

Our new plan...

Now what?



Jeff Adams, PhD

City of St. Marys

Community Development & Planning

Our new plan... Now what?

Agenda:

1. Why plan?
2. What's required?
3. Who plans? & Whose plan?
4. When will all this happen?
5. How?

Jeff Adams, PhD
City of St. Marys

Community Development & Planning



Why plan?

Jeff Adams, PhD
City of St. Marys
Community Development & Planning



**CHAPTER 110-12-1-.02
REQUIREMENTS**

Why plan? Because we have to.

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures, embodied herein, emphasize preparation of plans that help local government address its immediate needs and opportunities while moving toward long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in the following standards:

(1) Required and Optional Plan Elements. Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond these minimum required elements and supplement its comprehensive plan with other plan elements (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03 (1)
Needs and Opportunities	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03 (4)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific 	110-12-1-.03 (6)

Because we must.



Raging Wildfires in the Southwest Stretch Resources

By FERNANDA SAM... JUNE 22, 2016

Sandy

Houston Flooding

Ferguson Riots

Katrina

Pulse Orlando

Fourmile Canyon Fire

Sandy Hook



LIFTS

BALD MOUNTAIN		DOLLAR MOUNTAIN	
1 River Run (4 Min. / 1,819 Ft.)	10 Freshman 9 (4 Min. / 1,352 Ft.)	10 Mt. Dollar (4 Min. / 1,384 Ft.)	10 Accelerator (Moving Carpet)
2 Roundhouse Double (9 Min. / 1,859 Ft.)	11 Challenger (15 Min. / 5,140 Ft.)	11 Skier (3 Min. / 437 Ft.)	11 Skier (3 Min. / 437 Ft.)
3 Continuum (5 Min. / 1,353 Ft.)	12 Lookout (3 Min. / 115 Ft.)	12 Skier (3 Min. / 437 Ft.)	12 Skier (3 Min. / 437 Ft.)
4 Gold Springs (7 Min. / 1,386 Ft.)	13 Seattle Ridge (3 Min. / 1,368 Ft.)	13 Quarter Sailer (3.5 Min. / 191 Ft.)	13 Skier (3 Min. / 437 Ft.)
5 Lookout Express (3 Min. / 2,675 Ft.)	14 Newday (7 Min. / 1,421 Ft.)	14 Skiing Carpet (3 Min. / 300 Ft.)	14 Skier (3 Min. / 437 Ft.)
6 Greyhawk (5 Min. / 1,488 Ft.)	15 Kindergarten (Moving Carpet)	15 Elkton (7 Min. / 959 Ft.)	15 Skier (3 Min. / 437 Ft.)

LEGEND

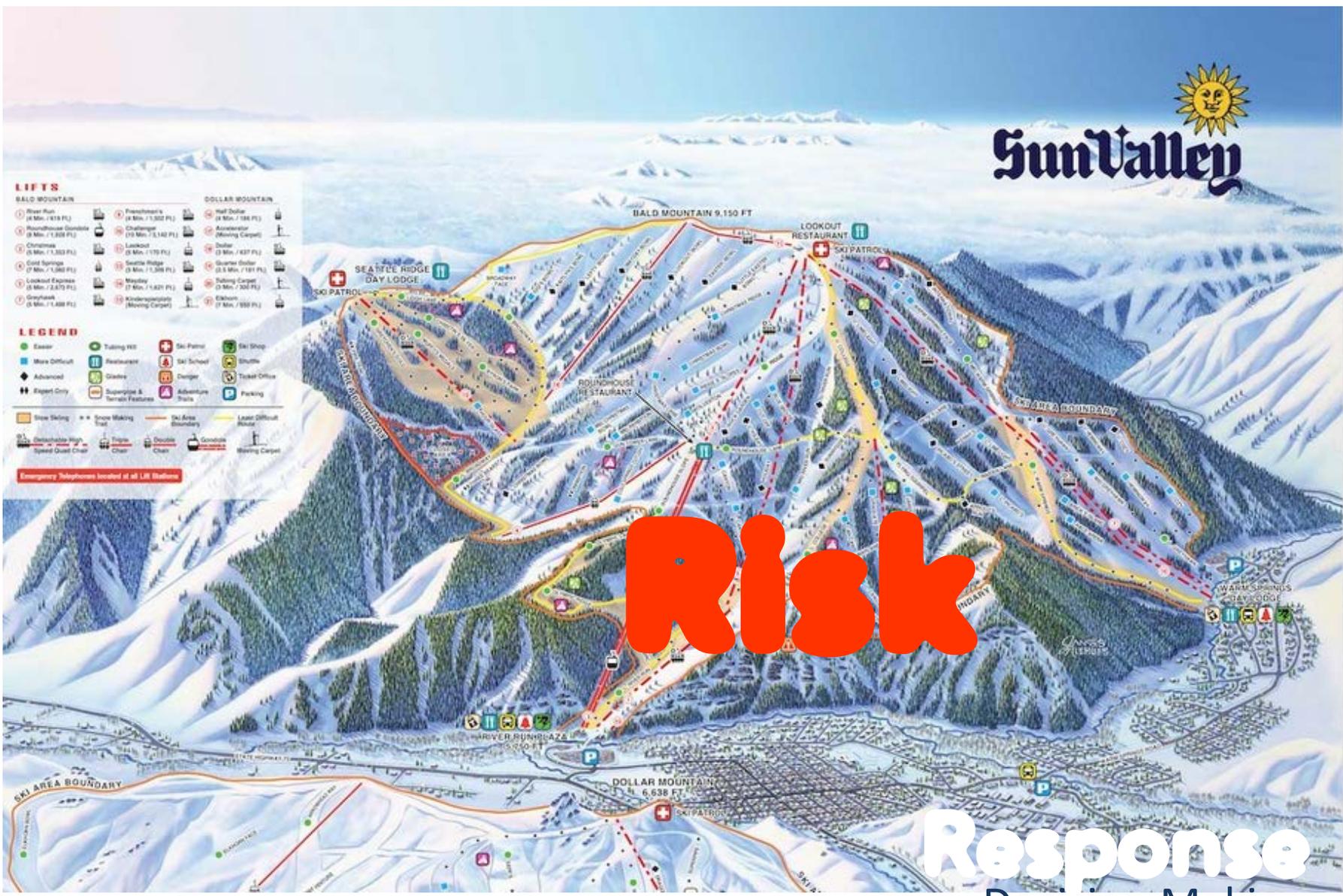
● Easier	🛡️ Tubing Hill	🚑 Ski Patrol	🛒 Ski Shop
🔵 More Difficult	🏠 Restaurant	🎓 Ski School	🚗 Shuttle
⬇️ Advanced	🎮 Games	🔄 Change	🏠 Ticket Office
⬇️ Expert Only	🛠️ Supervisor & Terrain Features	🚶 Adventure Trails	📄 Parking
🛤️ Slow Skating	❄️ Snow Making Trail	🚧 Ski Area Boundary	🟡 Least Difficult Route
🚗 Detachable High Speed Quad Chair	🚡 Triple Chair	🚡 Double Chair	🏠 Gondola
🚡	🚡	🚡	🛖 Moving Carpet

Emergency telephones located at all Lift Stations

Risk

Response

Decision Making



Castle Rock Fire

Beaver Creek Fire



Response
Decision Making



JeffreySAdams

contact

2445 Winterhaven Dr.
Hailey, ID 83333
Cell: 208.313.2070
Email: iogeo@me.com

Your Name:

Your Email:

Subject:

Message:

Send

MOD

PREEsponse
Decision Making



169 Homes

\$217 million

Costs

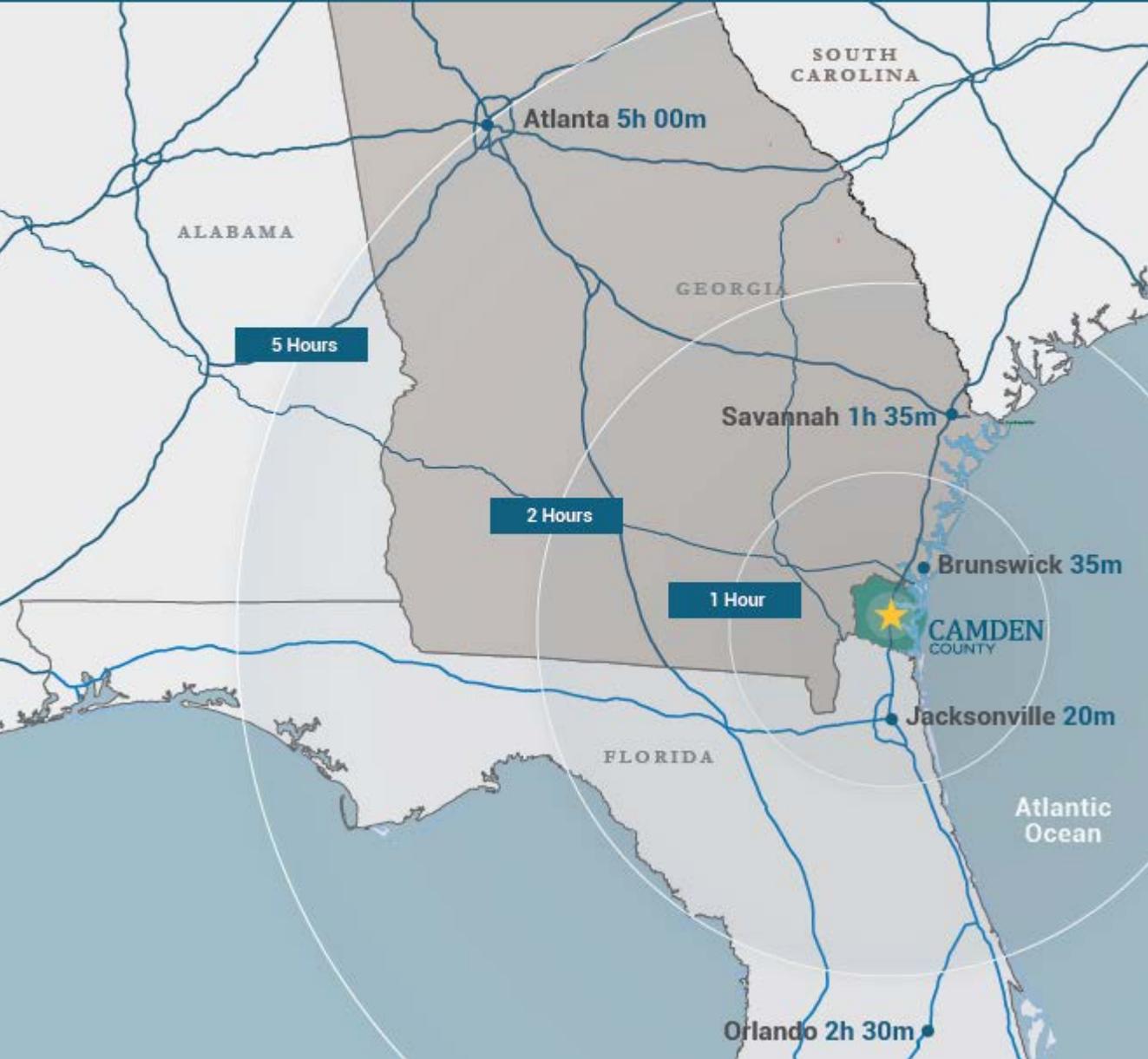
Fourmile Canyon Fire

0 Lives

© AP

PREresponse
Decision Making

Drive Time



THE PARK
SOUTH COUNTY
TO CAPITAL
DR. JOHNSON
1960-1965
W. J. JOHNSON
1965-1970
1970-1975
1975-1980
1980-1985
1985-1990
1990-1995
1995-2000
2000-2005
2005-2010
2010-2015
2015-2020
2020-2025
2025-2030

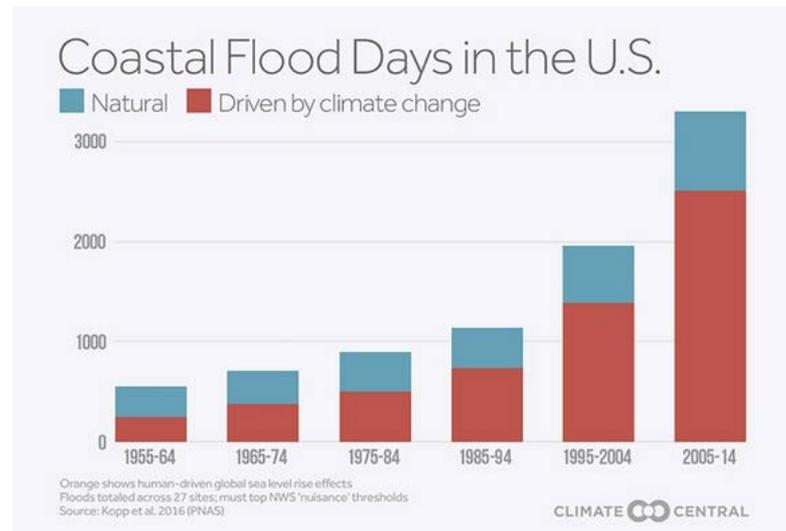
CLIMATE  CENTRAL

SUSTAINABILITY

New Data Reveal Stunning Acceleration of Sea Level Rise

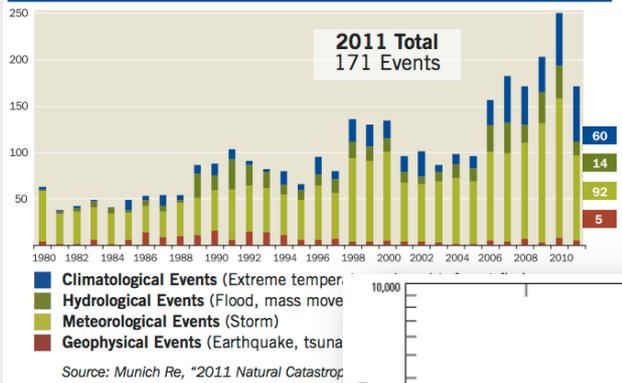
Coastal cities will face greater threat than anticipated

By John Upton, Climate Central on February 22, 2016 [Véalo en español](#)



Risk

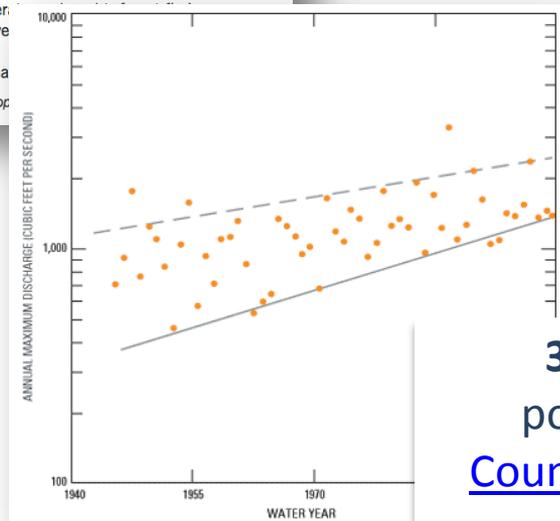
Figure 5: Natural Disasters in the United States, 1980 - 2011, Number of Events, Annual Totals



