Historic District features two distinct elements: the Beaux Arts inspired Daffin Park that occupies the north half of the district and Parkside Place, a residential subdivision that contains mostly early 20th century single dwellings on 20 square blocks. Named for Philip Daffin, the first Chairman of the Savannah Park and Tree Commission, Daffin Park was designed by renowned planner, John Nolan, and features the symmetry and axuality of the neighboring Ardsley Park-Chatham Crescent Historic District to the west. A circular node at the west end and Grayson Stadium to the east are linked by a mall that consists of four rows of live oak trees set between two oak-lined allees. Parkside Place, is located south of Daffin Park and continues the city's gridiron plan. The houses of Parkside Place are mostly one and two story single family homes built between 1914 and 1947. They feature a variety of architectural styles that include: Craftsman, Georgian/Colonial Revival, Cape Cod, and English Vernacular Revival. The houses are set on small lots with uniform setbacks and tree lawns along the sidewalks. The Daffin Park-Parkside Historic District was listed in the National Register of Historic Places in 1999.



DISTRICT BOUNDARY MAP



DAFFIN PARK



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GORDONSTON

HISTORIC DISTRICT



CRAFTSMAN STYLE HOUSE

The Gordonston subdivision was conceived in 1917 by William Washington Gordon III, a member of the influential Gordon family. In May 1917, Gordon proclaimed his Beaux-Arts subdivision as "high and dry, very healthy, strictly suburban ... no smoke or turmoil, an 80-acre residential park." It is characterized by broad avenues, landscaped medians, parks, and radial traffic nodes. Like Ardsley Park-Chatham Crescent it is a product of the "City Beautiful" movement. Unlike Ardsley Park-Chatham Crescent, the neighborhood developed slowly; by 1930, only 40 lots had been sold. More than a quarter of the lots were developed between 1945 and 1950. The architecture of Gordonston is characterized by Colonial Revival and Craftsman styles as well as post-war architecture with low hip roofs, open plans, carports, and garages. The neighborhood is representational of the growing trend to move away from downtown and into a suburban development, however, it remained connected to downtown via a streetcar. The Gordonston Historic District was listed in the National Register of Historic Places in 2001.



DISTRICT BOUNDARY MAP



BROAD AVENUE WITH COLONIAL REVIVAL STYLE HOUSE



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BONAVENTURE CEMETERY

HISTORIC DISTRICT

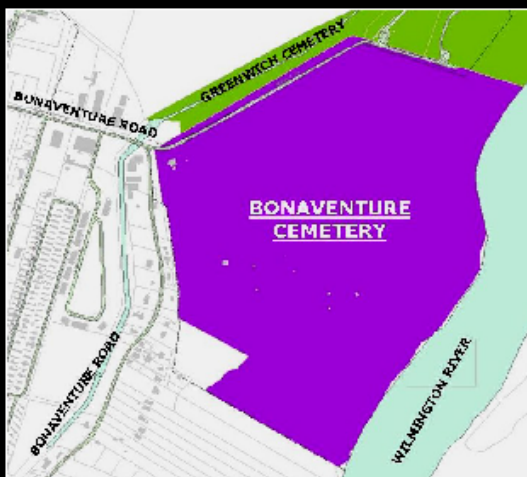


MASOLEUM

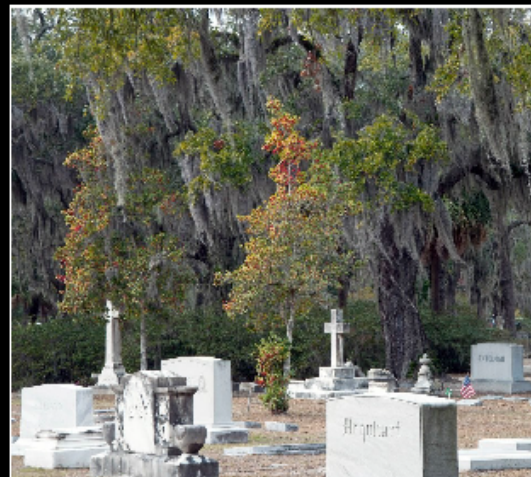


JOHN WALZ'S GRACIE SCULPTURE

Located off of Bonaventure Road, on a bluff overlooking the Wilmington River, Bonaventure Cemetery is 160 acres and has over 6,000 burial sites. Always intended for a cemetery, it began in 1846 as 70 acres of the Bonaventure Plantation tract. The City of Savannah acquired the cemetery in 1907 and still operates it today. An astonishing quantity and variety of funerary architecture, monuments, and sculptures can be found here including mausoleums, crypts, tablets obelisks, and statuary which reflect various eras and architectural styles. The cemetery contains a large number of sculptures by John Walz, including the famous Gracie, which is one of the few funerary monuments in Georgia that is carved in someone's exact likeness. Two historic buildings are located within the cemetery, the late 19th century caretaker's house (now offices and gatehouse) and the 1917 Jewish chapel is the only one known to be in a public cemetery in Georgia. Live Oak trees planted in the 1800s, and a plethora of other flora and fauna, line the irregular unpaved avenues and foot paths. Bonaventure Cemetery is still an active burial cemetery and was listed in the National Register of Historic Places in 2001.



