



Jackie Jackson



Asia Hernton



Nic Fazio



Kait Morano

YOUR TEAM

WHAT WE DO

- Transportation Planning (CORE MPO)
- Historic Preservation Planning & Review
- Environmental & Resiliency Planning
- Urban Planning
- Development Services & Zoning
- Savannah Area GIS (SAGIS)
- Grant Management

FRESH PERSPECTIVE

LOCAL KNOWLEDGE

PROVEN RESULTS



DEPARTMENTS STAFFED BY THE MPC

ADVANCE PLANNING
DEPARTMENT

DEVELOPMENT SERVICES
DEPARTMENT

HISTORIC PRESERVATION
DEPARTMENT

ADMINISTRATIVE SERVICES

SAVANNAH AREA GEOGRAPHIC
INFORMATION SYSTEMS
(SAGIS)

TRANSPORTATION/METROPOLITAN
PLANNING ORGANIZATION
(COREMPO)

BOARDS SUPPORTED BY THE MPC

THE METROPOLITAN PLANNING
COMMISSION

SAGIS

CORE MPO

SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

HISTORIC SITE & MONUMENT COMMISSION
SAVANNAH HISTORIC PRESERVATION COMMISSION

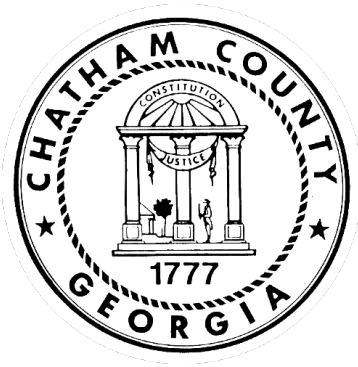
CHATHAM COUNTY
ZONING BOARD OF APPEALS

CITY OF SAVANNAH
ZONING BOARD OF APPEALS



PLAN 2040

COMPREHENSIVE PLAN UPDATE



GARDEN CITY 2040

**ADVANCING TOGETHER
REDEFINING TOMORROW**

**GARDEN CITY'S
PLAN 2040**



And the Answer is...

**PLAN
2040**

ADVANCING TOGETHER
REDEFINING TOMORROW

A **Comprehensive Plan** presents a **vision for the future**, with long-range goals and objectives for all activities that affect the local government such as Transportation, Landuse, Historic Preservation and Natural Resources.

Most plans are written to provide direction for future activities over a 10-to 20 year period after plan adoption. However, plans should receive a review and possible update every five years.



Make sure your opinion is heard,
Follow us **@PLAN_2040** for updates...

WHAT *IS* A COMP PLAN?

- Comprehensive Plan process overseen by the Georgia Department of Community Affairs (DCA).
- Each local government must prepare, adopt, maintain, and implement an approved comprehensive plan as specified in the State of Georgia’s standards to maintain “Qualified Local Government” (QLG) status.
- QLG status allows access to financial resources to aid in implementing their plans (ex. CDBG, GEFA, CIG, water/sewer loans, OneGeorgia Authority funds, etc.).
- The “Comp Plan” is intended to be a guide for the community’s future.



