PLAN 2040

COMPREHENSIVE PLAN UPDATE

Planning team

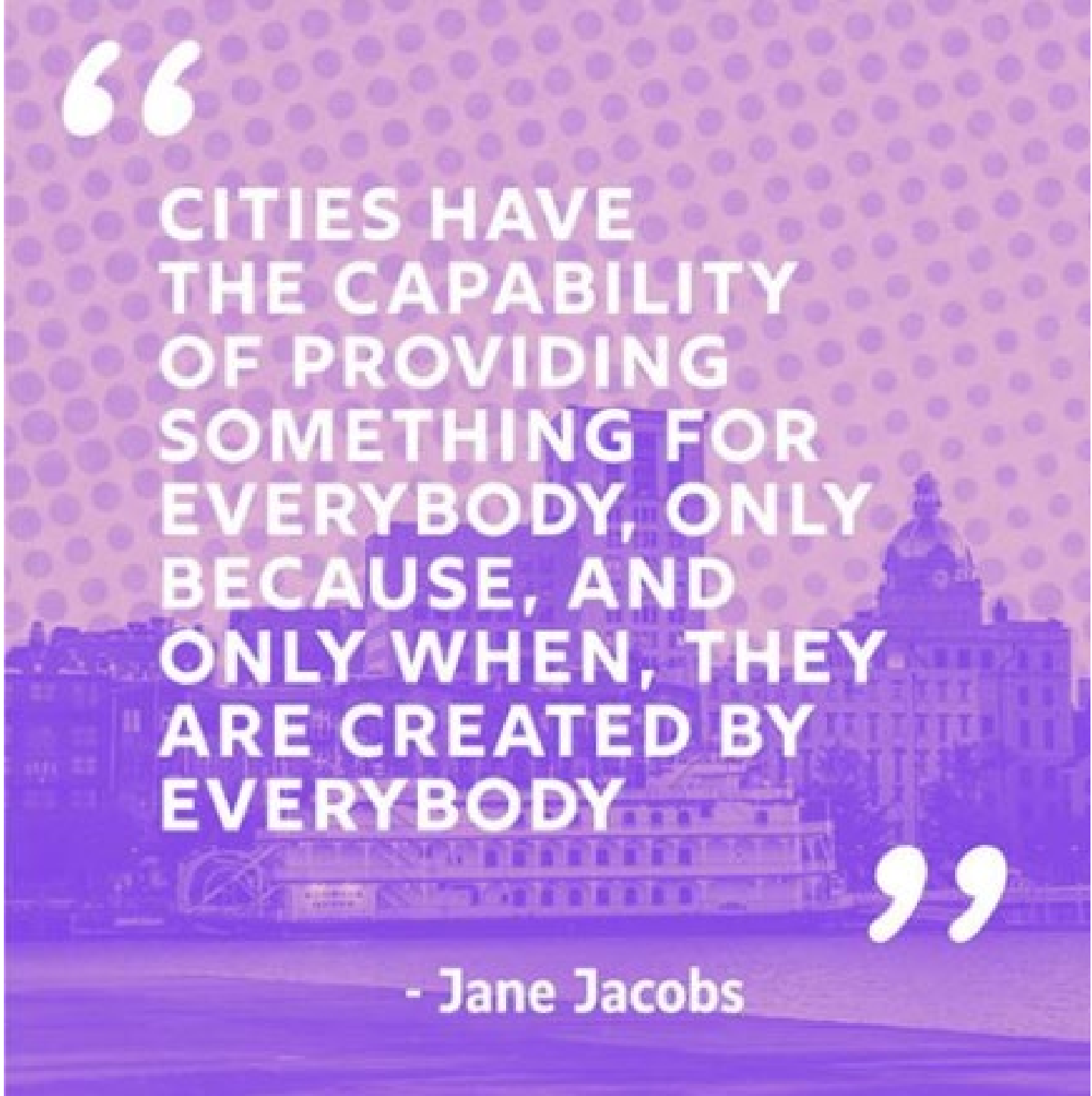
Jackie Jackson

Nic Fazio

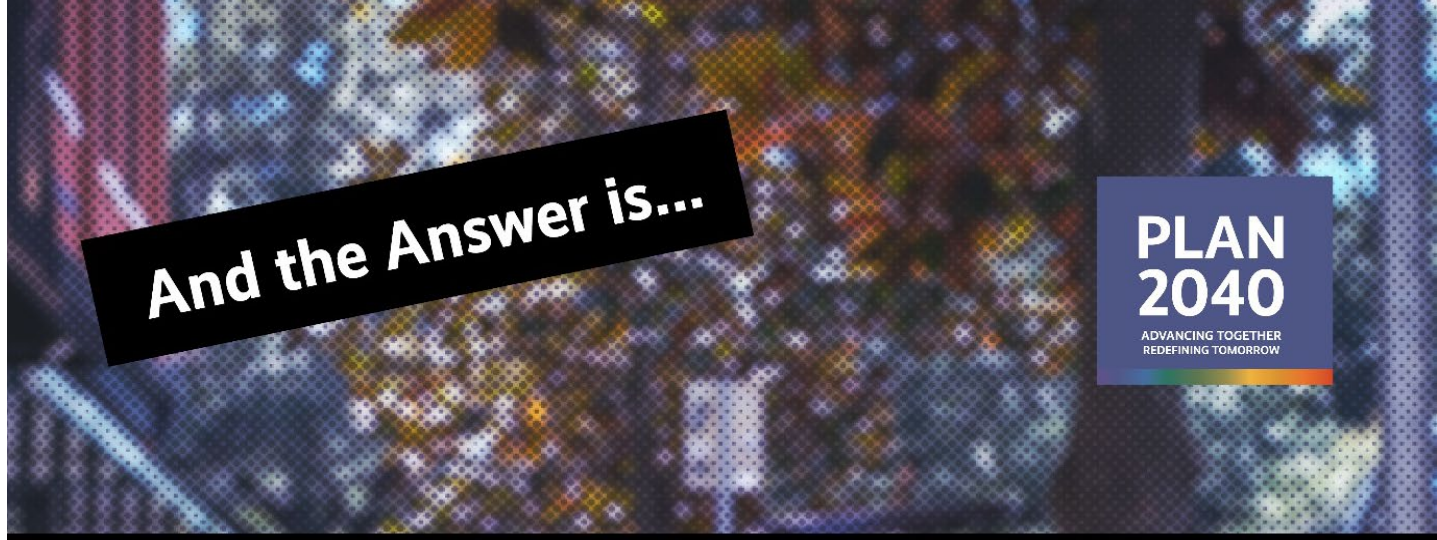
Asia Hernton

Kait Morano

- Since the 1980's, the MPC has been the entity overseeing the update and submittal of Comprehensive Plans throughout the County.
- Last full update of each City's Comp Plan was done between 2006 and 2008 with minor amendments approved in 2016.
- We are updating Comprehensive Plans for Unincorporated Chatham County, Garden City, Pooler, and the City of Savannah.



WHAT *IS* A COMP PLAN?



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.

- 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.

- The Comp Plan's vision, goals and strategies is developed through a public process of involving community leaders, stakeholders, and residents in making key decisions about the future of the community.

- Intended to be a roadmap and resource to track implementation of community-based policies as well as create an environment of predictability for local government, business and the general public.

Plan 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 each City's Council and County Commission.
- Lastly, the plan must be approved by the Georgia Department of Community Affairs by October 31, 2021.