Increasing events

Urbanization

Coastalization

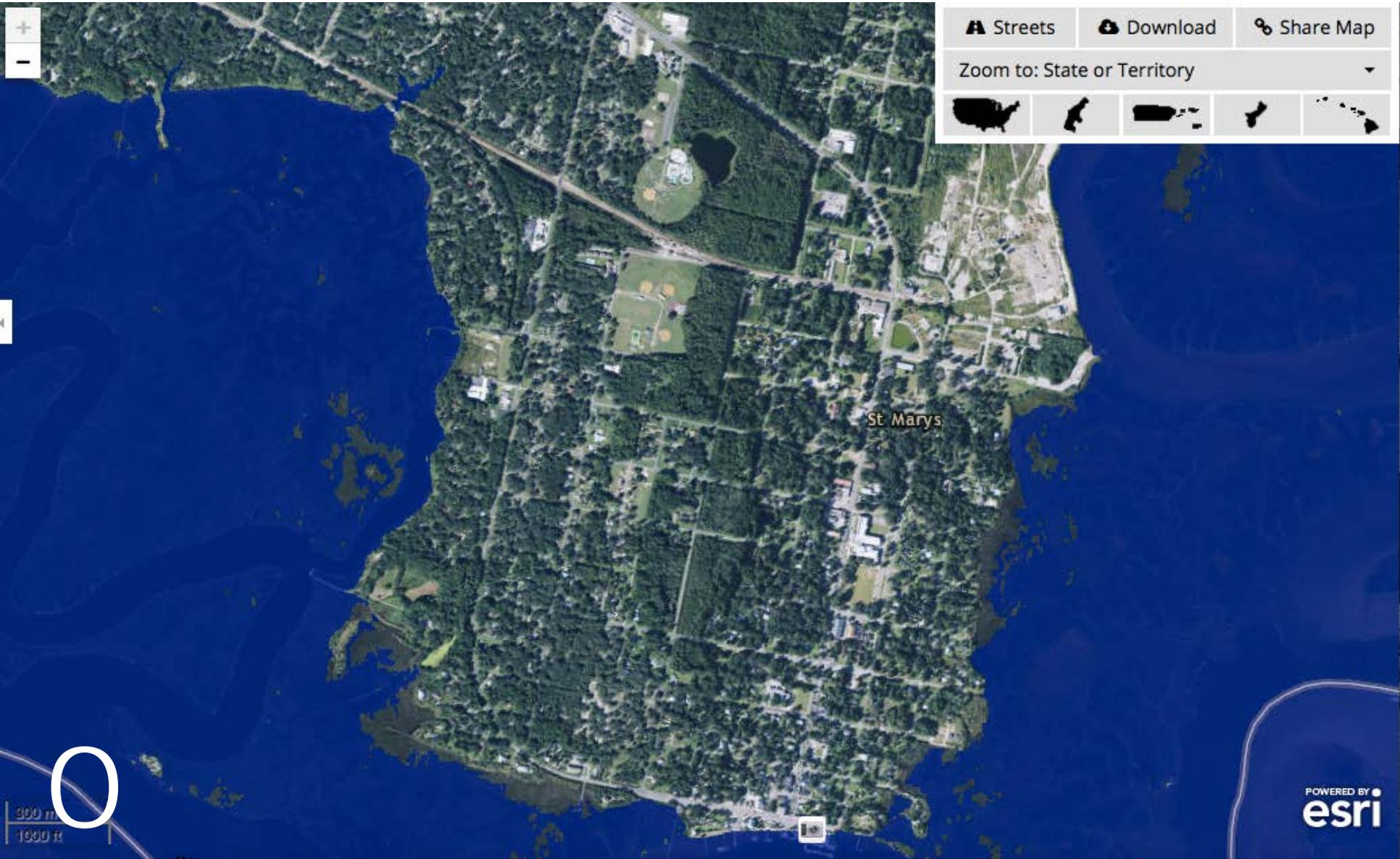
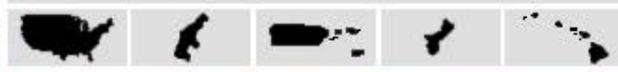


39% Percent of the nation's total population live in Coastal Shoreline Counties (less than 10% of the total land area excluding Alaska (2010)).



Streets Download Share Map

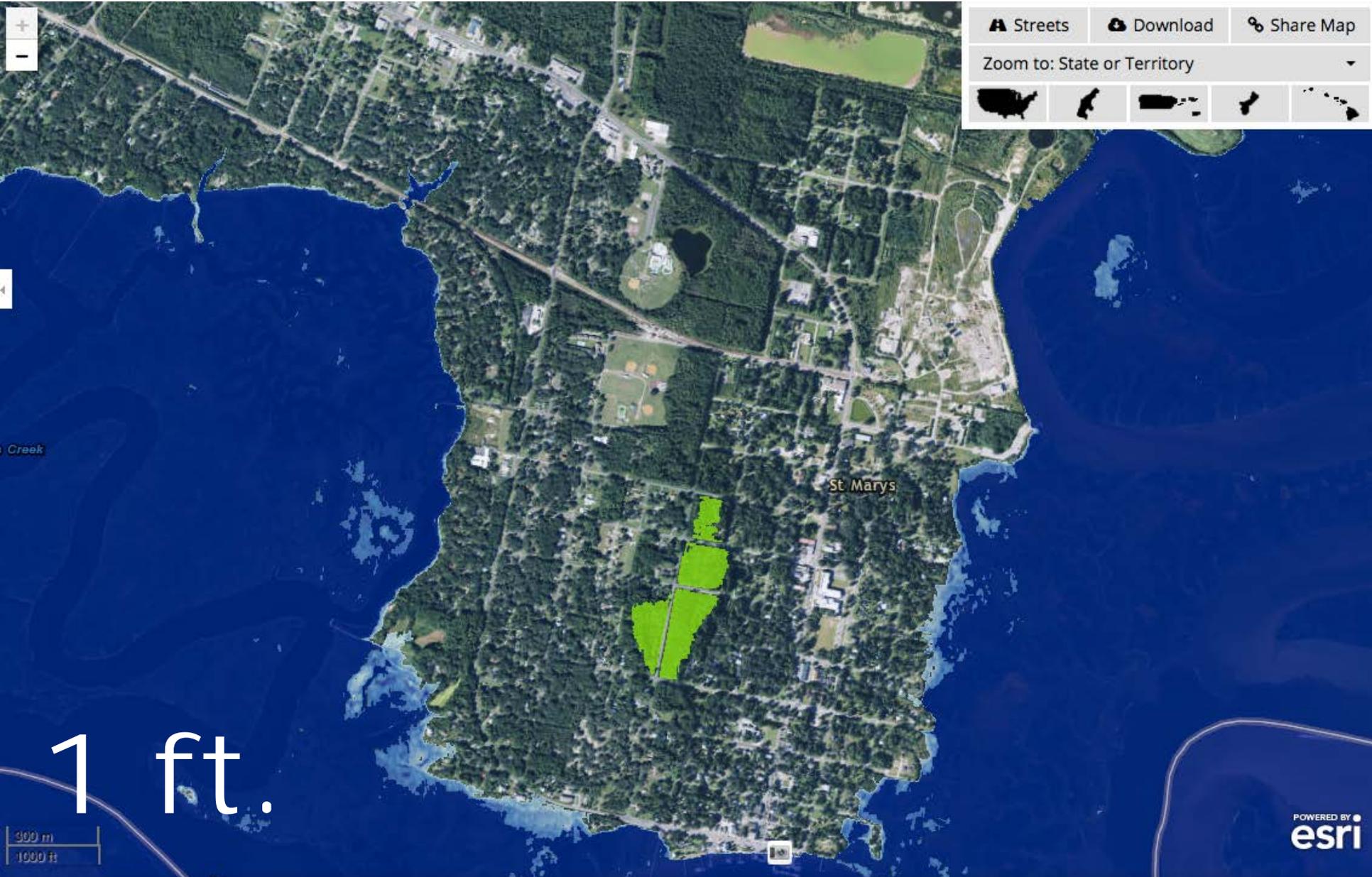
Zoom to: State or Territory



St Marys

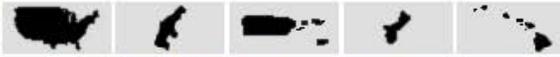


POWERED BY
esri



Streets Download Share Map

Zoom to: State or Territory



Creek

St. Marys

1 ft.

300 m
1000 ft

POWERED BY
esri



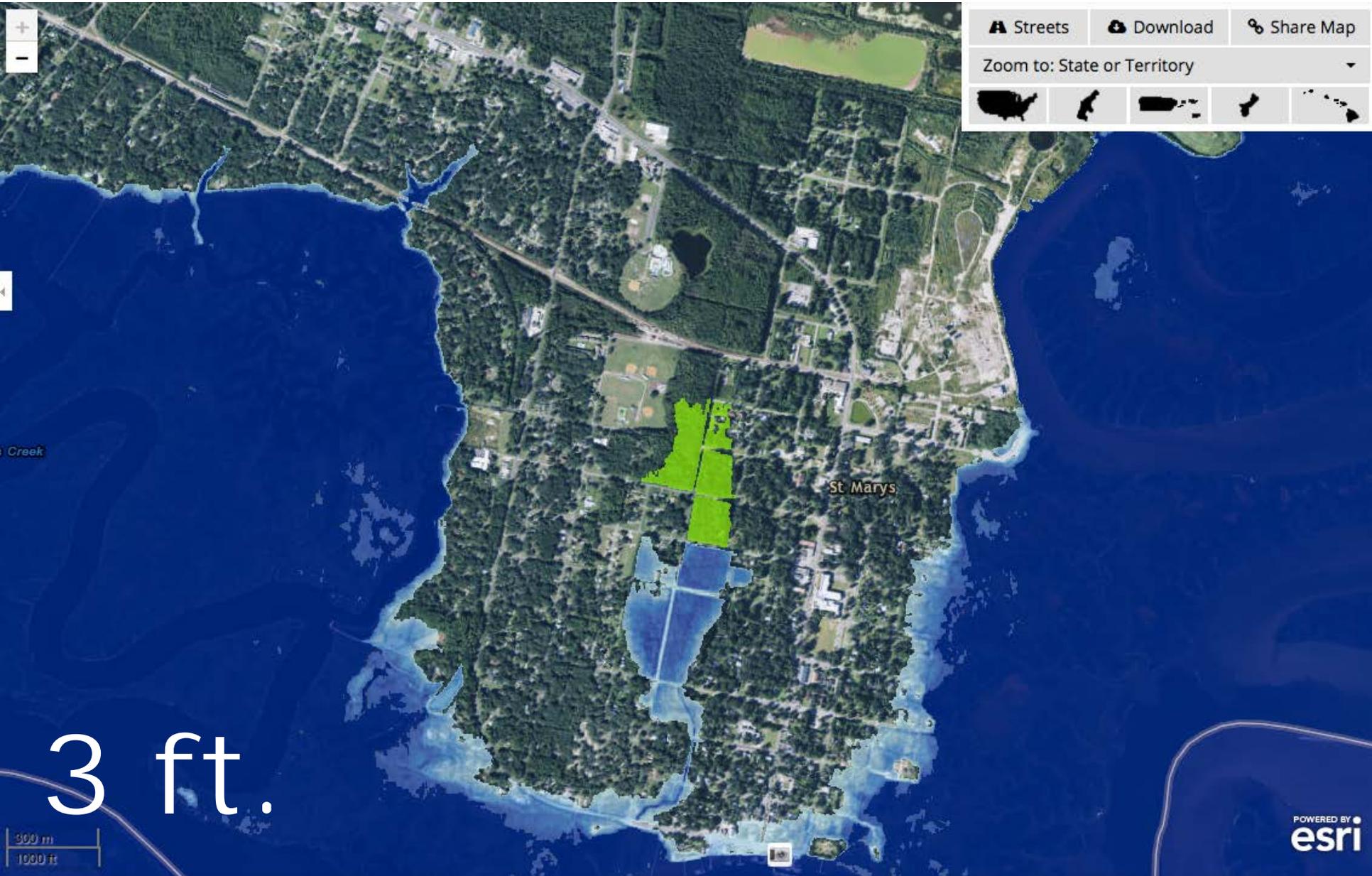
Streets Download Share Map

Zoom to: State or Territory



2 ft.





Streets Download Share Map

Zoom to: State or Territory



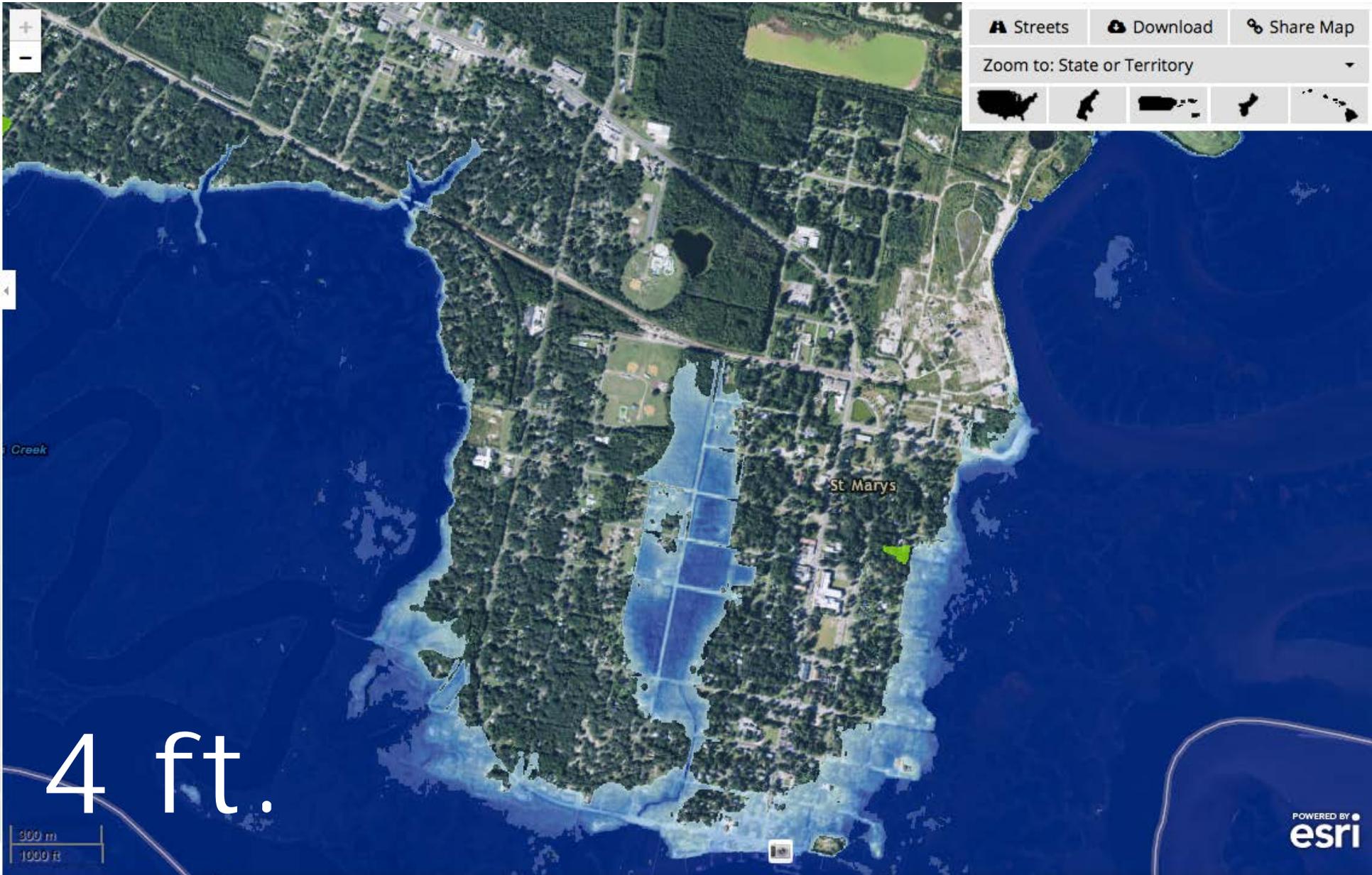
Creek

St. Marys

3 ft.