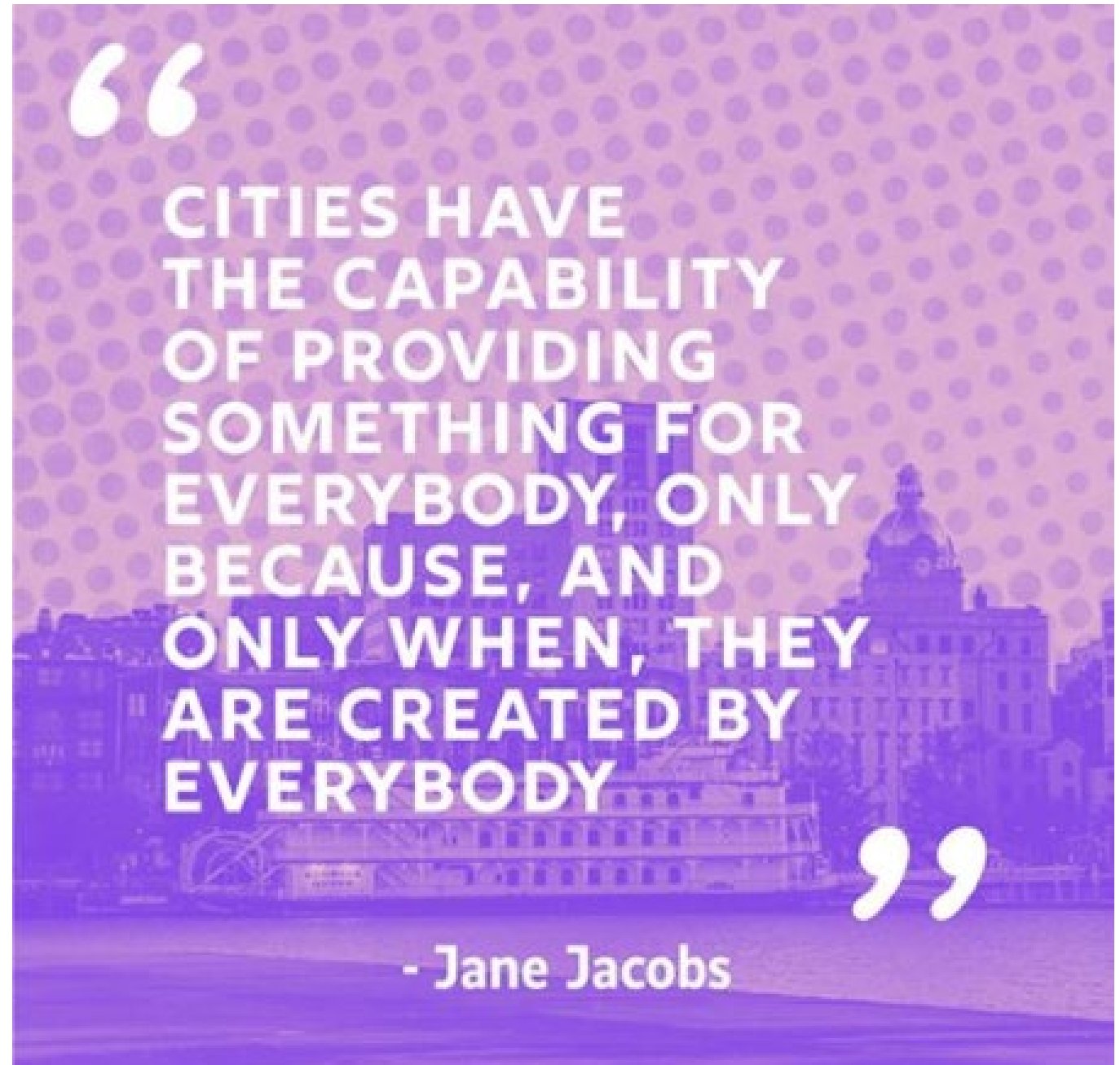
HIERARCHY OF POLICY DIRECTION IN A COMP PLAN

Goals, Objectives, and Policies are the typical framework for the overall policy direction established in the Plan

- **“Goals”** are general overarching, broad statements describing the direction that a community wants to go.
- **“Objectives”** are statements describing how those goals should be reached and are measurable and achievable.
- **“Strategies”** are statements of specific actions that should be taken, identifying the responsible party/parties, the time frame within which the action should occur, and other details for implementation to occur.



- Since the 1980's, the MPC has been the entity overseeing the update and submittal of Comprehensive Plans.
- Last full update of the Garden City Comp Plan was done in 2008 with minor amendments approved in 2011 and 2016.
- We are also updating Comprehensive Plans for Unincorporated Chatham County, Pooler, and the City of Savannah.



- The Comp Plan's vision, goals and strategies is developed through a process of involving community leaders, and residents in making key decisions about the future of the community.
- Intended to be a resource to track implementation of community-based policies as well as create an environment of predictability for local government, business, and the general public.