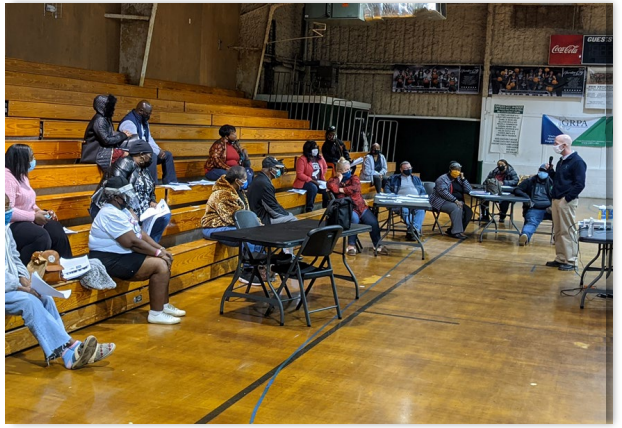
2020	
September	Public Meeting for CORE MPO to give background on Comprehensive Plan history and update process
September	Public Meeting for City to give background on Comprehensive Plan history and update process
October 2020 — March 2021	MPC internal review of document and data
October	Comprehensive 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

Meetings & Pop-up events

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

- **November 21 –** Forsyth Farmers' Market
- **November 24 –** Garden City Senior Center
- **December 9 –** Garden City Gym
- **December 12 –** Forsyth Farmers' Market
- **December 15 –** Garden City City Hall Meeting
- **January 12 –** Garden City City Hall Meeting
- **January 22** – Pooler City Hall Meeting
- **January 26 –** 5:30 P.M. Countywide Virtual Meeting
- **January 27 –** 10:30 A.M. Countywide Virtual Meeting
- **January 27 –** 3:00 P.M. Countywide Virtual Meeting



Public Engagement

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

plan2040@thempc.org

PLAN_2040

Instagram

Search

plan_2040 Edit Profile

43 posts 144 followers 182 following

The MPC
A Community Planning Effort to Provide Transparency & Collaboration.
@cityofsavannah, @chathamcountyga, @visitgardencityga, @poolerchamber
www.surveymonkey.com/r/MPCPlan2040