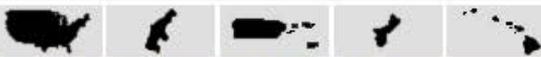
300 m
1000 ft

POWERED BY
esri



Streets Download Share Map

Zoom to: State or Territory



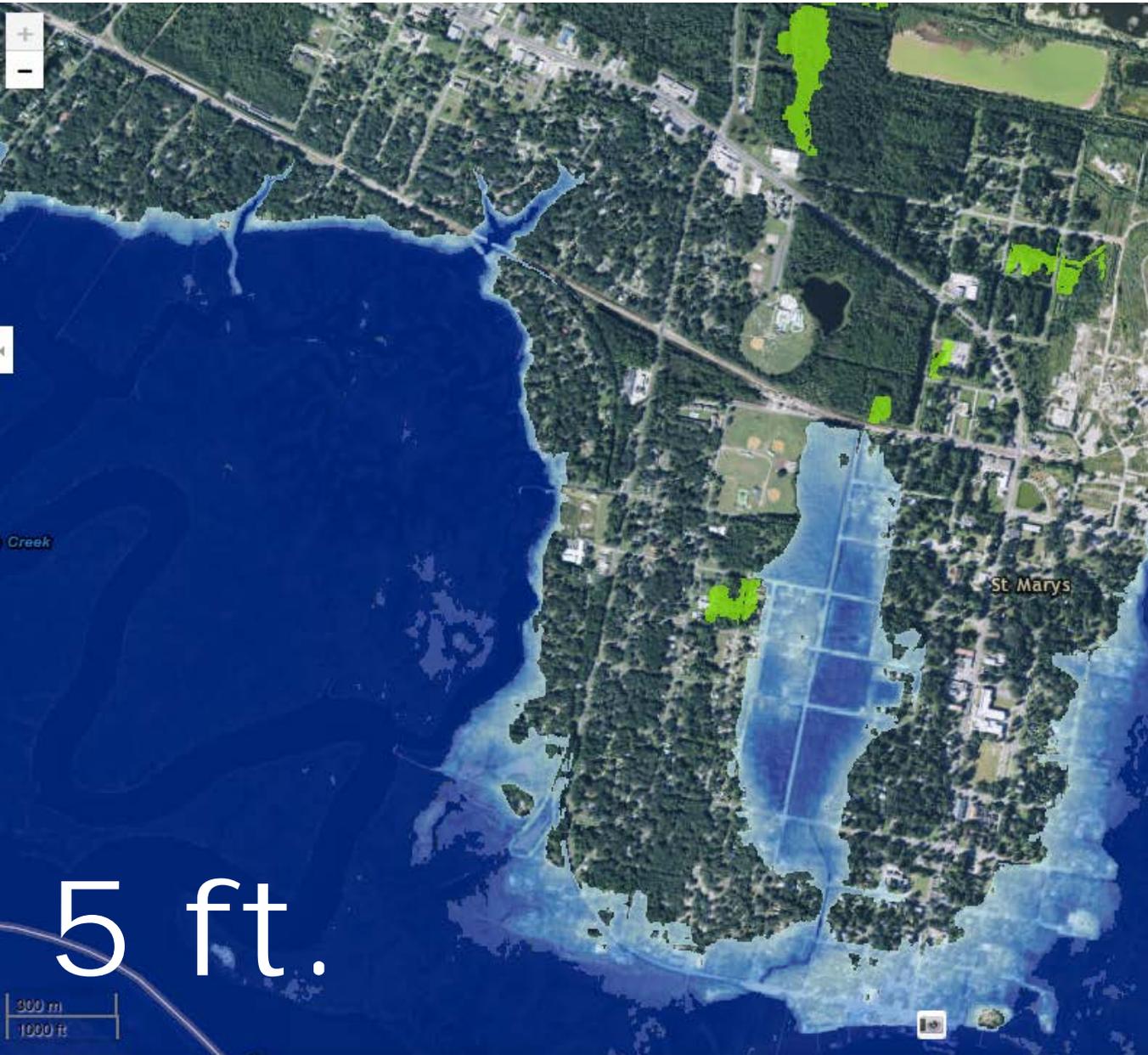
Creek

St. Marys

4 ft.

300 m
1000 ft

POWERED BY
esri



[Streets](#)
[Download](#)
[Share Map](#)

Zoom to: State or Territory

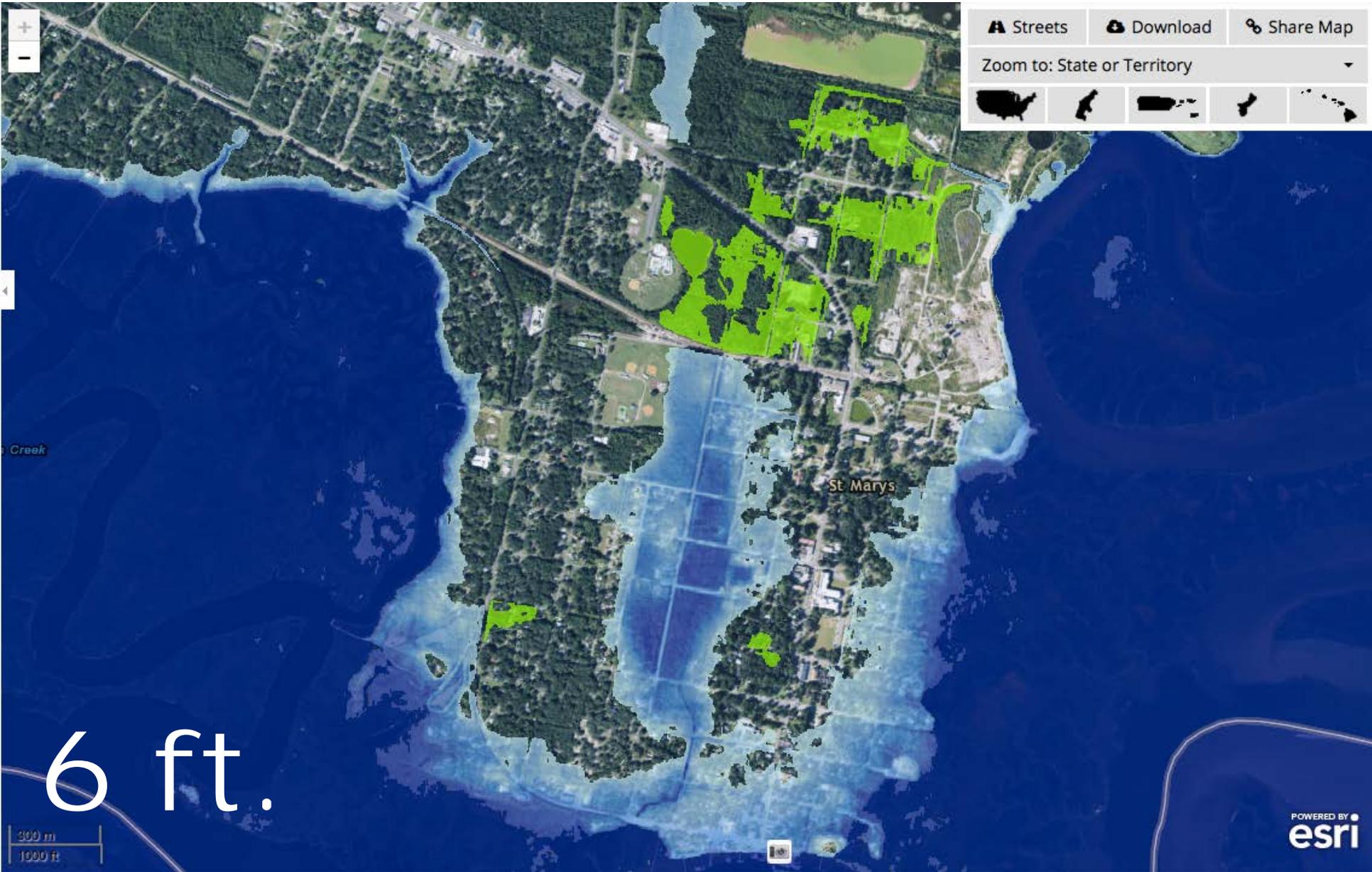
Creek

St Marys

5 ft.

300 m
1000 ft

POWERED BY
esri



Streets Download Share Map

Zoom to: State or Territory



6 ft.

300 m
1000 ft

POWERED BY
esri



Sea Level Rise and Coastal Flooding Impacts

Sea Level Rise Confidence Marsh
 Vulnerability Flood Frequency

Sea Level Rise ?

1 ft SLR

Legend

- Water Depth
- Low-lying Areas
- Area Not Mapped
- Visualization Location
- Leveed Areas ?

Overview

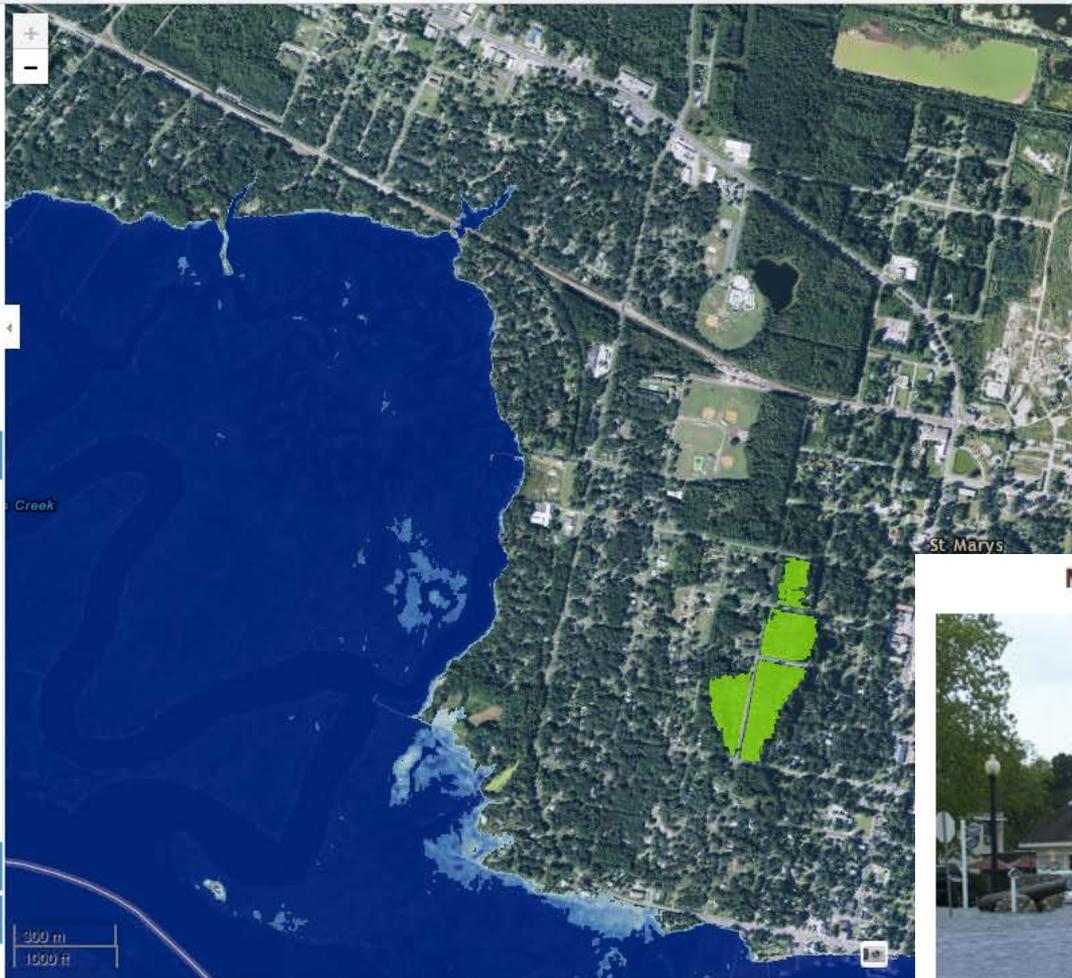
Use the slider bar above to see how various levels of sea level rise will impact this area.

Levels represent inundation at high tide. Areas that are hydrologically connected are shown in shades of blue (darker blue = greater depth).

Low-lying areas, displayed in green, are hydrologically "unconnected" areas that may flood. They are determined solely by how well the elevation data captures the area's hydraulics. A more detailed analysis of these areas is required to determine the susceptibility to flooding.

Understanding The Map

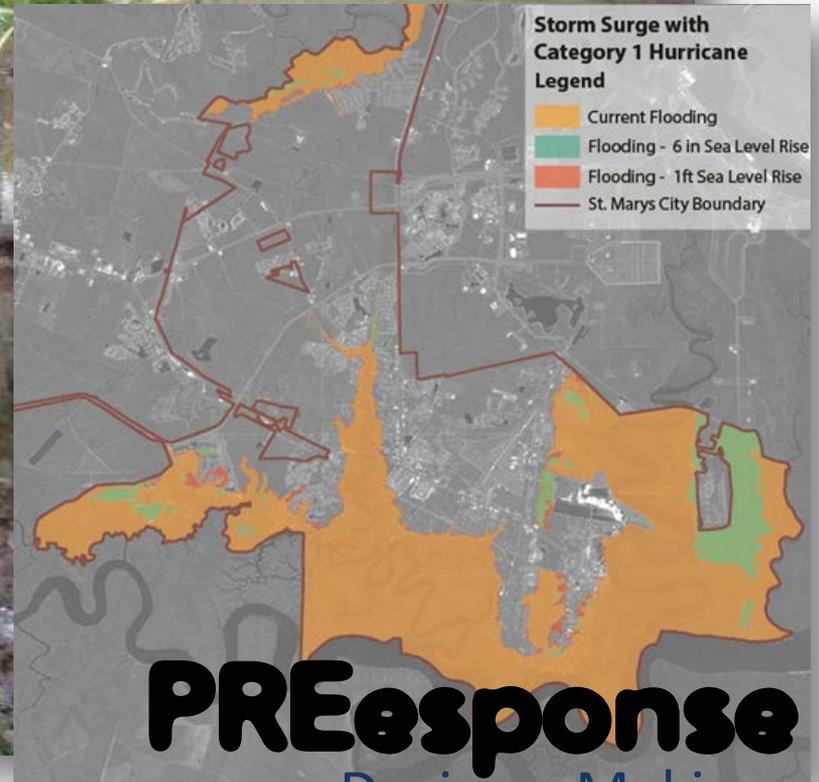
Additional Information



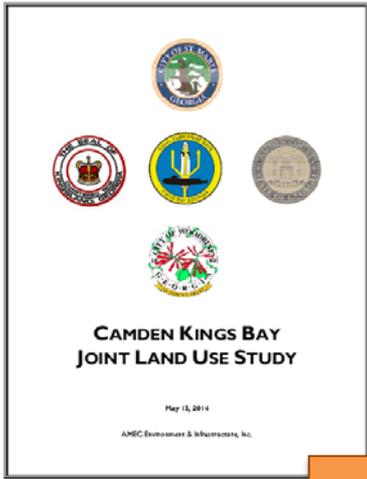
Streets Download Share Map

Zoom to: State or Territory





PREesponse
Decision Making



Camden County - Adopted October 2009
City of Kingsland - Adopted October 2009
City of St. Marys - Adopted October 2009
City of Woodbine - Adopted November 2008

Joint
Comprehensive Plan
2007 - 2027



Prepared by:
Catalyst & Partners
Regional Development Center



PREsponse
Decision Making



One
Vision
Endless
Possibilities

Our new plan

In short, local planning should recognize that:

- Assets can be accentuated & improved
- Liabilities can be mitigated & changed over time; and
- Potential can be sought after & developed



What's required



Jeff Adams, PhD
City of St. Marys
Community Development & Planning

CHAPTER 110-12-1-.02
REQUIREMENTS

Required

- **Community Goals**
- **Needs & Opportunities**
- **Community Work Program**

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures embodied herein, emphasize preparation of plans that help each local government determine its needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as provided in these standards.

