

REGIONAL PLANNING FOR GEORGIA'S COAST

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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

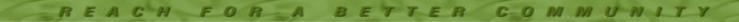
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Plan features...

- Focuses on incentives and rewards
- Establishes achievement thresholds
- Stresses BMPs

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- Integrates other planning efforts
- Coordinates more than regulates
- Creates Coastal Regional Commission from the CGRDC



Plan Components

Regional Assessment

- Community Participation Plan
- Regional Agenda
 - 🔮 Vision

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- Guiding Principles
- Performance Standards
- Implementation Strategy
- Evaluation and Monitoring

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.

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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

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

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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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

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- Greater opportunity for wise investment in infrastructure
- More efficient use of land resulting in net cost savings

The Alternatives

- Sprawling development eating up resources
- Incompatible adjacent land uses
- Loss of sense of place

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- Deteriorated quality of coastal living
- Irreparable damage to natural, cultural, and historic resources
- Disconnects between development patterns, neighbors, communities,

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

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Coastal Regional Commission duties and responsibilities being clarified

Next, and final, steps...

- Presentation to the Governor
- Polishing
- 3rd round of Stakeholder meetings
- Final meeting of CCPAC
- Marketing

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Celebrating!

Project Team

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Coastal GA RDC

The Georgia Conservancy Coastal Division