**SOMETIMES YOU HAVE TO LOOK
BACK TO MOVE FORWARD...**

THE COMP PLAN 2016 UPDATE

*Did you know that our last
comprehensive plan update
was completed in 2016?
Check blo for link...*

Check out our previous plan
Follow us @PLAN_2040 for updates...

- The Comprehensive Plan must include the required plan elements specified in the “Required for” column to the right.
- However, the MPC will be going beyond these minimum required elements to enrich the Comprehensive Plan with other elements to ensure the document is fully applicable to the community.

Plan Element	Required For
Community Goals	All Local Governments
Needs and Opportunities	All Local Governments
Community Work Program / Short Term Work Program	All Local Governments
Economic Development *(Chatham is a Tier 3)	Communities in Georgia Job Tax Credit Tier 1
Land Use Element	Communities with Zoning
Transportation Element	If included in a Metropolitan Planning Organization (CORE MPO)
Housing Element	HUD CDGB Entitlement Communities (Metropolitan Areas (MAs) or other cities within MAs that have populations of at least 50,000 and meet other criteria)

GARDEN CITY'S PLAN 2040 ELEMENTS



- 1) Executive Summary
- 2) Community Profile
- 3) Community Vision and Goals
- 4) Economic Development
- 5) Land Use
- 6) Transportation
- 7) Housing
- 8) Natural Resources
- 9) Quality of Life
 - a) Community Health
 - b) Education
 - c) Public Safety
 - d) Broadband
 - e) Historic & Cultural Resources
- 10) Community Strategic Plan & Work Program (STWP)
- 11) Community Participation Program
- 12) Service Delivery Strategy (Current)

PROJECT TIMELINE

- The 2021 update must be approved and adopted by Garden City's Council.
- Lastly, the plan must be approved by the Georgia Department of Community Affairs by October 31, 2021.

PLAN 2040

TIMELINE

The following is a timeline for Plan 2040 — Garden City Comprehensive Plan.

2020	
September	Public Meeting for CORE MPO to give background on Comprehensive Plan history and update process
September	Public Meeting for City to give background on Comprehensive Plan history and update process
October 2020 — March 2021	MPC internal review of document and data
October	Comprehensive Plan Update Kickoff
November 2020 - February 2021	Plan Element Subcommittee Meetings
November 2020 - February 2021	Community outreach to gain public input, comments, and feedback
2021	
April — May	Community outreach to present final draft and maps for public comment
July	City Council Meeting to present final draft for comment (DCA requires 2 public hearings)
August (45 Days)	Forward to DCA and Coastal Regional Commission (CRC) for review and comment
September	Make any changes to Comprehensive Plan as required by DCA and CRC
September	Present to Garden City City Council for Final approval
October 31st	State deadline for adoption



HAPPENING NOW!

A Community Survey!

Includes topics on:

- Land Use
- Transportation/Infrastructure
- Housing
- Climate Change & Sea Level Rise
- Education
- Public Safety
- Historic/Cultural Resources
- And others

Make sure your opinion is heard,
Follow us **@PLAN_2040** for updates...

- Stay informed by following us on Instagram [@plan_2040](https://www.instagram.com/plan_2040) and
- Going to the Plan's website at www.mpc.complan2040.org
- Forward any questions or comments to plan2040@thempc.org
- Or call us on the dedicated Comp Plan feedback line at 912-651-1480

<https://www.surveymonkey.com/r/MPCPlan2040>

THE
JOURNEY
BEGINS...

GARDEN CITY
2040

Metropolitan Planning Commission is updating
Garden City's Comprehensive Plan.

Your input is valuable and important,
Follow us @PLAN_2040

WHAT ARE THE
ELEMENTS OF A
COMPREHENSIVE
PLAN?

*Check back for a
breakdown...*

Your input is valuable and important,
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The MPC Presents Garden City's...
PLAN 2040
COMPREHENSIVE PLAN SURVEY
**SHARE YOUR
THOUGHTS**

Your input is valuable and important,
Follow us @PLAN_2040 for updates...