(1) Required and Optional Plan Elements. Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond the minimum required elements and implement its comprehensive plan with the plan elements under the "Recommended for" column. Plan elements (a) Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

Elements:

- **Capital Improvements Element**
- **Economic Development Element**
- **Land Use Element**
- **Transportation Element**
- **Housing Element**

Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03 (1)
Needs and Opportunities	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Capital Improvements Element	Governments that have impact fees		110-12-1-.03 (4)
Economic Development Element	Communities included in Georgia's Target Areas	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	Communities with zoning or equivalent land use regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development projects • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific areas 	110-12-1-.03 (6)

Required

- **Community Goals**

The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.

Plan Element	Required for	Recommended	Specifics at
Community Goals	All local governments		110-12-1-.03 (1)
Neighborhood Opportunities	All local governments		110-12-1-.03 (2)
Community Workforce Capital Improvements	All local governments to charge impact fees		110-12-1-.03 (3)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (4)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific 	110-12-1-.03 (5)

- **General Vision Statement**
- **List of Community Goals**
- **Community Policies**
- **Character Areas & Defining Narrative**

Required

- **Needs & Opportunities**

(Required for all local governments, updates required every five years.) This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT. (strengths, weaknesses, opportunities, threats) or similar analysis of the community. The following resources may also be enlisted to help stakeholders identify local Needs and Opportunities:

- **Supplemental Planning Recommendations**
- **Analysis of Data and Information**
- **Analysis of Consistency with Quality Community Objectives**

Required

- **Community Work Program**

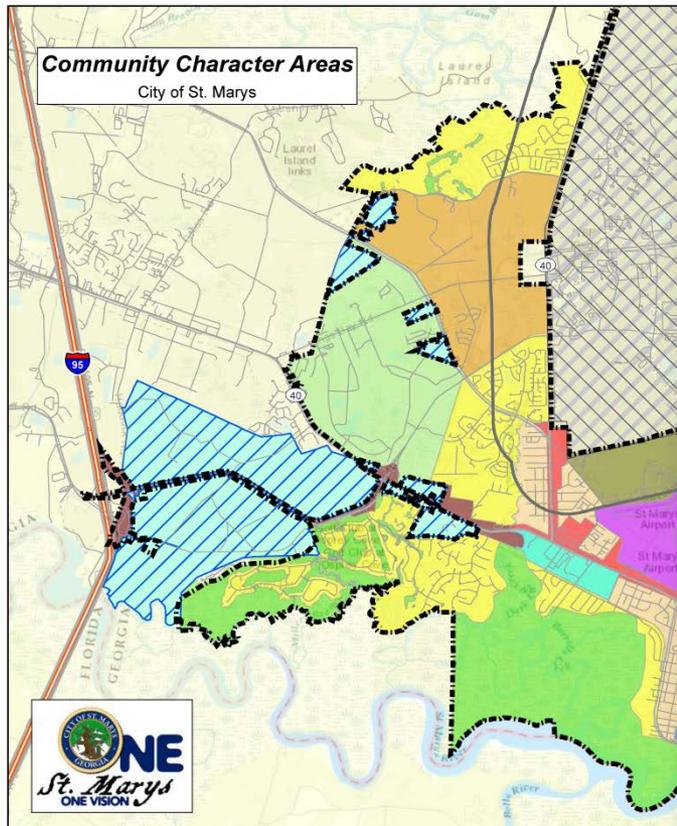
This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03 (1)
Community Work Program	All local governments		110-12-1-.03 (2)
Capital Improvements	Governments that charge impact fees		110-12-1-.03 (3)
Economic Development	Communities included in Georgia Job Growth and Tax Relief Repeal Act	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (4)
Element	Communities with zoning or equivalent land development regulations subject to the Zoning Procedures Law	<ul style="list-style-type: none"> • Are considering new land development • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific 	110-12-1-.03 (5)

- **Description**
- **Legal authority (if necessary)**
- **Timeframe**
- **Responsible party**
- **Estimated cost, and**
- **Funding source(s), if applicable**

Land Use Element

• Character Areas Map & Defining Narrative



Town Center Urban Anchor

This area has the potential to serve as a commercial development center for the City. Centrally located, this area would contain a mix of commercial, public / institutional, and mixed residential densities.

Issues & Needs

- The Kings Bay Village Shopping Center has vacant an underutilized commercial space.
- The Historic Downtown is not centrally located to the rest of St. Marys.
- There are insufficient retail opportunities within the City.

Development strategies

- Establish architectural standards for redevelopment and infill.
- Provide access to alternative modes of transportation
- Connect this area to other parts of St. Marys through a system of multi-use paths.
- Encourage redevelopment of the St. Mary's mall area through a master-planned concept.
- *Should include relatively high-density mix of retail, office, services, and employment to serve a regional market area.*
- *Include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, and condominiums.*
- *Design should be very pedestrian oriented, with strong, walkable connections between different uses.*
- *Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and golf carts for both tourism and recreation purposes.*
- *Retro-fit to be more aesthetically appealing and, therefore, more marketable to prospective tenants:*
 - *Building new commercial structures at the street front, taking up a portion of the oversize parking lot and creating a shopping "square" around a smaller internal parking lot.*
 - *Upgrading the appearance of existing older commercial buildings with façade improvement, new architectural elements, or awnings.*
 - *Reconfiguring the parking lot and circulation routes for automobiles.*
 - *Providing pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.*

Land Use Element

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures, embodied herein, emphasize preparation of plans that help each local government address its needs and opportunities and to facilitate the realization of its long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government shall prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.

• Character Areas Map & Defining Narrative

(1) Required and Optional Plan Elements



Character Area: Beachfront Neighborhood

The Beachfront Neighborhood to the east of Butler Avenue is exclusively multi family, and duplex housing types. The area is characterized by old growth trees supplemented by side alleys. Public and private

Characteristics

- Neighborhood east of Butler Avenue
- Single family
- Duplex
- Multi-family
- Old growth trees
- On street parking
- Wide streets
- Alleys
- Public/private beach access
- Portions of the neighborhood included in a locally designate District and Resort District: Strand Sub-District)

Development Strategies

- Historic structures should be preserved whenever possible.
- Enhance the pedestrian environment where feasible.
- Preserve old growth trees.
- Preserve and maintain public beach access and enhance wh

- **Back River Neighborhood**
- **Beaches**
- **Beachfront Neighborhood**
- **Coastal Marshlands**
- **Commercial Gateway**
- **Ft. Screven Historic Distric**
- **Inland Cottage Neighborhood**
- **Marshfront Neighborhood**
- **North Beach/Maritime District**
- **The Strand/Historic Downtown**
- **South End Neighborhood**

Land Use Element

- **Future Land Use Map & Narrative Standard Categories, or LBCS:**

- **Residential**
- **Commercial**
- **Industrial**
- **Public/Institutional**
- **Transportation/Communication/Utilities**
- **Parks/Recreation/Conservation**
- **Agriculture/Forestry**
- **Undeveloped/Vacant**
- **Mixed Use**

Plan Element	Required for	Recommended for	Specifics at
Goals	All local governments		110-12-1-.03 (1)
Needs and Objectives	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Improvements Element	charge impact fees		110-12-1-.03 (4)
Development Element	included in Georgia Job Tax Credit Tier 1	improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	land development regulations that are subject to zoning Procedures Law	Are considering new land development regulations	110-12-1-.03 (6)

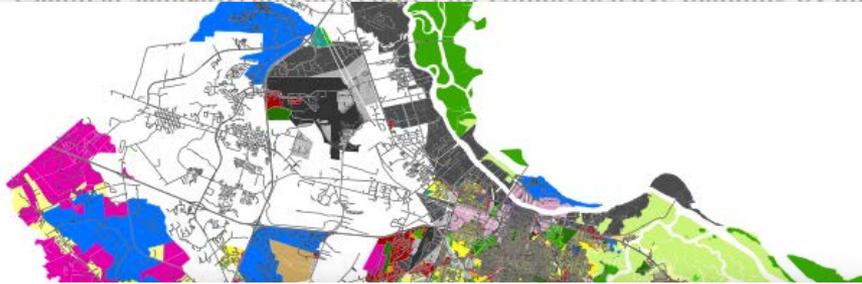
- Include Target Areas in their comprehensive plan
- Wish to improve aesthetics of specific

Land Use Element

CHAPTER 110-12-1-.02

REQUIREMENTS

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in



n of plans that
moving toward
government
programs,
sive plan as
lan must

TEXT AMENDMENT TO THE
CHATHAM COUNTY-SAVANNAH COMPREHENSIVE PLAN

PUBLIC REVIEW DRAFT 1 • SEPTEMBER 12, 2011

Legend

- Aerial Corridor Transition Overlay
- AICD-Industry-Light
- Agriculture/Forestry
- Commercial-Maine
- Commercial-Neighborhood
- Commercial-Suburban
- Conservation
- Conservation-Residential
- Downtown
- Downtown Expansion
- Downtown Commercial
- Industry-Heavy
- Industry-Light
- Landfill
- Marsh
- Office and Institutional
- Office - Transition
- Parks/Recreation
- Planned Campus
- Planned Development
- Planned Developments
- Residential-General
- Residential-Single Family
- Residential-Single and Two Family
- Residential-Suburban Single Family
- Traditional Commercial

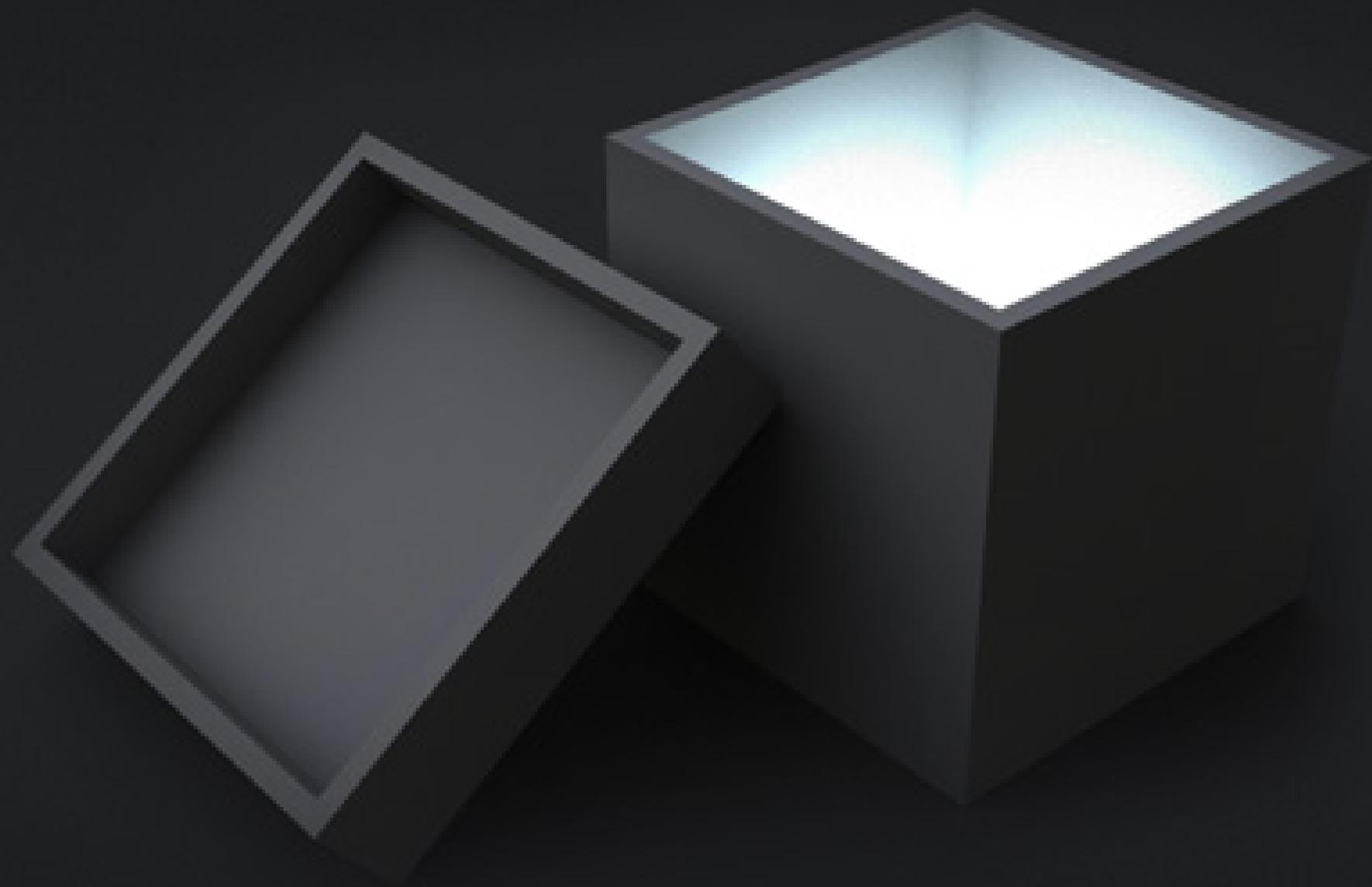
Definitions of Comprehensive Plan Future Land Use Map Categories

(as of September 9, 2011)

FUTURE LAND USE CATEGORY	DEFINITION
Planned Campus	Areas designated for research & development, educational, and business campuses, where landscaping, greenspace, open space and open water area exceeds impervious area of structures and parking lots (other research and educational campuses may be classified as <u>Office Civic/Institutional</u>).
Agriculture/Forestry	Areas principally used for farming, silviculture, dairy or livestock production, and resource extraction. This category also includes <u>single family detached dwellings not to exceed one-half (0.5) unit per gross acre.</u>
Civic/Institutional	Areas of five acres or more identified for Public uses that serve a large area or produce intensive activities or have multiple uses that are not readily assimilated into residential or commercial areas.

How to get from here... to here.