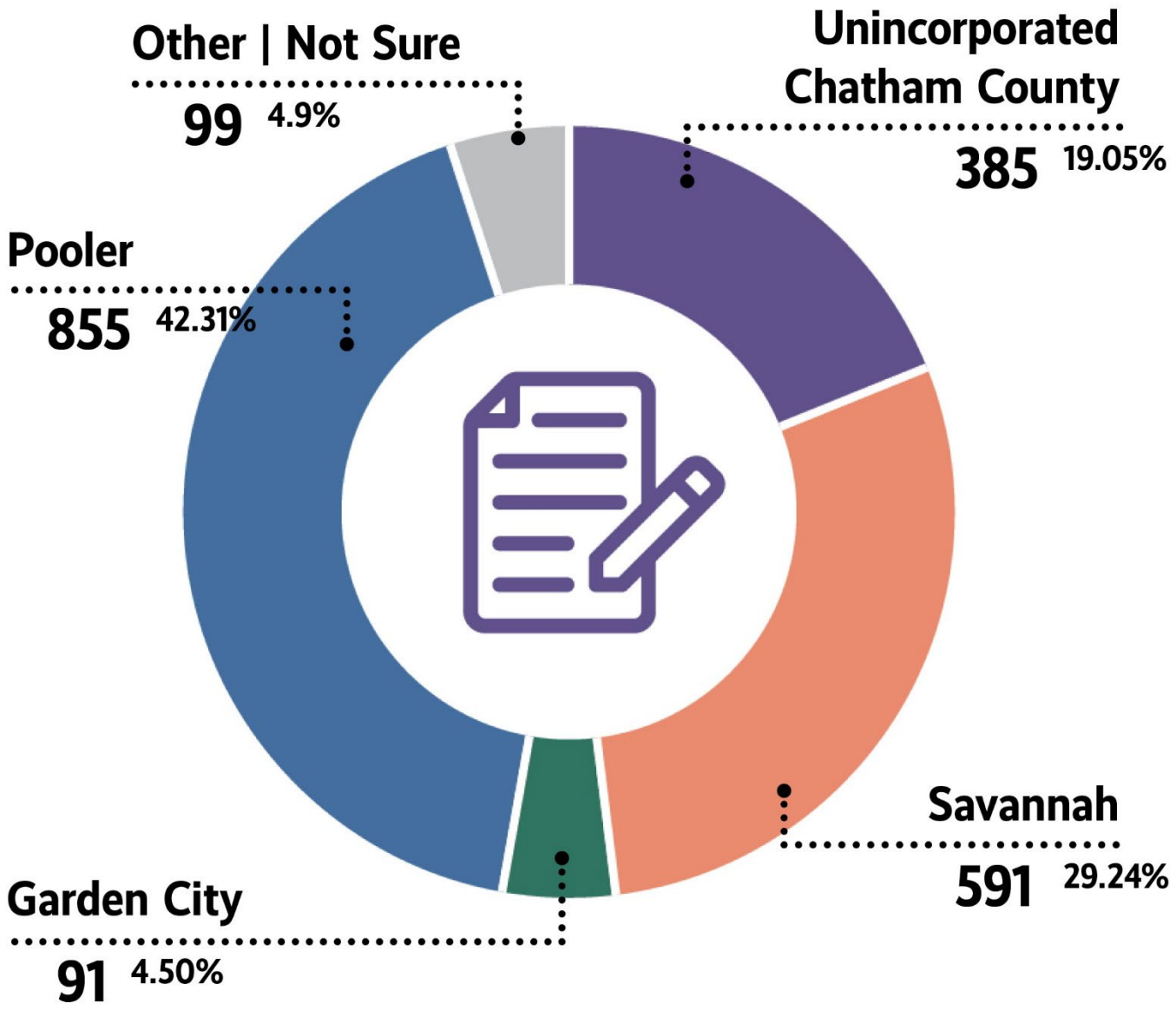
POSTS IGTV SAVED TAGGED

Survey Highlights

Survey topics included:

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

Total Survey Responses: **2,021**



Chatham By the Numbers

BY THE NUMBERS

WHAT'S GOING ON IN CHATHAM COUNTY

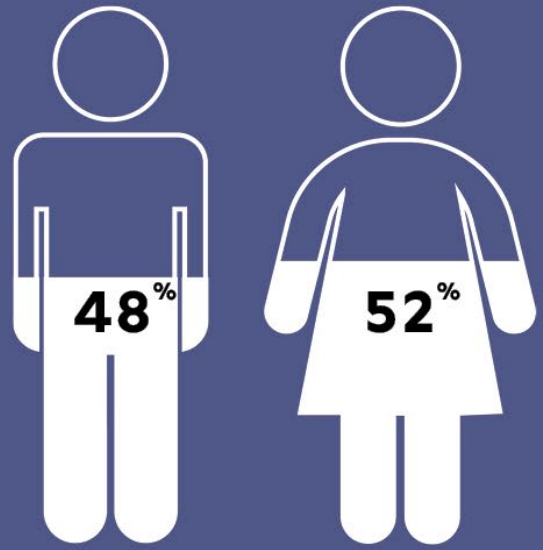
POPULATION

Total Population
289,430

Median Age
36

% Foreign Born
6.5%

Percent Poverty
14%



RACIAL DISTRIBUTION

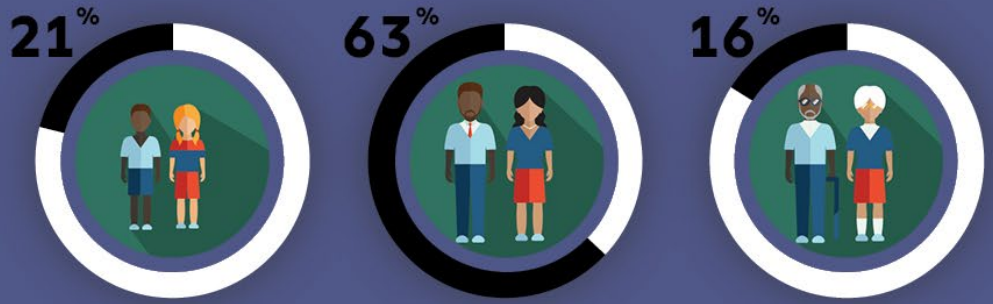
White Alone
48%

Black or African American Alone
41%

Hispanic or Latino
7%

Asian Alone
3%

AGE DISTRIBUTION



CHATHAM 2040

Chatham By the Numbers

EDUCATION, EMPLOYMENT, INCOME

% With College Degree or Advanced
33.6%

% With No Degree
17.3%

Median Household Income
$57,611

Top Industry

Educational Services
Healthcare
Social Assistance

Retail Trade

Arts & Entertainment
Recreation

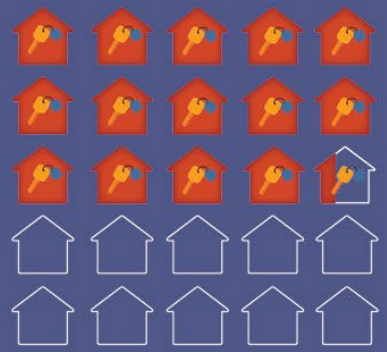
HOUSING

Total Housing Units
127,435

Median Gross Rent
$1,085

Renters Cost Burdened
49.5%

Tenure



56% Own

44% Rent

= 5,000 Housing Units

COMMUTING

Average Commute Time
22.2 Minutes

Preferred Commute Mode
74%

Source: ACS 2019 1-year data

Plan Implementation

Goals, Objectives, and Strategies are the framework for the policy directions established in the Plan.

- **"Goals"** are general overarching, broad statements describing the direction that a community wants to go.

- **"Strategies"** are statements with actions that should be taken, identifying how much, who and when the action should occur.

Together, the Overarching Goals are achieved by implementing the Strategies within the Comprehensive Plan

Let's Hear From You

Existing Goal

Question?

Public Transportation: Would you like to see the expansion of public transportation throughout the County even if that meant the community would have to pay for services provided?