DISTRICT BOUNDARY MAP



BONAVENTURE IN AUTUMN



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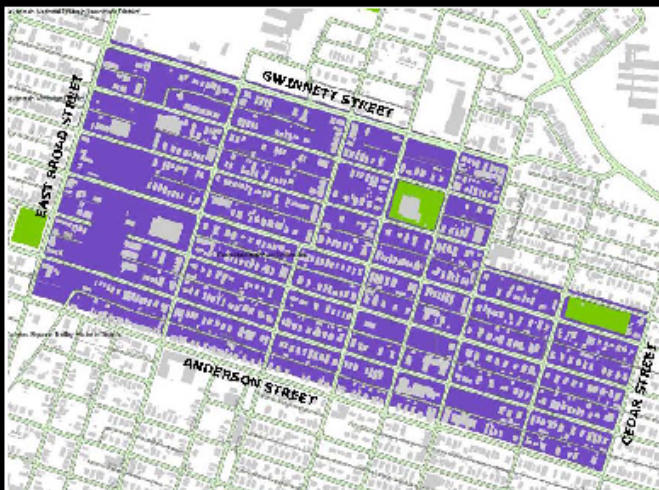
EASTSIDE

HISTORIC DISTRICT



CRAFTSMAN STYLE (BUNGALOW) HOUSE

The Eastside Historic District is a large, residential neighborhood with significant commercial and community landmark buildings. This was a fashionable area that developed as a series of subdivisions that followed the establishment of streetcar lines through the area. In 1890, Jacob S. Collins received a charter for the Electric Railway Company and established a streetcar line on Gwinnett and Bolton Streets. The streets were laid out by 1900 and mostly continue the city's gridiron pattern of streets. The earliest houses reflect the architecture of the adjacent Victorian District with large, two-story, frame houses set on small lots in Queen Anne and other Victorian Era styles. These houses, especially those located on the main east-to-west thoroughfares, feature large porches, towers, picturesque rooflines, and jig-sawn details. Some houses, built early in the 20th century, reflect the Craftsman style; these appear as large, two-story Foursquare houses and smaller bungalows. The district represents a transitional architectural period, exemplified by the streetcar's incorporation into the urban plan. The Eastside Historic District was listed in the National Register of Historic Places in 2002.



DISTRICT BOUNDARY MAP



ENGINE HOUSE NO. 7



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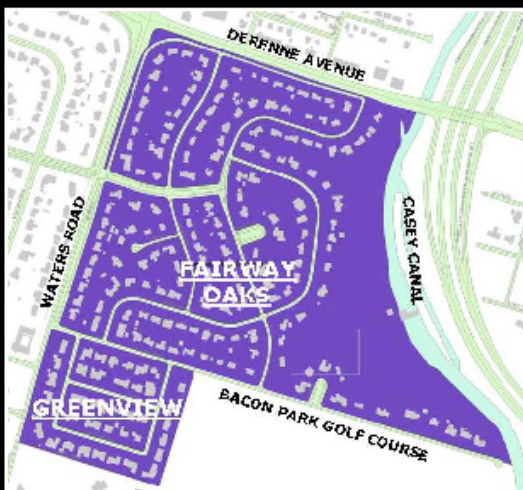
FAIRWAY OAKS GREENVIEW

HISTORIC DISTRICT



SPLIT-LEVEL HOUSE

The subdivisions of Fairway Oaks-Greenview developed in the 1950s and 60s on the outskirts of Savannah to capitalize on suburban living and a country-club lifestyle, adjacent to a county park and golf course. Fairway Oaks, the older of the two subdivisions, was developed between 1950 and 1957 by James Richmond and is the first residential development in Savannah to break the traditional gridiron street pattern. It features curvilinear streets, three cul-de-sacs, and two perimeter roadways. The major house type found within Fairway Oaks is the Ranch house with a mix of American Small Houses, Colonial Revivals, Contemporary and Modern styles dotting the landscape. Most of the houses are wood-framed and feature salvaged Savannah Grey bricks. Greenview was developed by Max Hostetter in 1956 as a continuation of Fairway Oaks accessed through the older subdivision. It features an H-shaped street layout and house types similar to Fairway Oaks, but larger and more architecturally elaborate. Several of the houses were designed by Savannah architects, including Juan Bertoto, Carl Helfrich, Jr. and John LeBey. The Fairway Oaks-Greenview Historic District was listed in the National Register of Historic Places in 2009.