49 Secs. 62-1—62-34. - Reserved.

50 **ARTICLE II. - PRESERVATION OF HISTORIC BUILDINGS & DISTRICTS**

51 **FOOTNOTE(S):**

52 --- (2) ---

53 Cross reference—

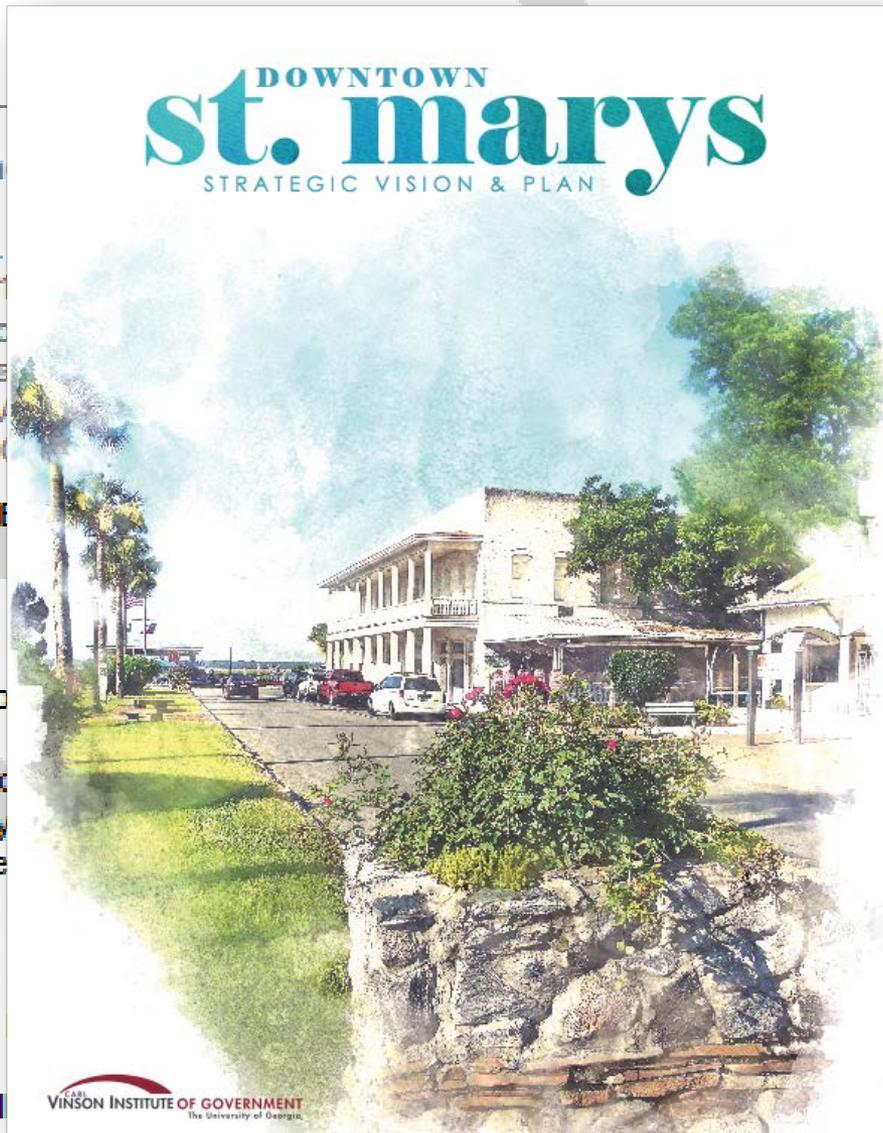
54 State Law referen
55 Existing Buildings,
56 property, O.C.G.A.
57 O.C.G.A. § 36-40-1
58 seq.; Georgia Histo
59 natural resources a
60 properties, O.C.G.A.
61 Trust Act of 1975, (

62 **DIVISION 1. - GEN**

63

64 **Sec. 62-35. - Purpo**

65 In support and
66 heritage of the City
67 of this heritage is e
68 order to stimulate
69 enhance historical
70 alike; in order to
71 provisions federal
72 historic properties
73 above activities wil
74 and Council of the



Fire Related Codes to
hazards to persons or
n facilities of historical value,
176, O.C.G.A. § 44-10-1 et
rs and duties of department of
r preservation of historic
G.A. § 12-3-50.2; Heritage

historical, cultural and aesthetic
assets and that the preservation
general welfare of the people; in
neighborhoods and to protect and
the city's residents and visitors
property owners under relevant
preservation and rehabilitation of
do the same; in order that the
future generations. The Mayor
and intent of this article to

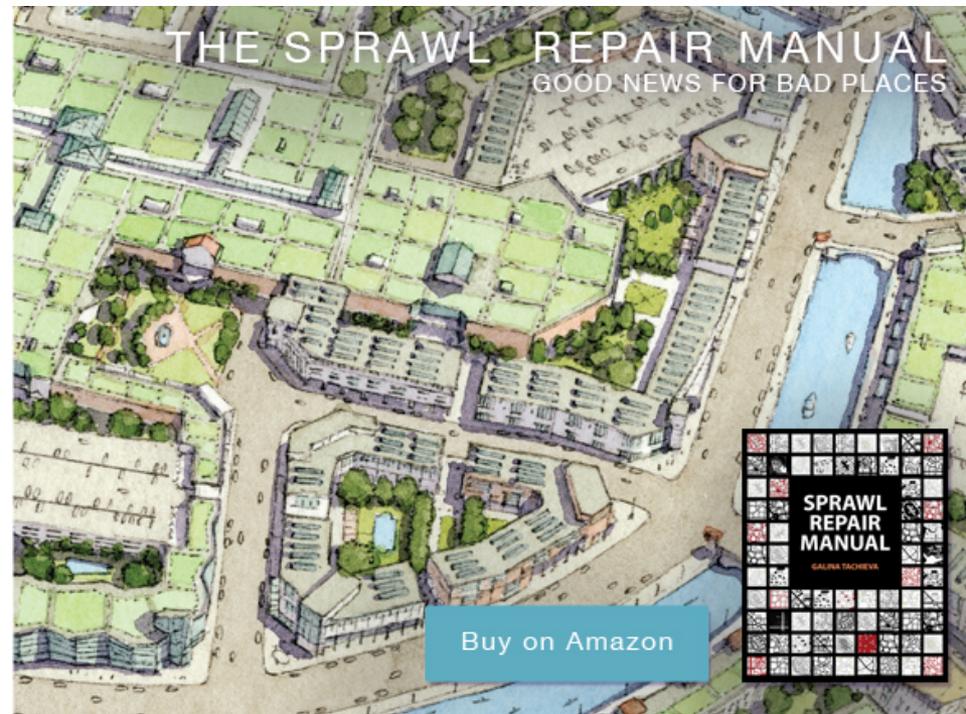
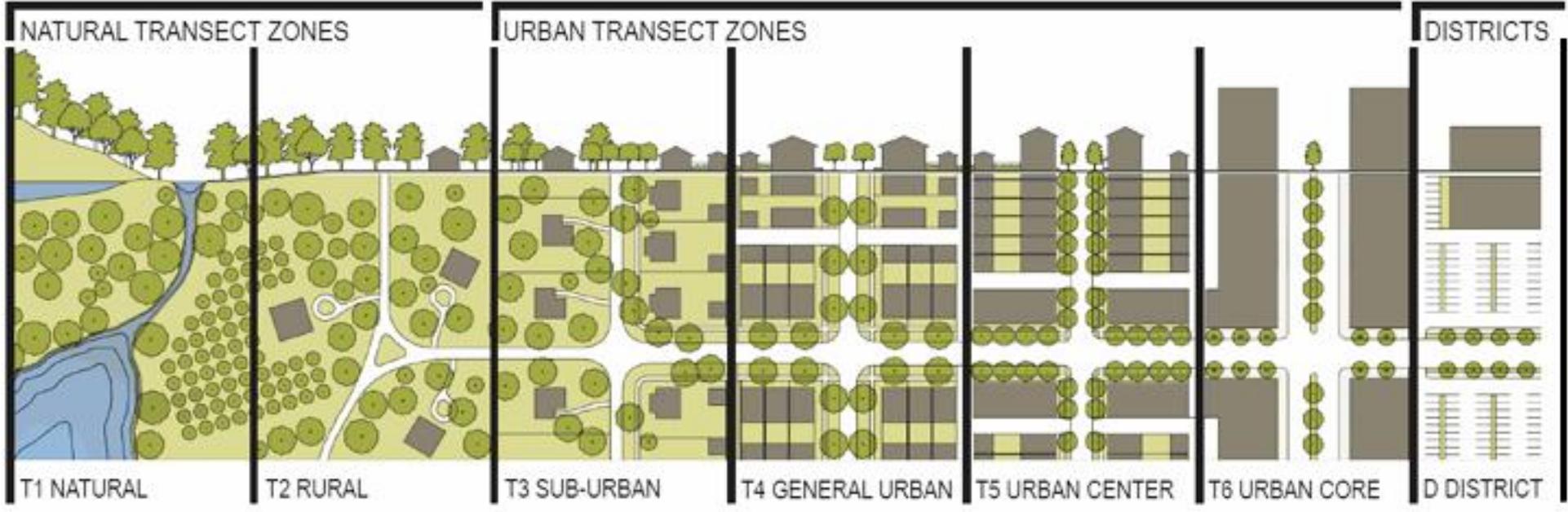
Notice?

NOTICE OF HEARING UPON PETITION TO REZONE

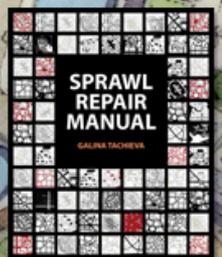
NOTICE IS HEREBY GIVEN That Brian and Carla Gatzke have submitted a petition to rezone the following described real estate in the City of Brookings, in Brookings County, South Dakota:

Lot 1, of the Plat of Lots 1 & 2, of a portion of Lot A of the Replat of Outlot E, Maynes Addition from a Residence R-2 District to a Planned Development District

NOTICE IS FURTHER GIVEN That said request will be acted on by the City Planning Commission at 5:30 PM on Tuesday, May 3, 2016, in the Chambers Room on



THE SPRAWL REPAIR MANUAL
GOOD NEWS FOR BAD PLACES



Buy on Amazon

Adventures in Coding

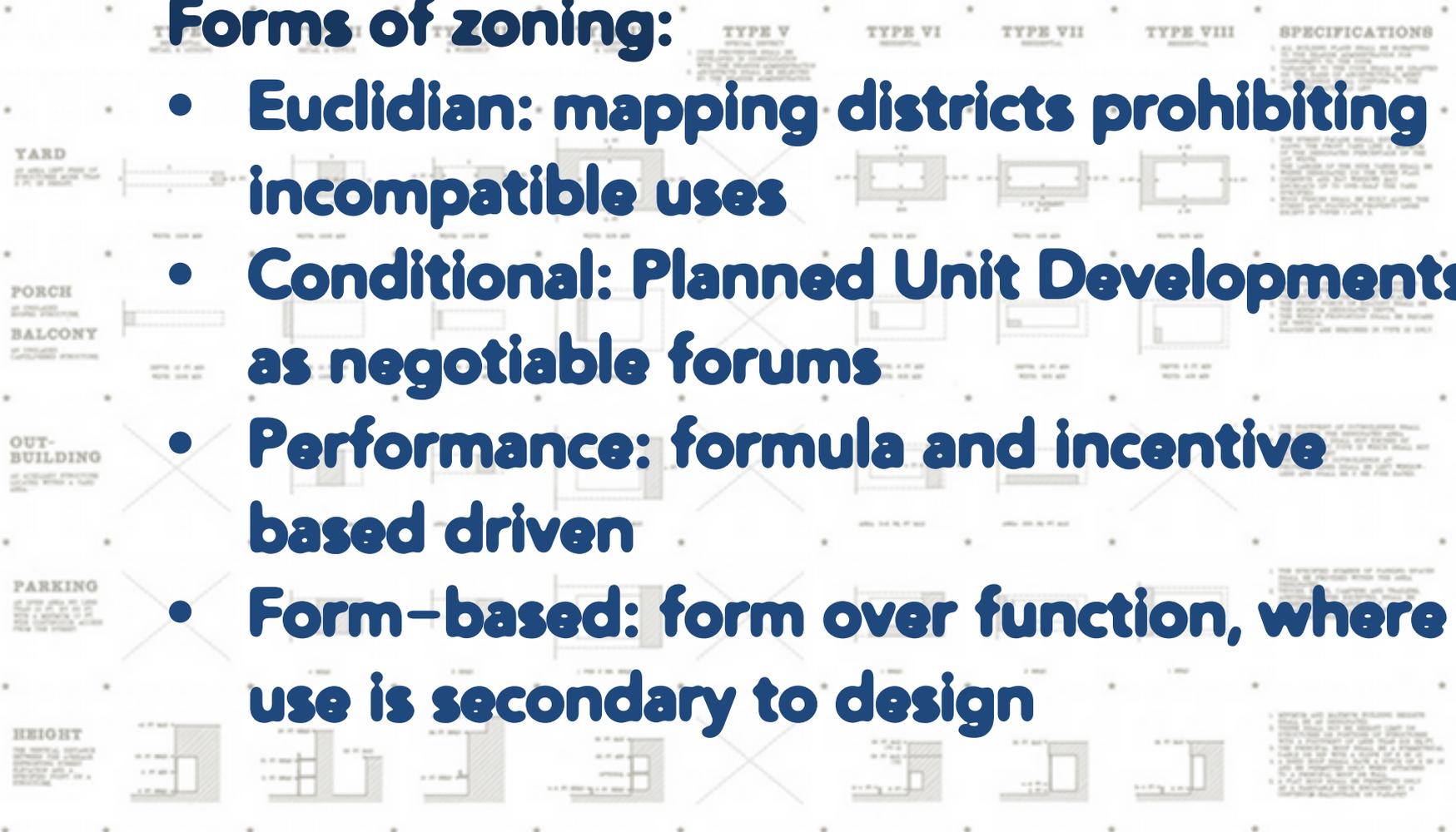


Adventures in Coding

URBAN CODE ★ THE TOWN OF SEASIDE

Forms of zoning:

- **Euclidian: mapping districts prohibiting incompatible uses**
- **Conditional: Planned Unit Developments as negotiable forums**
- **Performance: formula and incentive based driven**
- **Form-based: form over function, where use is secondary to design**



Adventures in Coding

COMPARING FOUR ZONING FORMS

Euclidian, Conditional, Form Based, and Performance

Lar

INTRODUCTION

As zoning approaches its 100th birth anniversary, conventional, Conditional, Form Based, and Performance zoning have remained unchanged after 98 years and is widely used in the United States, it was severely criticized in "Zoning"

The year 1966 will be a significant milestone in the fifth century of the oldest city in the United States. It is a nice question which zoning ordinance of the country based on the principles of the old Spanish town serve as a model for current ordinances, judging from current

Table 11
COMBINED SCORE Lane Kendig

Type of Zoning	Legislation	Efficiency	Flexibility	Environment	Housing	Nuisance	Community Character	Quality	Problem Solving	Complexity	TOTAL
Euclidian	5	1	1	2	1	1	1	2	1	4	19
Conditional	5	2	2	3	2	3	1	4	2	3	27
Performance	5	5	5	5	4	5	5	5	5	1	45
Form Based	3	3	3	2	3	1	4	5	1	5	30

Table 11
COMBINED SCORE Mark White

Type of Zoning	Legislation	Efficiency	Flexibility	Environment	Housing	Nuisance	Community Character	Quality	Problem Solving	Complexity	TOTAL
Euclidian	5	1	1	2	1	5	2	2	1	4	24
Conditional	5	2	5	3	2	4	2	4	2	3	32
Performance	5	5	3	5	4	5	5	5	5	1	43
Form Based	3	5	3	4	5	1	4	5	4	5	39

Who plans?

Jeff Adams, PhD
City of St. Marys
Community Development & Planning



Who plans?

American Planning Association
Making Great Communities Happen

Home > Knowledge Center > Applied Research >

Comprehensive Plan Standards for Sustaining Places

APA's work in developing the comprehensive standards grew out of a larger APA initiative, [Sustaining Places](#).

Through the Sustaining Places Initiative, the comprehensive plan was recognized as ideal vehicle for addressing the sustainability challenge:

Planning for sustainability is the defining challenge of the 21st century. Overcoming deeply ingrained economic and cultural patterns that result in resource depletion, climate instability, and economic and social stress requires holistic problem solving that blends the best scientific understanding of existing conditions and available technologies with the public resolve to act. Planning processes allow communities to look past immediate concerns, evaluate options for how best to proceed, and to move towards a better future. The Comprehensive Plan has the legal authority to act as the vehicle for guiding community development, the scope to cover the necessary functions and facilities, and the history of

American Planning Association
Making Great Communities Happen

Home > Community Outreach > National Planning Awards >

National Planning Awards 2016

Nine Excellence Award recipients were selected by the APA Awards Jury. The recipients are honored at the Awards Luncheon at APA's National Planning Conference in Phoenix, April 4. Read more about each of this year's Excellence recipients. Additionally, the Awards Jury selected six [Achievement Award](#) recipients.

National Planning Excellence Awards

NASHVILLENEXT
Nashville, Tennessee

Daniel Burnham Award for a Comprehensive Plan

HOMELESS SOLUTIONS COMMUNITY 10-YEAR PLAN
Dayton and Montgomery County, Ohio

partnership for **Sustainable Communities**
an interagency partnership HUD • DOT • EPA

> Home > About Us > In Your Community > Resources and Tools

The Partnership Turns 5!

In celebration of the fifth anniversary of the Partnership for Sustainable Communities, HUD, DOT, and EPA released "Partnership for Sustainable Communities: Five Years of Learning from Communities and Coordinating Federal Investments."

Georgia Department of **Community Affairs**

About DCA Popular Programs Resources News and Events Contact Us

Good Plan Examples

The complete documents from which all of these examples have been drawn are available on the [Current Plans](#) page.