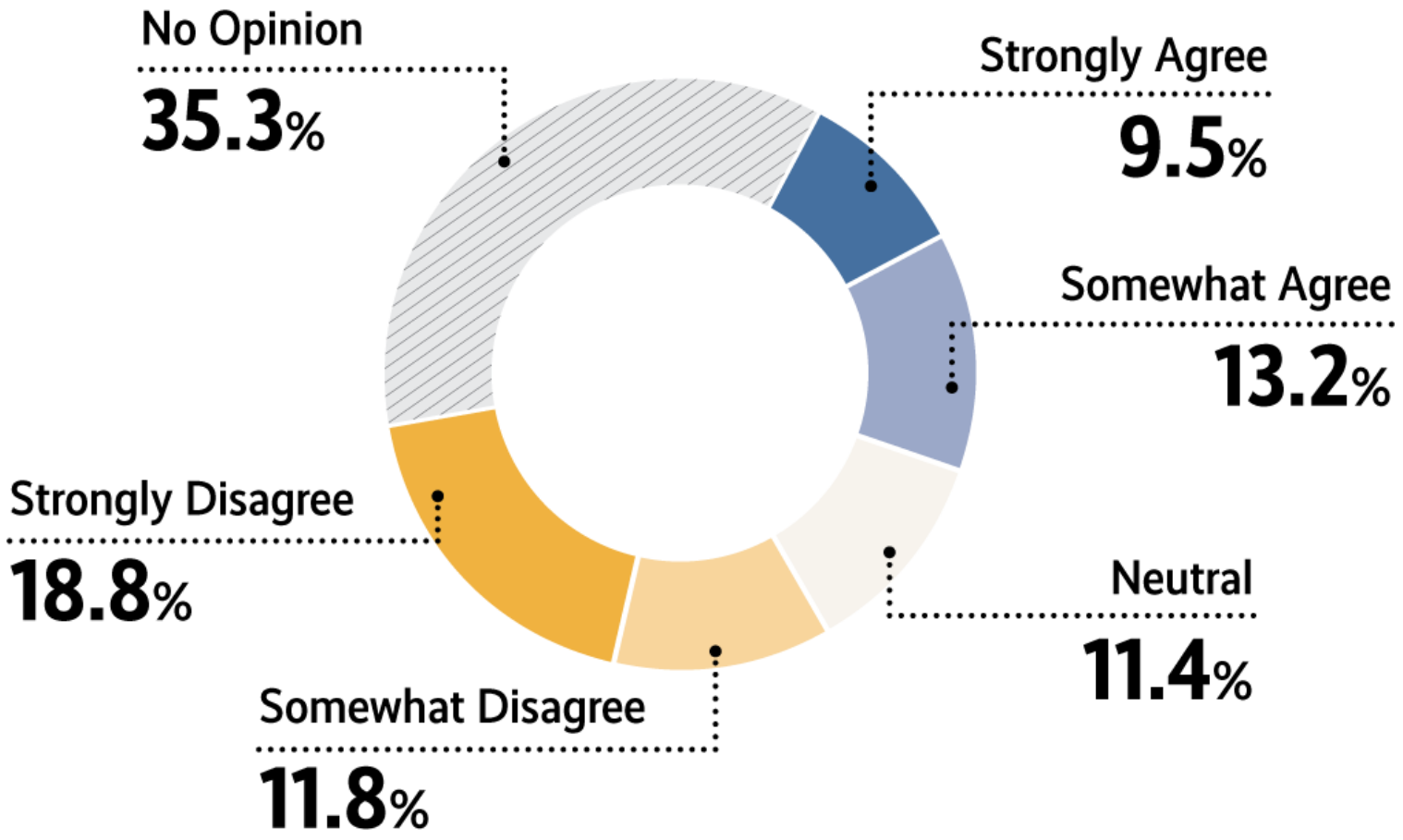
Existing Transportation Goal:

Improve and expand a regional public transportation system that provides all residents access to employment centers, institutions, commercial areas, recreational facilities, and other destinations regardless of their age, income, or disability.

CHATHAM AREA TRANSIT

ONLINE SURVEY QUESTION: HOW STRONGLY DO YOU AGREE WITH THE FOLLOWING STATEMENT ABOUT TRANSPORTATION IN CHATHAM COUNTY?

"I have convenient access to public transportation"