DISTRICT BOUNDARY MAP



RANCH HOUSE: LINEAR-WITH-CLUSTERS SUBTYPE



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KENSINGTON PARK GROVELAND

HISTORIC DISTRICT



CONTEMPORARY STYLE HOUSE WITH SAVANNAH GREY BRICK

Kensington Park-Groveland is a post-World War II residential neighborhood located along East DeRenne Avenue, east of Abercorn Street. Originally outside the city limits, which have now expanded, Kensington Park began in 1950 and planning began for the smaller adjacent Groveland the same year. These neighborhoods were originally intended to be moderately exclusive, suburban developments catering to Savannah's young middle- and upper-middle class. The neighborhoods include public parks and amenities with wide, curvilinear streets. Some of the streets have landscaped medians and others are lined with Live Oak trees. As in most mid-20th century subdivisions, there are no lanes, the houses are in the center of the lots, and have uniform street setbacks. The predominant architectural form is the Ranch, which presents in a variety of styles and types. The styles include Colonial Revival and Contemporary; the types vary from long linear and L-shaped houses to smaller compact, courtyard and bungalow. More than half of the houses have garages or carports and the more substantial houses are constructed from Savannah Grey bricks. These bricks were obtained from the demolition of Savannah's 19th century buildings as the bricks became a sought-after material for upscale suburban houses. Kensington Park-Groveland was listed in the National Register of Historic Places in 2014.



DISTRICT BOUNDARY MAP



WIDE CURVILINEAR STREET LINED WITH LIVE OAK TREES



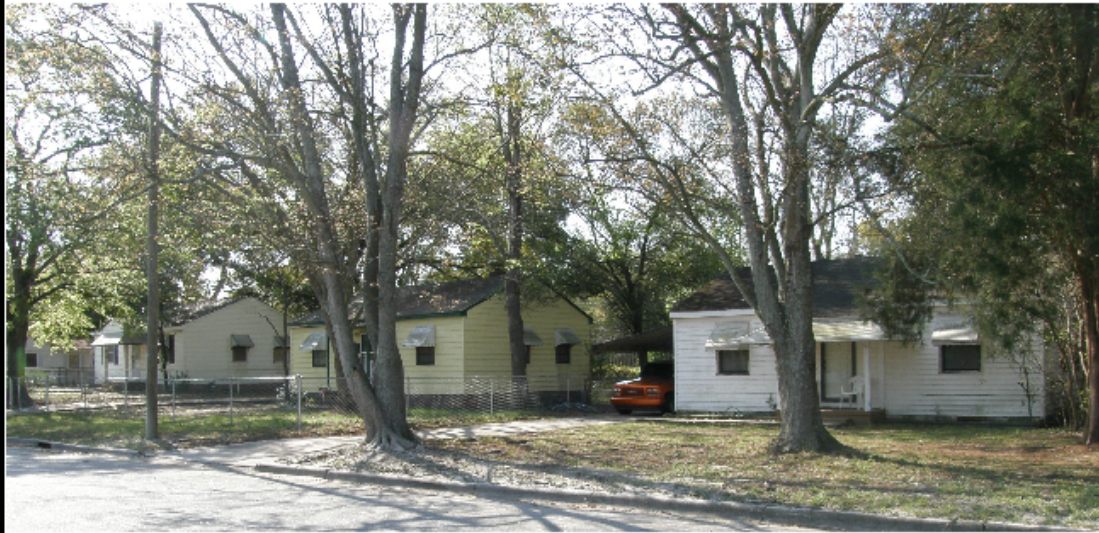
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PINE GARDENS

HISTORIC DISTRICT



STREETSCAPE OF AMERICAN SMALL HOUSES

Significant as the largest and most intact concentration of World War II defense housing in the State of Georgia, Pine Gardens began in 1942. It was developed to provide housing for civilian shipyard workers employed at the nearby Southeastern Shipbuilding Corporation. The shipbuilding facility was located along the Savannah River just east of downtown – it no longer exists but the housing exists less than one mile south of where the facility once was. The neighborhood was built in the midst of WWII, when the need for “victory ships” was at its peak and the company was in dire need for worker housing close to their facility. Five hundred and twenty houses, twelve businesses, two churches, one school, and a fire station were built to accommodate the workers and their families. As one of only 18 Liberty ship manufacturers in the United States, the workers from this neighborhood produced 88 Liberty ships and 18 C-1 ships by war’s end and the facility employed 15,000 workers at any given time. After the war, the Pine Gardens Annex was developed to the east of the original subdivision to provide much-needed housing for returning veterans. The exclusive architectural form in Pine Gardens is the American Small House; the four- and five-room houses line the long-straight streets in this gridiron development. Pine Gardens was listed in the National Register of Historic Places in 2014.



DISTRICT BOUNDARY MAP



RIVERSIDE BAPTIST CHURCH



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