REQUIRED ELEMENTS

- Community Development**
 - CDDBG
 - Community Initiatives
 - Construction Codes
 - Downtown Development
 - Planning & Environmental
 - Regionalism
 - Research
- Economic Development**
 - Development Tools
 - Financing
 - Tax Credits
 - Volunteerism
- Housing**
 - Homeless & Special Needs
 - Homeownership
 - Housing Development
 - Rental Assistance

Community Goals

General Vision Statement

List of Community Goals

Community Policies

Colquitt County
Whitfield County

Character Areas & Defining Narrative

Colquitt County
City of Harlem
City of Statesboro
City of Tybee Island
Whitfield County

Needs & Opportunities

Quick Links

- OPDM Assistance Guide
- Local Compliance Status

Who plans?

1. Livable Built Environment

2. Harmony with Nature

3. Resilient Economy

4. Interwoven Equity

5. Healthy Community

6. Responsible Regionalism

7. Authentic Participation

8. Accountable Implementation

9. Content

10. Characteristics



110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures embodied herein, emphasize preparation of plans that recognize the needs and desires of all communities while moving toward realization of its long term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as

(1) Required and Optional Plan Elements. Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond the minimum required elements and supplement its plan with the (and any other) optional plan elements in the Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

Element	Required for	Supplemental Planning Recommendations	Reference
Community Goals	All local governments		110-12-1-.03 (1)
Needs and Opportunities	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Capital Elements	Governments that are members of the Georgia Association of Governments		110-12-1-.03 (4)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific 	110-12-1-.03 (6)

Community Involvement

- Identification of Stakeholders
- Identification of Participation Techniques
- Conduct Participation Program

Community Involvement

- **Identification of Stakeholders**

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures are embodied herein, emphasize preparation of plans that recognize the needs and interests of all communities while moving toward realization of its long term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as follows:

(1) Required and Optional Plan Elements. Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond these minimum required elements and supplement its

	Gov	Civic	Env	Trans	Soc	Educ.	Bus	Econ
Elected								
Board								
Staff								
Volunteer								
Citizen								
Tourist								
Prof/Aca								

regulations that are subject to the Zoning Procedures Law

- Include Target Areas in their comprehensive plan
- Wish to improve aesthetics of specific

Community Involvement

- **Identification of Participation Techniques**

Customers	Interview	Survey	Focus G.	Charette	Poll	Data	Town Hall
Officials							
HOAs							
Chamber							
Educators							
Citizen							
Tourist							
Funders							

regulations that are subject to the Zoning Procedures Law

- Include Target Areas in their comprehensive plan
- Wish to improve aesthetics of specific

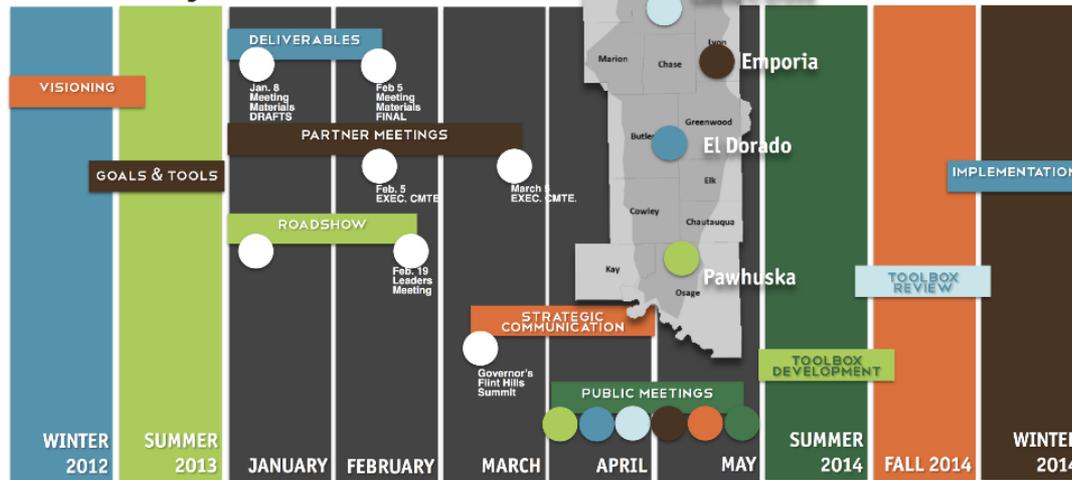
Community Involvement

- **Conduct Participation Program**

Frontiers Objectives

1. Build Regional Vision
2. Identify Connections
3. Develop Toolbox of Solutions

Frontiers Project Timeline



CHAPTER 110-12-1-.02
REQUIREMENTS

Etc.

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures, embodied herein, emphasize preparation of plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must meet the minimum standards specified in these standards.

Water Plan & the Environmental Planning Criteria

- **Review of the Comprehensive Plan**
- **Official Listing of Planning Requirements & Deadlines**
- **Alternative Planning Requirements**
- **Planning Resources & Support**

Community	All local governments		110-12-1-.03 (1)
Opportunities	governments		110-12-1-.03 (2)
Community	All local governments that charge impact fees		110-12-1-.03 (3)
Improvements	Governmental land included in Georgia Job Tax Credit Tier 1		110-12-1-.03 (4)
Development	Element	Are considering new land development regulations	110-12-1-.03 (5)
Element	land development regulations that are subject to the Zoning Procedures Law	• Include Target Areas in their comprehensive plan	110-12-1-.03 (6)
		• Wish to improve aesthetics of specific	

Whose plan... is it anyway?

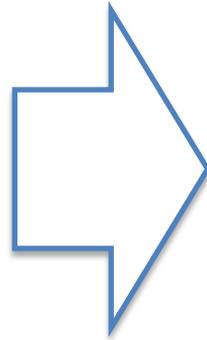
Jeff Adams, PhD
City of St. Marys
Community Development & Planning