POLL -

OPEN SPACE

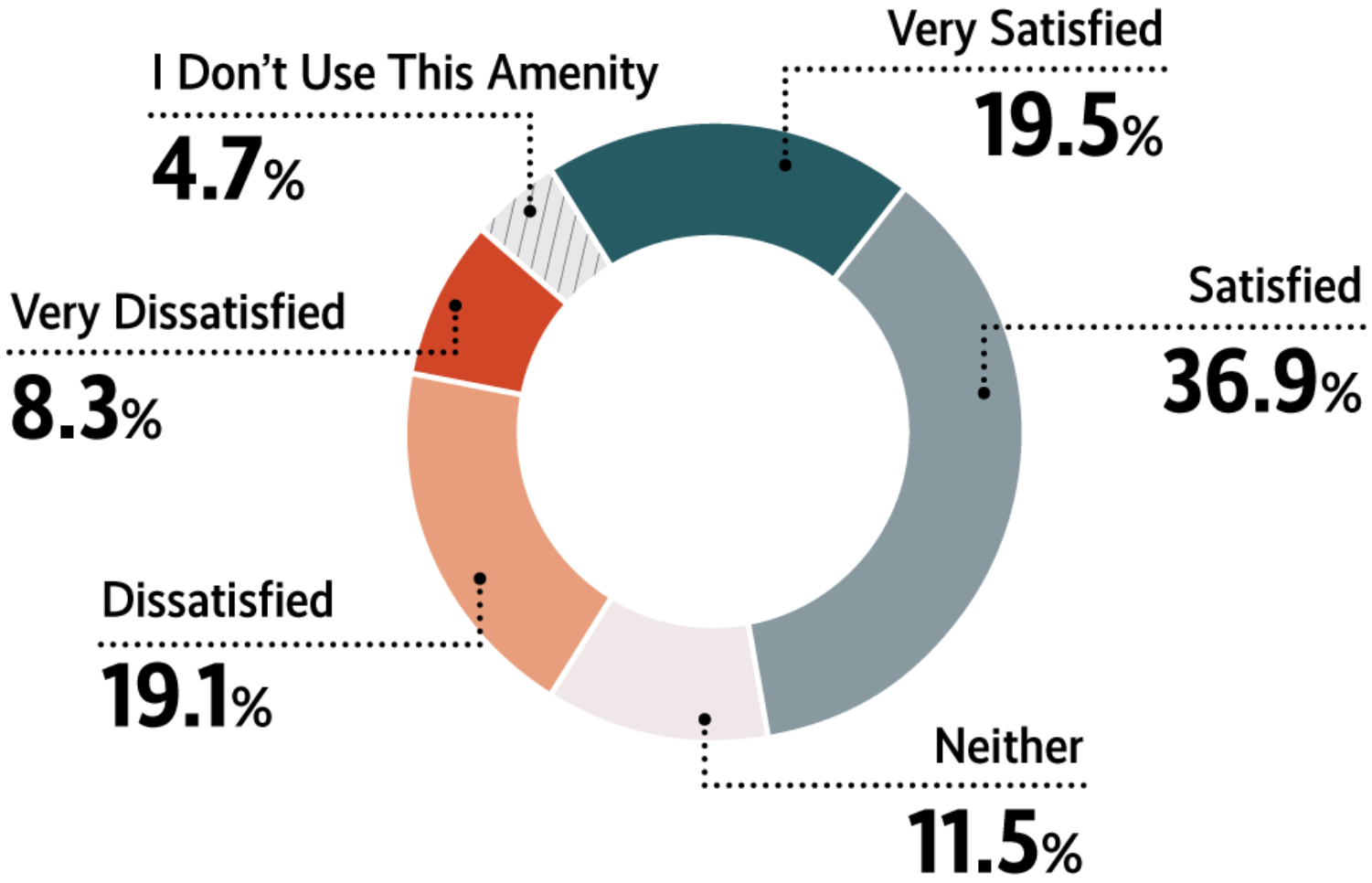
How would you most like to see your community dedicate a portion of its Annual Budget funding?

a. Many small urban “pocket parks” in neighborhoods

b. Large open spaces of conserved land to help protect residential areas.

c. Conservation of properties vulnerable to flooding and threatened by development.

Online Survey Question: Please rate your satisfaction with the parks and recreation amenities in Chatham County.



Existing Goals

DO THESE EXISTING GOALS STILL REFLECT OUR COMMUNITY'S NEEDS?

Natural Resources Goals:

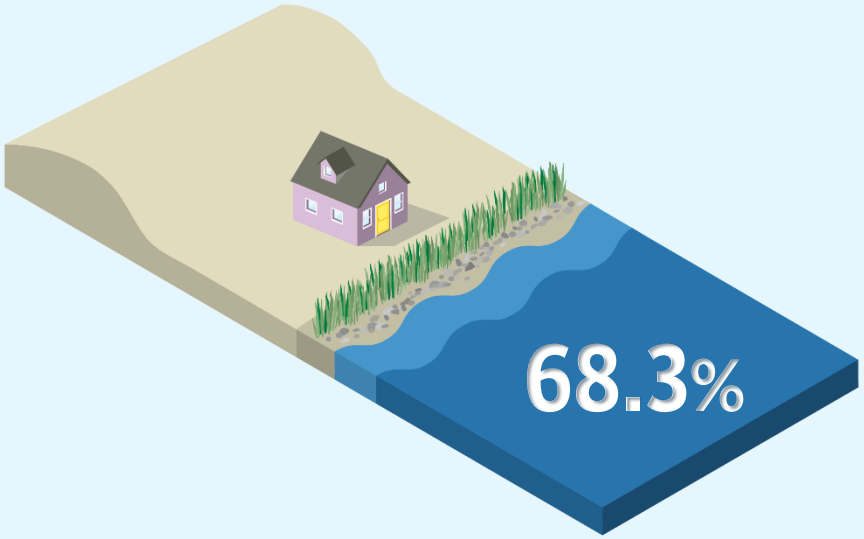
- *Expand the preservation of natural areas and open spaces to provide for wildlife habitat, the continuation of ecosystem services, and public recreational opportunities.*

- *Maintain adequate and open floodplains to prevent property damage from floodwaters and natural shoreline migration due to sea level rise.*