COMMUNITY ENGAGEMENT & SOCIAL MEDIA

**OUR SURVEY HAS
LAUNCHED**

PLAN
2040

GARDEN CITY
2040

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www.surveymonkey.com/r/MPCPlan2040

Link is in our Bio!
Follow us @PLAN_2040 for updates...

you know...



ECONOMIC DEVELOPMENT

The Economic Development policies and activities of Garden City encourage development and expansion of businesses and industries available for the community. This element is an inventory and assessment of the community's economic base, labor force characteristics, and employment opportunities and resources. It is the base for developing policies for the economic well-being of the community.

Your input is valuable and important,
Follow us **@PLAN_2040** for updates...



HOUSING

The Housing element of the Comprehensive Plan is an inventory and assessment of the community's housing stock, as well as a discussion of the issues and needs associated with housing within Garden City. In the plan we identify major housing problems, determine future needs, and develop a plan for managing housing development in the future.

Did you know...



QUALITY OF LIFE

Unlike other communities, Garden City's Comprehensive Plan also includes an inventory and assessment of the following issues within its Quality of Life element: Public Safety, Health, Education, Natural Resources, and Historic and Cultural Resources.

Your input is valuable and important,
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Did you know...



LAND USE

The Land Use element of the Comprehensive Plan provides a history of development in Garden City, as well as existing and future development patterns. Due to unique attributes, each area of study requires careful assessment and planning to protect physical and environmental resources and chart future growth and stewardship.

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Did you know...



TRANSPORTATION

Transportation policy decisions and transportation project designs can have a profound effect on things like mode choice, land uses, economic development, the natural environment, health, and general quality of life.

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COMMUNITY PARTICIPATION

Community input opportunities allowing input and feedback on goals and strategies will continue until early February.

<https://www.surveymonkey.com/r/MPCPlan2040>

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plan2040@thempc.org



www.mpc.compplan2040.org

As we ramp up for Garden City's PLAN 2040...
You might be thinking...

**WHERE CAN I FIND
MORE INFORMATION
ABOUT PLAN 2040?**

...

Simple! Our website is up and running and will be updated daily!
Feel free to give us comments, we look forward to hearing from you.

Check blo for link...

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HOW CAN I PARTICIPATE IN THE UPCOMING PROCESS?

Simple...

We have listed out some
important ways for you to
participate in Garden City's
PLAN 2040.

PROVIDE INPUT AND COMMENTS:

<https://www.surveymonkey.com/r/MPCPlan2040>

POP-UP EVENTS:

1. NOVEMBER 21 – FORSYTH FARMER'S MARKET
2. NOVEMBER 24 – GARDEN CITY SENIOR CENTER
3. DECEMBER 9 – GARDEN CITY COMMUNITY MEETING

ONLINE PUBLIC VIRTUAL MEETING DATES:

6. TUESDAY, JANUARY 19 5:30 P.M.
7. WEDNESDAY, JANUARY 20 10:30 A.M.
8. WEDNESDAY, JANUARY 20 3:00 P.M.

GARDEN CITY'S VISION

Vision Statement

The existing 2016 **Community Vision** paints a picture of what Garden City desires to become.

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

GOALS

This vision is supported by overarching goals achieved by implementing the Comprehensive Plan.

The existing goals represent the recurring themes from the City and general public.

Let us know if these are still pertinent and should remain.

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

THIS IS WHERE WE NEED YOUR INPUT!

Includes topics on:

- Land Use
- Transportation/Infrastructure
- Housing
- Climate Change & Sea Level Rise
- Education
- Public Safety
- Historic/Cultural Resources
- And others

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GARDEN CITY 2040

**ADVANCING TOGETHER
REDEFINING TOMORROW**

JACKIE JACKSON

**DIRECTOR OF ADVANCE PLANNING & SPECIAL
PROJECTS:**

COMPREHENSIVE PLAN PROJECT MANAGER

MELANIE WILSON

EXECUTIVE DIRECTOR

CHATHAM COUNTY-SAVANNAH

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