

REACH FOR A BETTER COMMUNITY



# *REGIONAL PLANNING FOR GEORGIA'S COAST*





REACH FOR A BETTER COMMUNITY

# A short history...

- \* From Governor's executive order
- \* 34-member advisory committee
- \* Began January 2006
- \* To be completed January 2008
- \* DCA staff plus consultants
  - \* Lott+Barber Architects, Savannah
    - \* Reynolds, Smith and Hills, Inc.
  - \* GA Conservancy
    - \* Southface
  - \* Coastal Ga RDC
  - \* Coastal Resources Division, Georgia DNR





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## Plan features...

- Focuses on incentives and rewards
- Establishes achievement thresholds
- Stresses BMPs
- Integrates other planning efforts
- Coordinates more than regulates
- Creates Coastal Regional Commission from the CGRDC





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# Plan Components

- Regional Assessment
- Community Participation Plan
- Regional Agenda
  - Vision
  - Guiding Principles
  - Performance Standards
  - Implementation Strategy
  - Evaluation and Monitoring







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# Vision

The vision of Coastal Georgia is to be a unique and cohesive region based upon innovation and excellence in all we do to preserve, nurture, enhance and develop our abundant human, natural, historic, cultural and economic resources.





# Regional Issues

- ★ Infrastructure
  - ★ Water and wastewater
  - ★ Stormwater
  - ★ Transportation
- ★ Economic Development
  - ★ Business and Industry
  - ★ Tourism
- ★ Intrinsic Resources
  - ★ Natural
  - ★ Historic and Cultural
- ★ Regional Growth Management





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# Two Tiers of Achievement

## Excellence Standards

### Minimum, plus

-  Smart Growth Guidelines
-  Green Development Guidelines
-  Low-Impact development practices

## Minimum Standards

-  Consistent enforcement of land use regulations
-  Infill development incentives
-  Septic maintenance requirements





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# Why Aim for Excellence?

- ⊗ Recognized as a Regional Steward
- ⊗ Eligible for Regional Stewards grant (proposed)
- ⊗ Eligible for Sustainable Coast Initiative grant (proposed)
- ⊗ Expedited reviews/permitting
- ⊗ Eligibility for state funds and permits







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# Coastal Regional Commission

- 🐚 Monitors implementation of plan
- 🐚 Facilitates critical activities
- 🐚 Heightened DRI review role
- 🐚 Monitors achievement thresholds
- 🐚 Tracks activities of other agencies
- 🐚 Expands plan to cover entire region
- 🐚 Provides outreach and TA





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# Anticipated Benefits

- Region remains attractive while preserving natural and cultural resources
- Public health benefits of better development patterns
- Protection of local resources and open space
- Better climate for business due to predictability of development regulations
- Cost savings to developers due to predictability and consistency in development regulations
- Increased ability to attract new residents and visitors
- Implementation of best practices for development
- Greater opportunity for wise investment in infrastructure
- More efficient use of land resulting in net cost savings





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# The Alternatives

- Sprawling development eating up resources
- Incompatible adjacent land uses
- Loss of sense of place
- Deteriorated quality of coastal living
- Irreparable damage to natural, cultural, and historic resources
- Disconnects between development patterns, neighbors, communities, ....





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## Where we are now...

- 2 rounds of public/stakeholder meetings held
  - 1 round of to go (Oct-Dec 07)
- Assessment of local government land use regulations completed
- Draft plan almost completed
  - Regional Assessment
  - Participation Plan
  - Regional Agenda
- Coastal Regional Commission duties and responsibilities being clarified







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# Next, and final, steps...

- Presentation to the Governor
- Polishing
- 3<sup>rd</sup> round of Stakeholder meetings
- Final meeting of CCPAC
- Marketing
- Celebrating!





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# Project Team

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