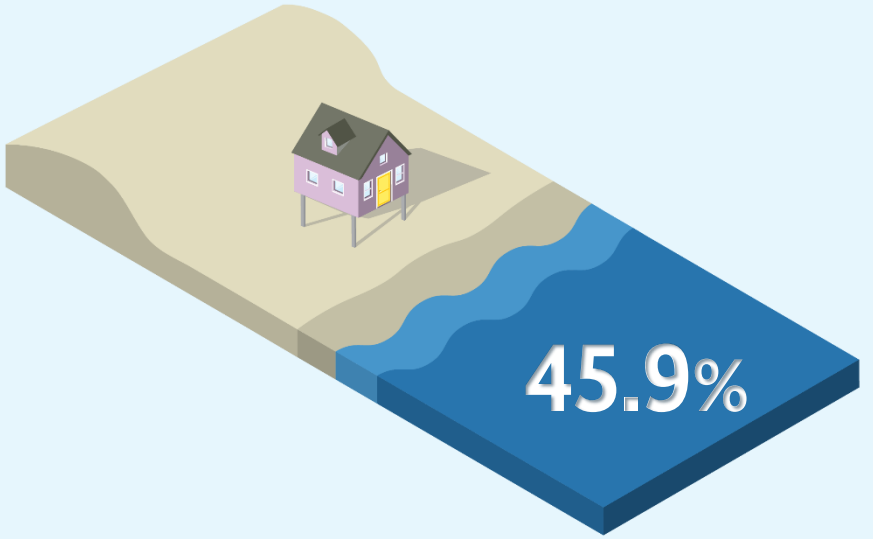
- *Preserve existing trees and accelerate the planting of new trees.*

Which of the following strategies would you support to protect resources in Chatham County from hazards related to climate change? (Select all that apply.)

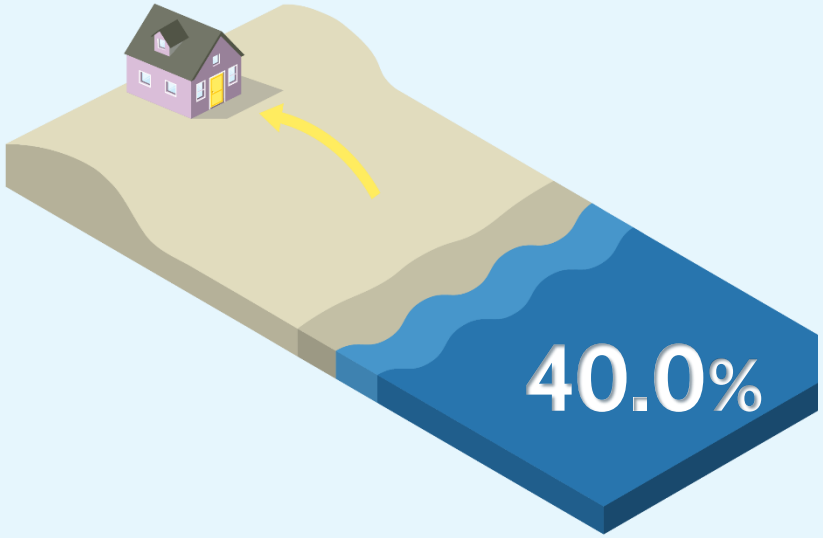
Build soft protection structures such as living shorelines