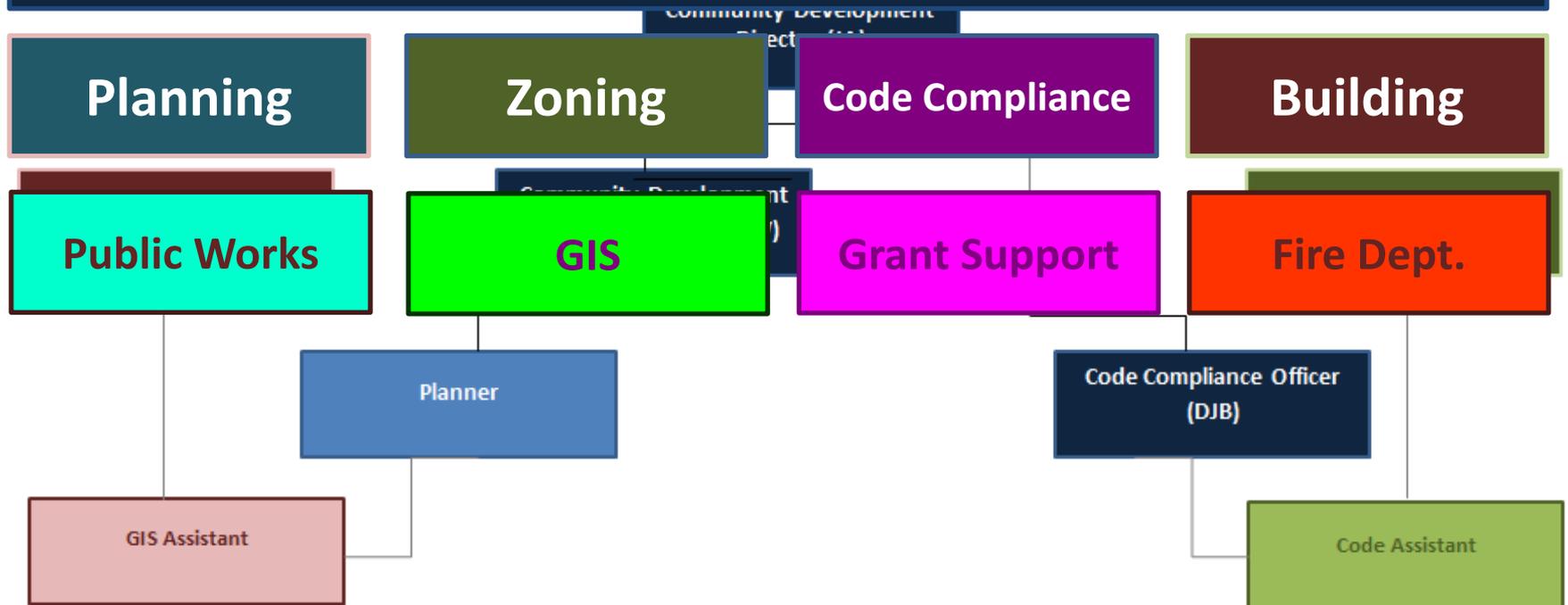


Feedback



Org Chart

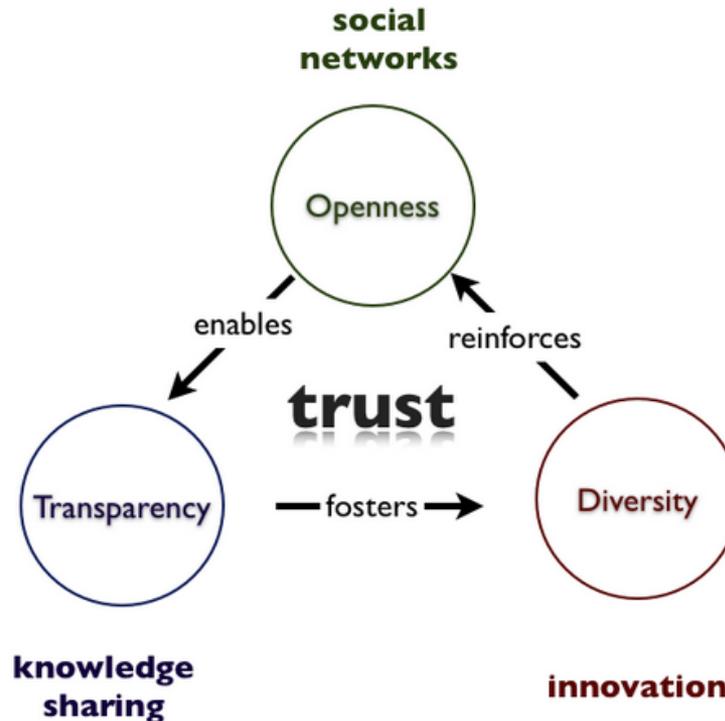
Community Development



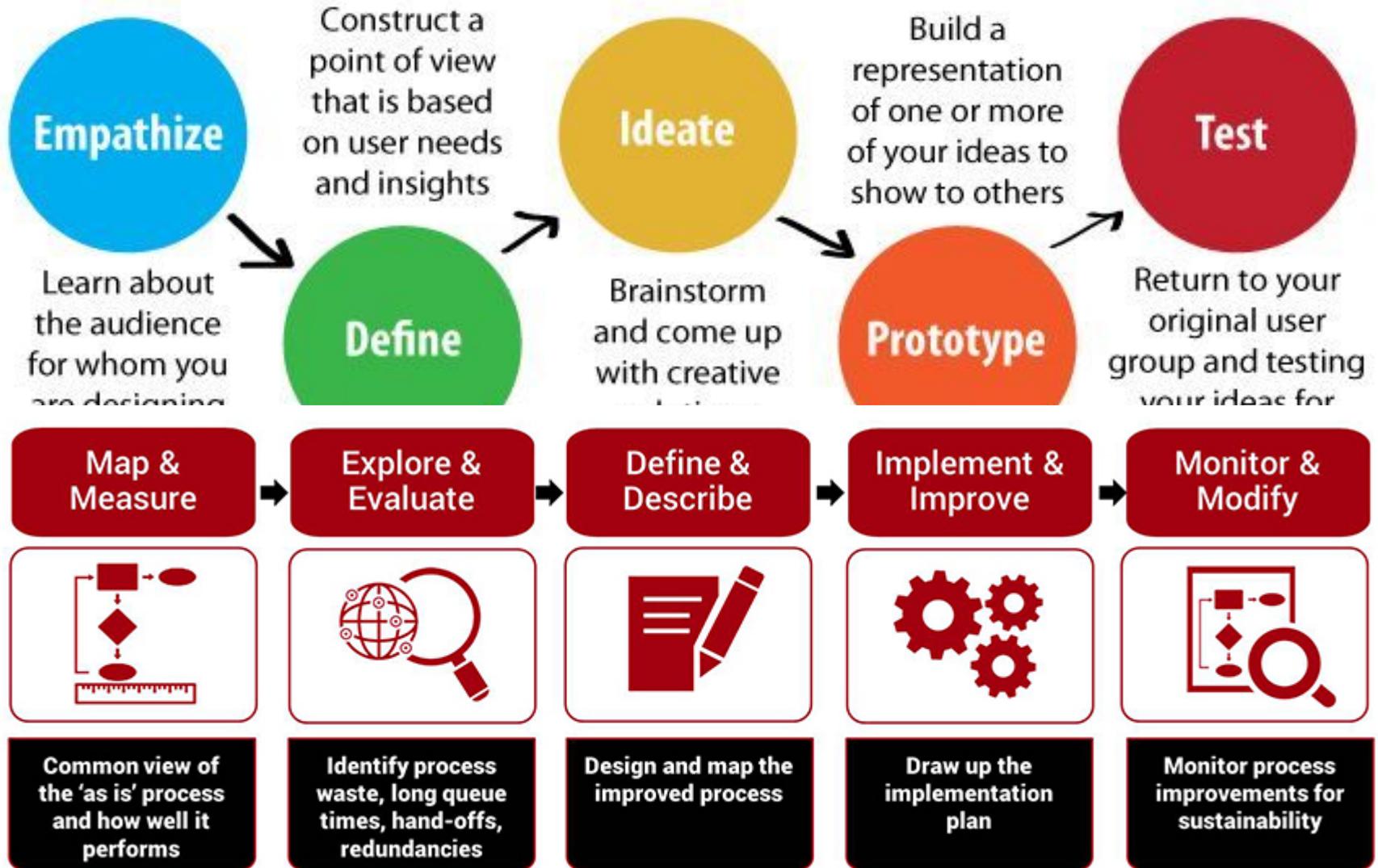


Strategic Doing™

how work gets done in networks



Customer-Driven Process

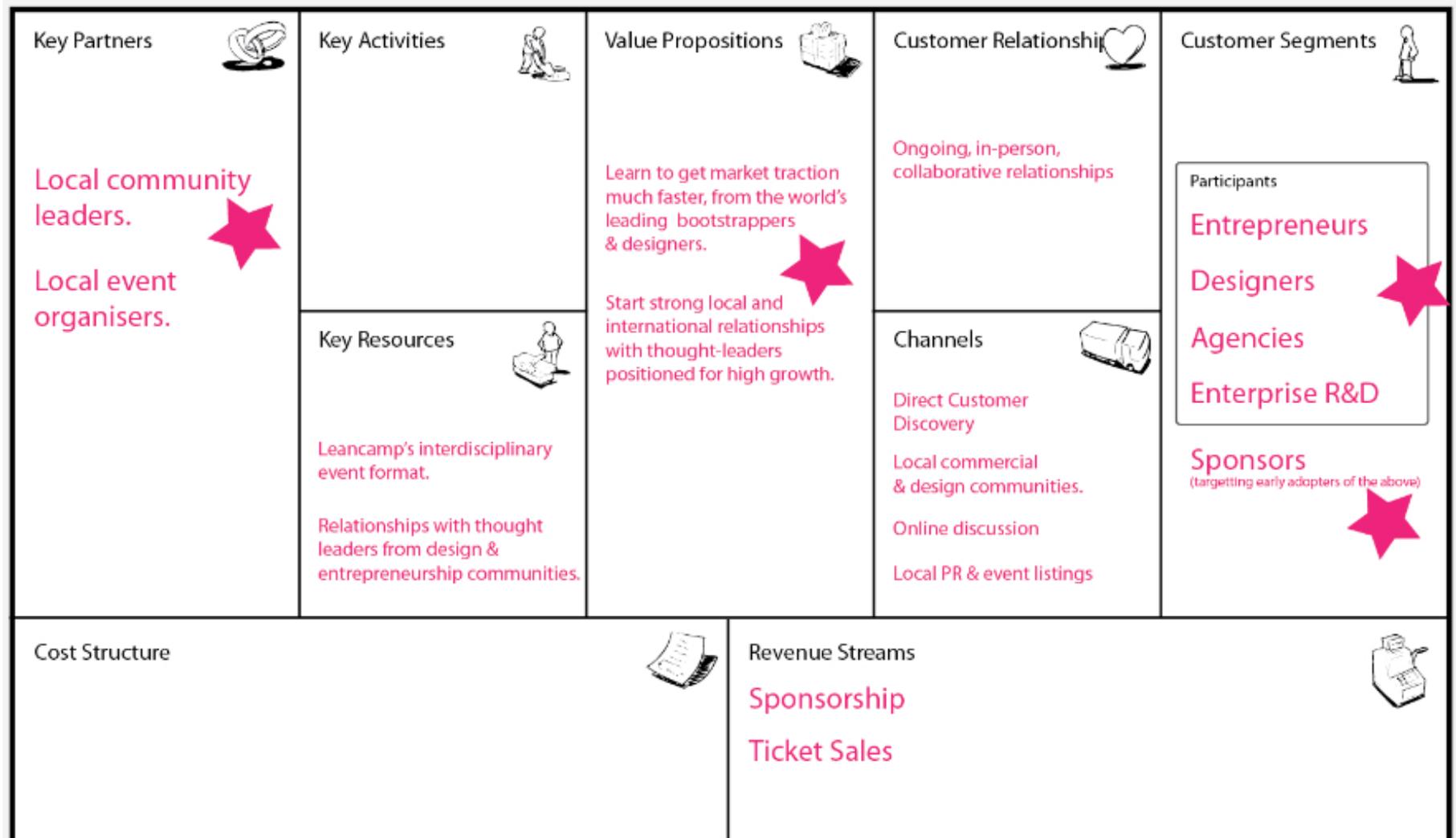


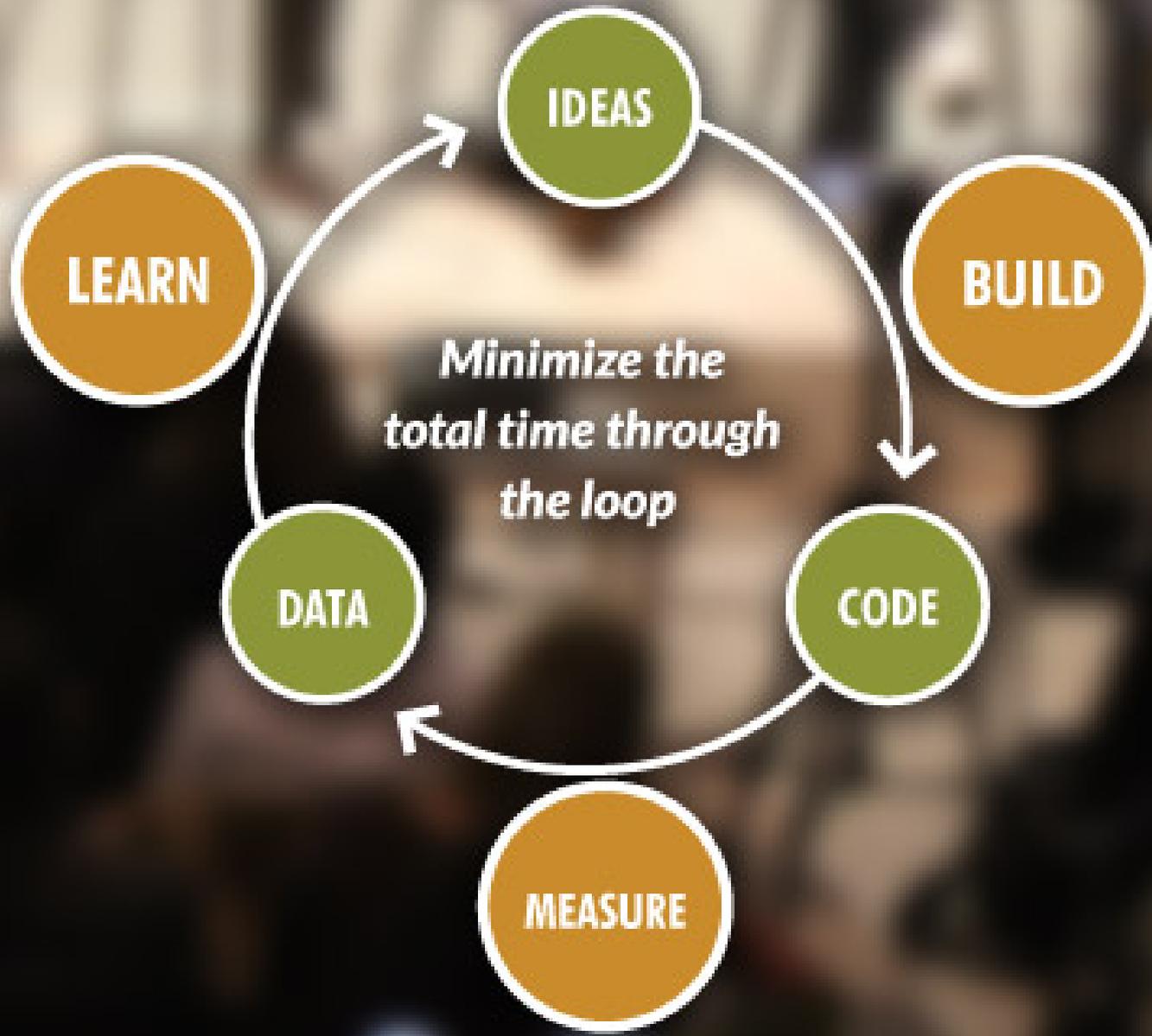
Custom Liaison

Predictive Monitoring

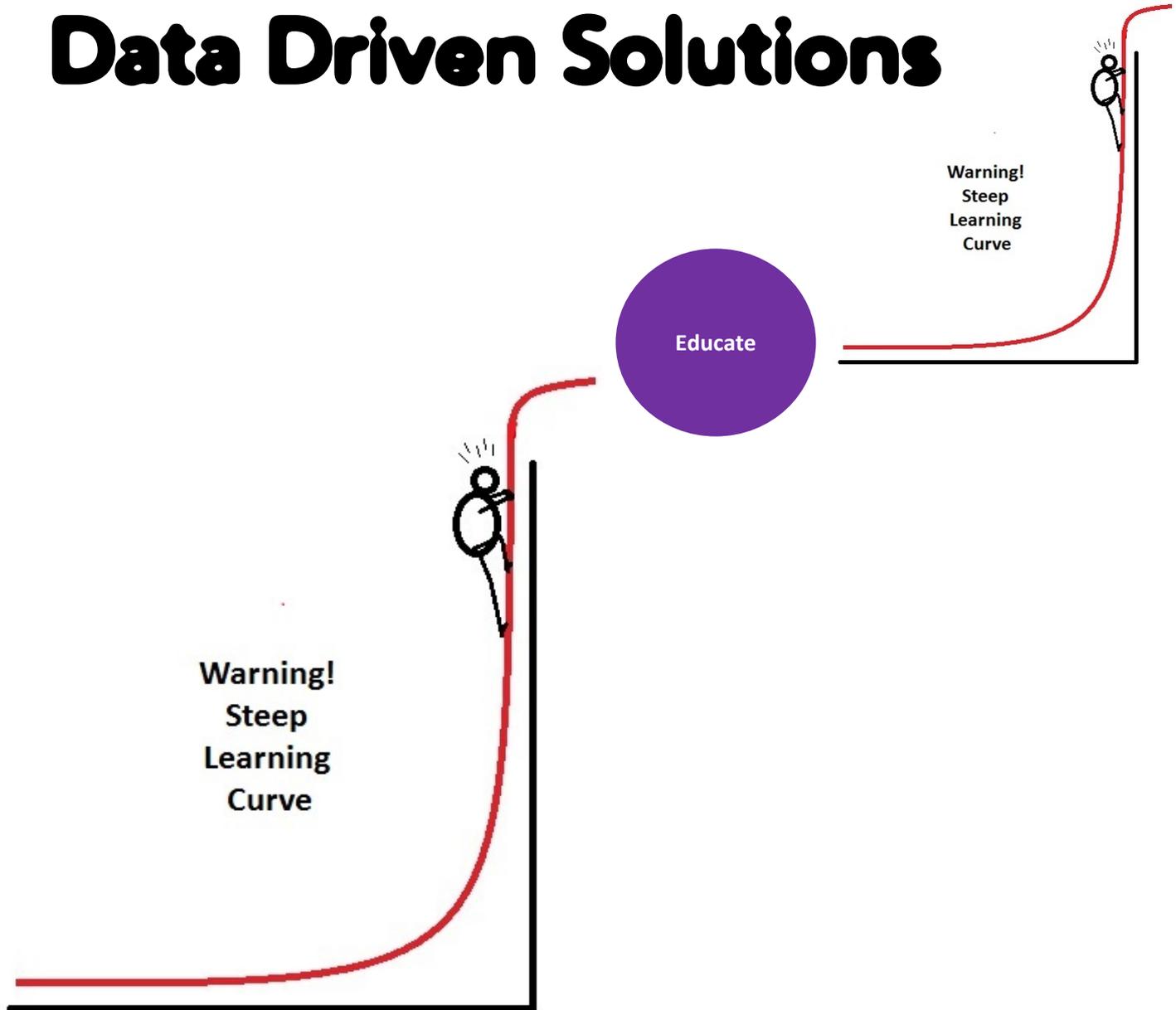
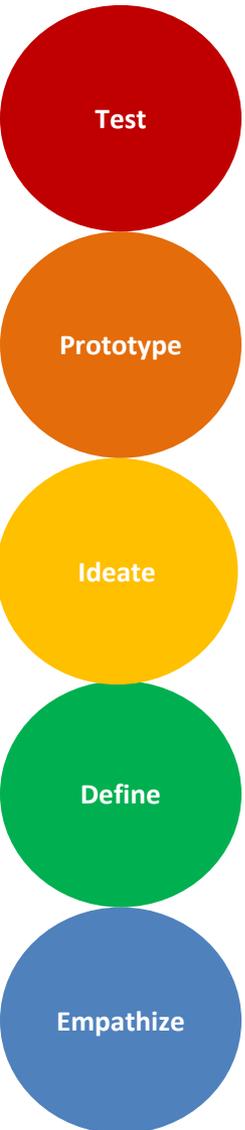
ix

Value

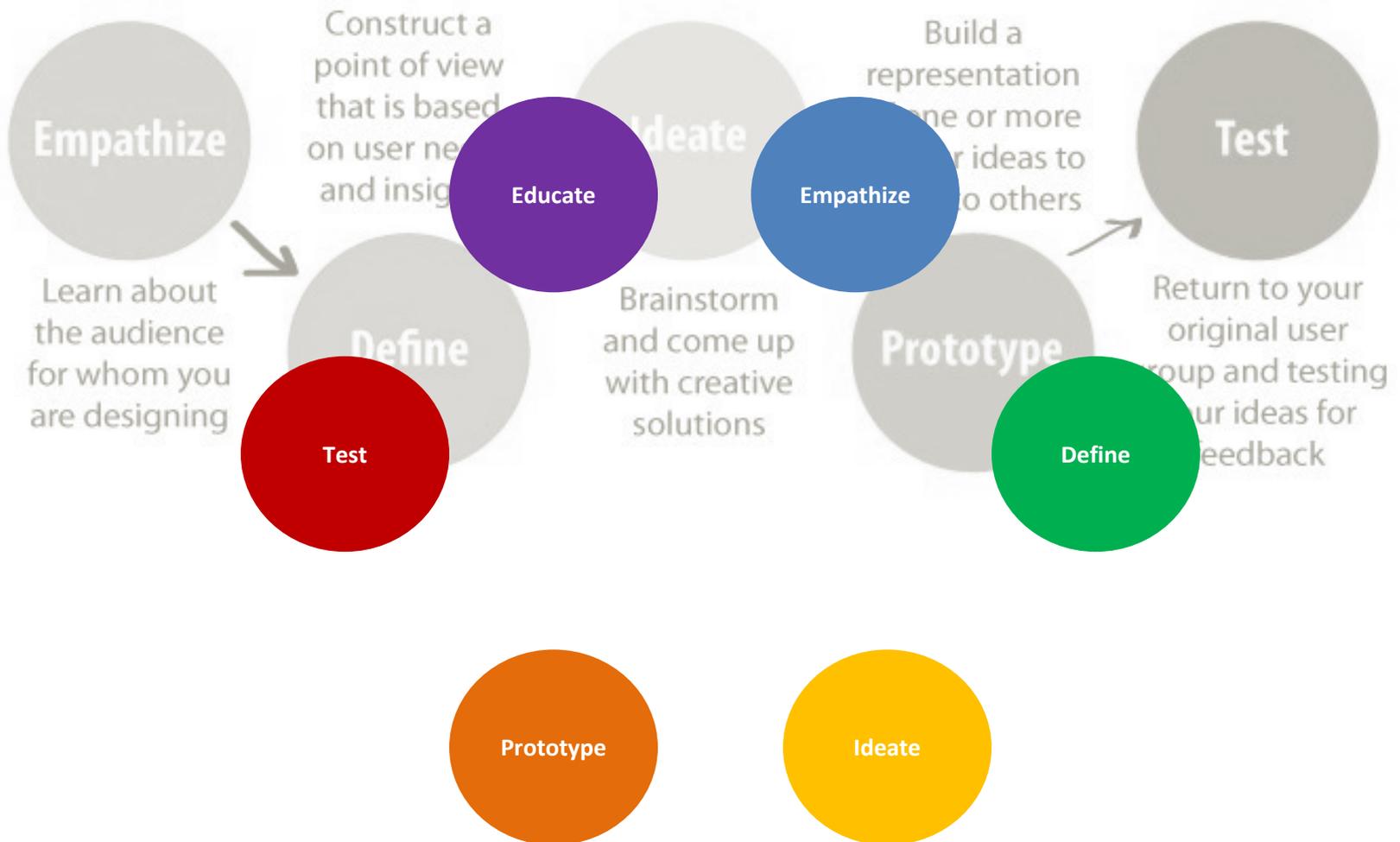




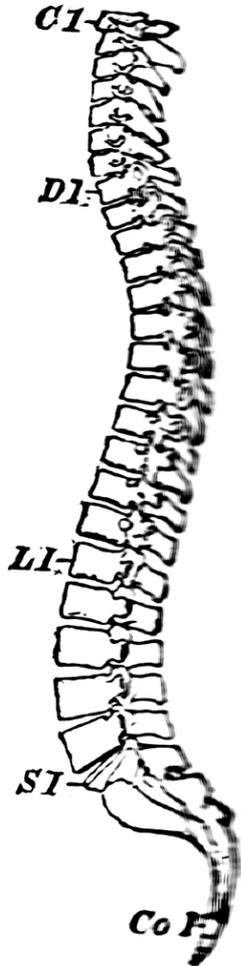
Data Driven Solutions



Data Driven Solutions



Theory



- 1. Lean, Agile...Pivotable**
- 2. Horizontal not Hierarchical**
- 3. Meaningful Metrics**
- 4. Iterative**
- 5. Customer Driven**
- 6. Backbone**
- 7. Educate to Learn**

Education or, Don't Call Us..We'll Call You

Safeguard Properties
Safeguarding our clients' interests.
Customer Service - Residential

RESOURCES

- Fast-Track Legislation
- Disaster Update Center
- Map4u8B
- Code Enforcement Contacts
- Enherent Domain
- FDA/Declarations
- AUD Mt. 2010-13 Frequently Asked Questions
- POWELL LINKS
- Investor Guidelines
- Property Registration

Vacant Property Registration

City/County	State	Fees	Status	Enacted Date	Reg. Timeline
St. Marys	GA	\$350	Enacted	7/26/2015	30 Days following vacancy

ALL CLIENT ALERTS

City informed about the latest industry news and events with our All Client Alerts! Disabled

Property Registration

CONTACT | CAREERS | PRIVACY | LEGAL | SITEMAP

Safeguard is a leading resource for multiple aspects of vacant property assessment. As an industry leader, we provide expertise on all matters to build, our track record around town and our high level of all services you need.

facebook

St. Marys Community Development is on Facebook.