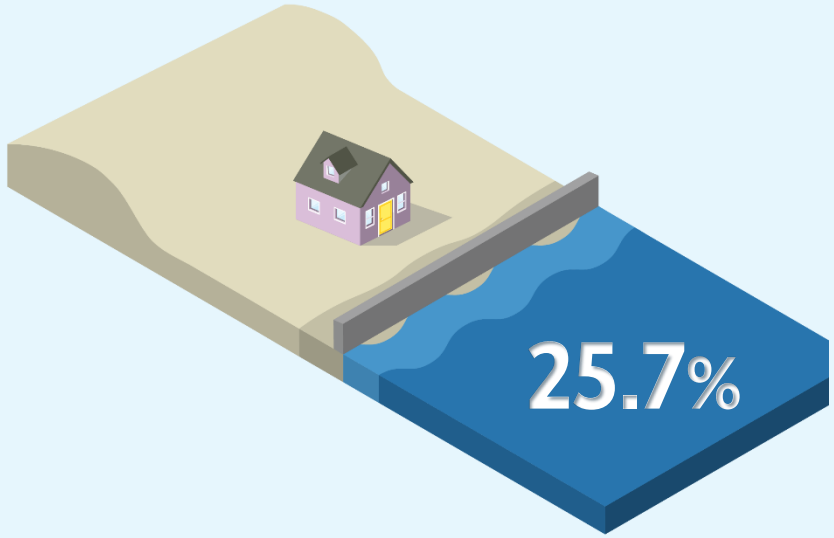
Elevate buildings and infrastructure



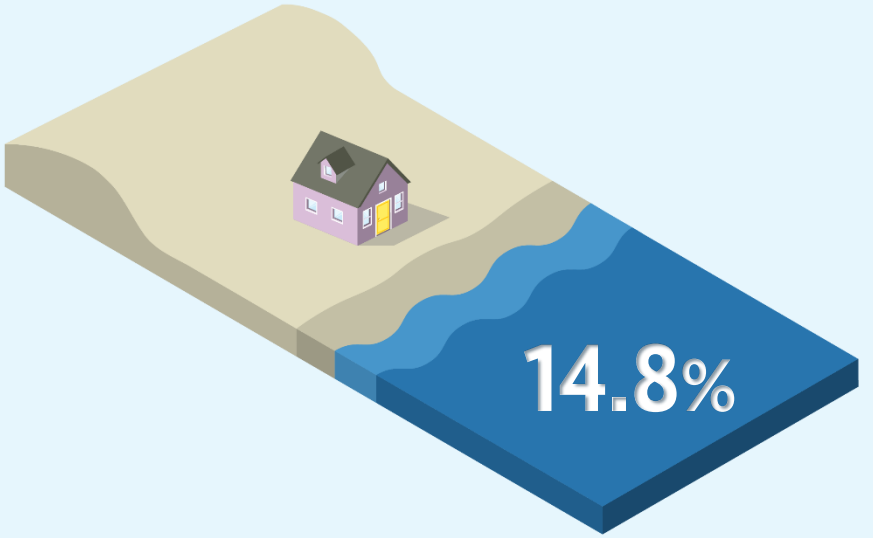
Voluntary relocation of structures



Build hard protection structures such as sea walls



No strategy is necessary



QUESTION

AFFORDABLE HOUSING: WHICH OF THESE APPLY TO YOUR COMMUNITY?

a. Too little supply of affordable housing.

b. Enough supply but too expensive for most.

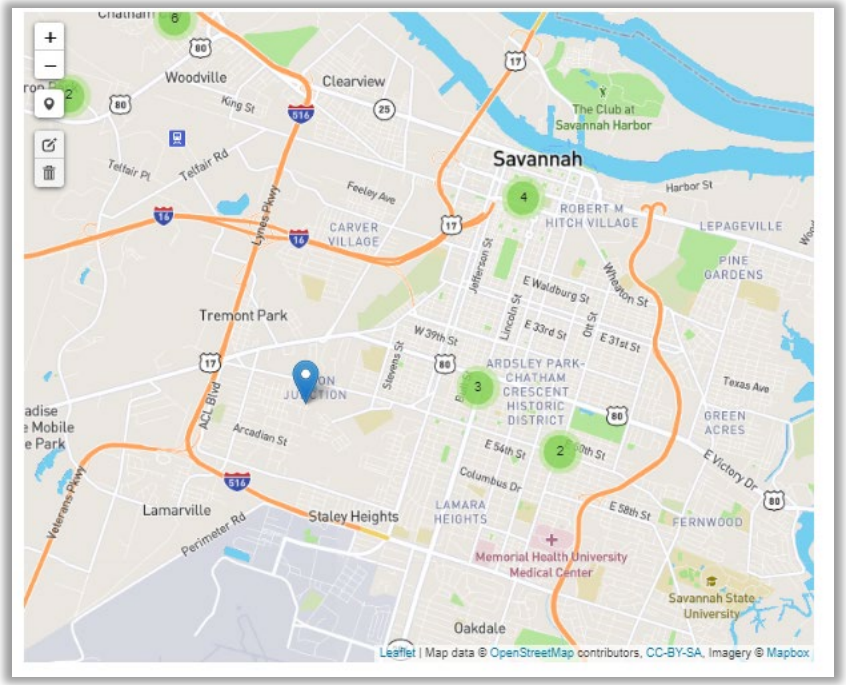
c. Don't know.

d. Doesn't impact my neighborhood.

Existing Housing Goal: Does this Goal still reflect our community's needs?

Provide affordable housing for all levels of income within the community, including the homeless, disabled & elderly.

Next Steps



GET INVOLVED!

Chatham County, Garden City, Pooler, and Savannah are asking residents to share their ideas and visions for the future of our communities.

As the plan continues to take shape, the MPC will engage with as many community members as possible. Check out the various ways you can be involved in the plan below.

TAKE THE PLAN 2040 SURVEY

PUT YOUR IDEAS ON THE MAP

Para descargar la encuesta del Plan 2040 en español, haga clic aquí.

https://mpc.compplan2040.org/Home/Index

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

912-651-1440

912-651-1480 (Comment Line)
plan2040@thempc.org (Email)
www.mpc.compplan2040.org (Website)

PLAN 2040

ADVANCING TOGETHER
REDEFINING TOMORROW