To connect with St. Marys Community Development, sign up for Facebook today.

Sign Up Log In

VISION for the future of St. Marys

St. Marys Community Development
Government Organization

Government Organization · St. Marys, Georgia

CLOSED IN 35 MINUTES

The Mill Site Ordinance has been certified!

At the Special Called meeting of the St. Marys City Council, the amended motion of Councilmember Linda P. Williams passed 5-1. Click the following link to view the full amendment:

<http://www.stmarysgea.gov/Mill%20Site%20Ordinance%20Amendment...>

www.stmarysgea.gov

— STATE OF THE CITY 2014 —

CORAL SPRINGS
— EVERYTHING UNDER THE SUN —

Community Development Department
City of St. Marys
148 Osborne Street
St. Marys, GA 31558

St. Marys Historic District
Osborne Street Corridor

Signage
In Historic St. Marys

Community Development Department
City of St. Marys
info@stmarysgea.gov



CITY OF ST. MARYS
148 OSBORNE STREET
ST. MARYS, GEORGIA 31558
COMMUNITY DEVELOPMENT DEPARTMENT
PHOTOGRAPH BY MICHAEL POPE

May 14, 2014

RE: Trash Waste

To whom it may Concern:

This letter is to inform all residents of St. Marys that your waste and other refuse for collection is not permitted in the residential area of City right of way. According to the St. Marys Municipal Code your waste and all other City trash collection is provided at "curbside" locations and is prohibited elsewhere:

Sec. 15.6.1 - Prohibited activities.

The following activities are hereby declared to be unlawful and in violation of this article:

(1) Public place and private property: No person shall place any accumulation of refuse and trash in any street, public way, alley or other public place of travel, nor upon any private property except with the written consent thereof and be subject to the provisions of this article.

As a resident of St. Marys, all households are provided "curbside service," as defined in the St. Marys Municipal Code:

Curbside means within the limit of that area designated for public vehicular travel and bordering an assigned residential tract of land, in a position designated by the Director to be curbside accessible to collection teams.

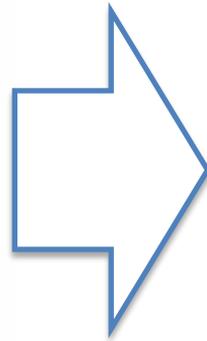
The Community Development Department houses the Office of Code Compliance and is responsible for issuing citations and penalties for all violations. We continue to receive numerous complaints with regard to your waste in the residential strip. This code our City law and always will not be allowed to continue. We will begin issuing citations unless you make available to those responsible. We appreciate your cooperation to these matters. Our citizens deserve the very best in service and this can only be accomplished when we all do our part. Please do not hesitate to contact our office if you have any questions.

Sincerely,

 Jeffrey S. Adams, PhD,
 Community Development Director
 City of St. Marys

Jeffrey S. Adams, PhD | Community Development Director | jadam@stmarysgea.gov

Feedback

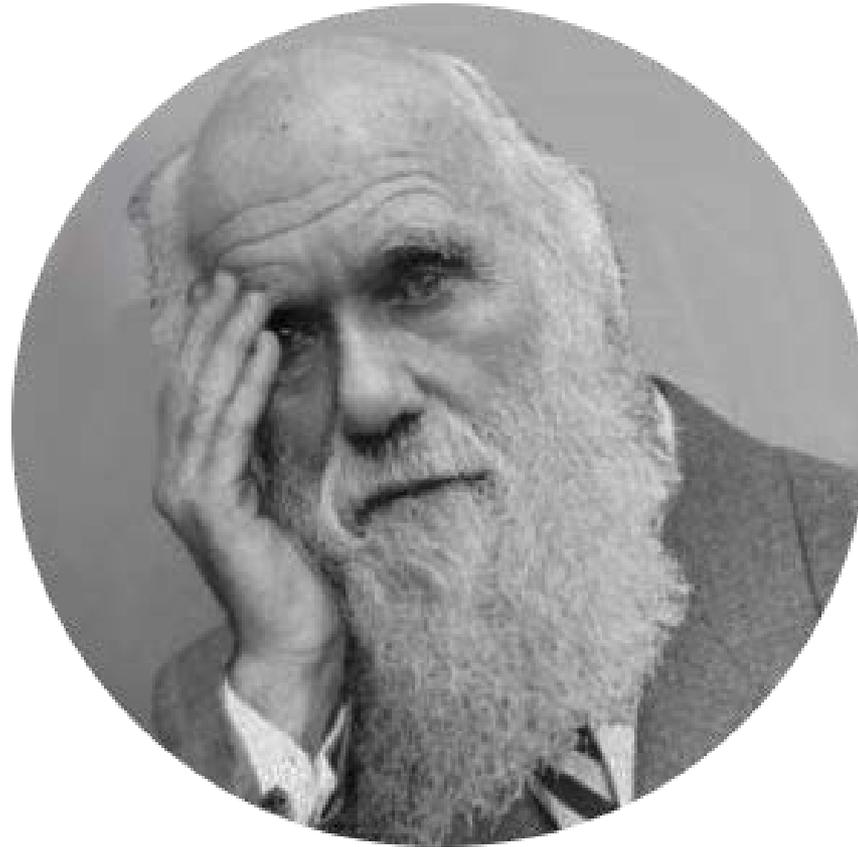


Blight

DOWNTOWN st. marys STRATEGIC VISION & PLAN



From Origin of Species to...



Co-Evolution & Symbiosis

Getting from 30,000 to 30 to...

st. marys work program 1 organization

1. DOWNTOWN AMBASSADORS: Throughout the public engagement process, citizens repeatedly cited their neighbors and St. Marys friendly people as one of the city's greatest assets. To help promote downtown businesses and retain more Cumberland visitors downtown, several community members suggested reviving the downtown ambassadors program. As a team of dedicated volunteers, the downtown ambassadors should be present at each ferry boarding and departing to provide visitors with information about downtown businesses, events, and amenities. Downtown ambassadors could even provide coffee to guests at a designated stand or food truck. First and last impressions are critical for a community's image. Greeting Cumberland Island tourists—the lifeblood of downtown—could go a long way toward boosting visitors to downtown businesses.



food truck park.....



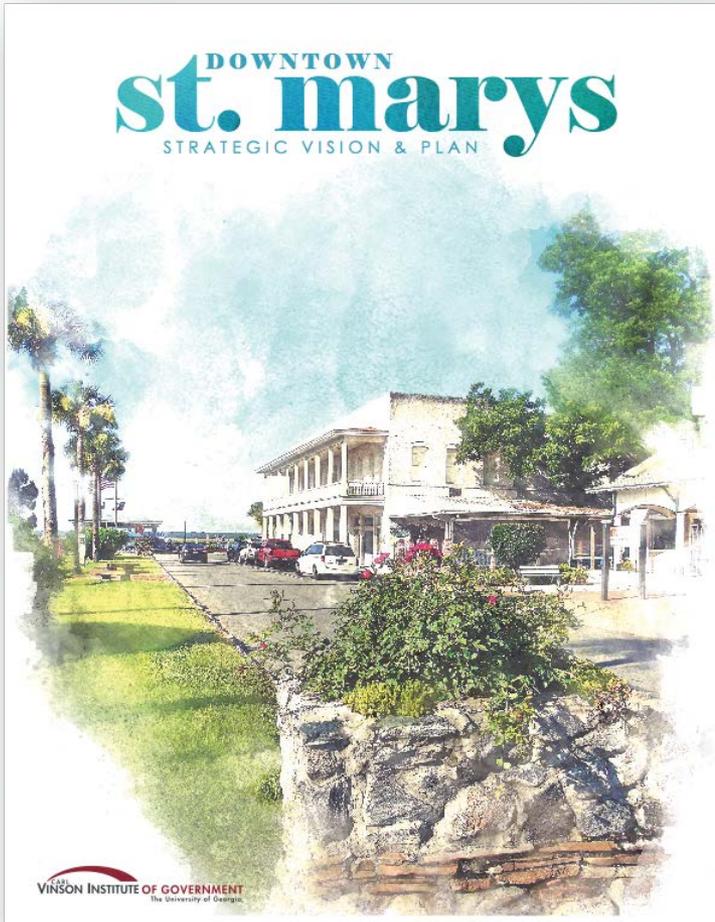
BEFORE: The photograph (left) shows a view of the Intracoastal Gateway Property overlooking the river and dock. In time the community and marketplace will determine the best long-term use for this prominent downtown lot.





Engage

Our new plan Now what?



When will all this happen?



Jeff Adams, PhD
City of St. Marys
Community Development & Planning

Implementation

Implementing a Comprehensive Plan



Wisconsin Comprehensive Planning Implementation Guide Toolkit

Spring 2007



Downtown Stevens Point

THE PLANNING COMMISSION AT WORK

Tools for Comprehensive Plan Implementation in Virginia

Adapted from the *Managing Growth and Development in Virginia*
by the American Planning Association, Virginia Chapter, 2010

Planning is a multi-faceted process localities use to prepare for change. In many respects, it is like the sequencing of steps and activities people and organizations have used for centuries to prepare for the future. In Virginia, community planning is primarily the responsibility of local governments. Thus, this report focuses on the tools that are legally available to localities to plan for change of all kinds.

The practice of land use planning in Virginia can be traced to the English settlement at Jamestown, 400 years ago. The fort that sprang up along the James River in 1607 was, in many respects, a planned community. The schematic that became Jamestown featured principles long associated with the 20th century planning technique known as PUDs, or Planned Unit Developments. Planning concerns influencing the Jamestown of 1607 included security issues, access and internal movement considerations, the use and preservation of indigenous natural resources, the procurement and storage of drinking water, the collection and disposal of waste, as well as discernment regarding the location of residential areas within the fort in relationship to needed processing and manufacturing enterprises. On this point, standards governing the minimum distance separating residential areas from processing and manufacturing operations, as well as outdoor services, were established and strictly enforced. In short, the settlement at Jamestown was designed, constructed and managed with full consideration given to the well-being and general welfare needs of its inhabitants.

Addressing the public safety, convenience and welfare needs of all Virginians is a fundamental reason the state of Virginia has mandated that all local governments plan for the future.

The *Reasons for Planning* localities in Virginia plan for two major reasons. One is that state law mandates that every local government in Virginia prepare and adopt a comprehensive plan (§ 15.2-2223). In turn, the state code (§ 15.2-2224) identifies four primary tools communities can use to implement local plans (The Official Map, Subdivision Regulations, Zoning, and Capital Improvements Programs). Those four primary tools will be described in the following section of this report, along with the many other major tools that derive from, or are meant to supplement those primary tools. (The other major reason Virginia localities undertake planning is to prepare for and cope with change. Change is inevitable, and whether it is a positive or negative force may depend on the effectiveness of the locality's planning efforts in managing change.)

Ten Steps in Preparing a Comprehensive Plan

by Michael Chandler

The primary job responsibility shared by planning commissions across the nation involves the design and development of the comprehensive plan. Whether the plan is labeled comprehensive, master, or general, we are describing the same thing: putting down on paper the hopes, dreams, and aspirations a community holds for itself.

Capturing in words and pictures what a community hopes to become is a daunting challenge. The task is made simpler, however, when the planning commission chooses to systematically organize the process.

While there is no universally accepted "one best way" to develop a plan, this column will describe one "typical" sequence of steps that can be followed in developing a comprehensive plan.

PLANNING'S BUILDING BLOCKS

Preparing a comprehensive plan involves a number of technical, political, legal, and managerial considerations that will vary from one community to the next. There are, however, three phases common to the planning process. The first involves planning the process; the second centers on plan preparation; and,

the third focuses on plan implementation. Bear in mind, however, that effective comprehensive planning is actually more like a continuous loop, since feedback from monitoring implementation of the plan's recommendations ideally should be used to initiate needed changes to the plan itself.

Step One: Plan to Plan.

So, this is not a typographical error! The first step in the comprehensive planning process must be a plan for planning. Key factors associated with this step include the allocation of time, human resources, money, and energy to the effort. This step is too often overlooked or short changed. Some planning commissions seem to assume the preceding factors will manage themselves or can be dealt with as problems arise. This logic is faulty and potentially fatal to the planning process.

Step Two: Structure and Schedule the Process.

The answers uncovered during Step One will enable the commission to structure and schedule the actual planning process. It is not uncommon for a planning commission or planning staff to prepare a flow chart featuring discrete planning activities, the party(s) responsible for each activity, and the due date.

Begin with questions.

"Solid comprehensive planning begins with the end in mind. Before initiating the planning process, answers need to be given to several questions:

— How much money will be earmarked for the planning process? Will the monies be linked to a particular time frame such as a fiscal year? Will contingency funds be available?

Other actions associated with the second step include:

- Determining what role the public will play in the plan development process.
- Identifying "key stakeholders" who need to be involved.
- Deciding if the plan will be developed as a "top-down staff/consultant effort," a "bottom-up citizen-driven effort," or some combination.
- Deciding whether the plan will be organized or formatted by chapters, sections, or themes.
- Deciding what role the governing body will play. *Keeping the Governing Body Informed*, p. 10

Step Three: Gather and Analyze Data.

To be relevant, a comprehensive plan must gather not only issues and concerns of the present, but also what will likely face the community in the future. To accomplish this, the commission must gather and analyze a wide array of data. Common to most planning efforts is mapping the community's natural features, such as soil types, topographic and geologic formations, and surface and groundwater resources. Of equal importance is mapping existing land uses and development patterns.

A solid plan needs quantitative data as well. Data on demographic and socio-economic characteristics such as population and age distribution, levels of educational attainment, and employment patterns is typically collected. Likewise, data related to transportation usage, housing and eco-

[Blog](#) [Contact Us](#)

Have a Research Question?

Home > Stay Informed > MRSC Insight Blog > November 2013 > From Vision to Reality: Implementing your Comprehensive Plan

About Our Blog
Comment Policy
Our Authors
Our Advisors

From Vision to Reality: Implementing your Comprehensive Plan

November 1, 2013 by Joseph W. Tovar
 Category: Comprehensive Planning-Growth Management, Planning Advisor

By Joseph W. Tovar, FAICP

Cities and counties planning under the Growth Management Act (GMA) are required to periodically update both their comprehensive plans and development regulations (code) King, Snohomish and Pierce counties, and their 77 cities, are required to update their plans and codes by June of 2015, while other local governments in the state have their updates due in following years.

While most people are aware that their development regulations must be consistent with the comprehensive plan, some may not realize that the duty goes beyond mere consistency. In fact, the GMA requires development regulations to be "consistent with and implement the comprehensive plan" RCW 36.70A.040

Apart from meeting a legal mandate, it just makes good sense to be sure that the plan you adopt is actually implemented. Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

← Back to top

Blog Archives

June 2016

Follow Our Blog

Email:

[VIEW BLOG](#)

Related Materials

[BLOG](#)

Google Earth - A City Planner's Best Friend

[ASK MRSC](#)

[About DCA](#)
[Popular Programs](#)
[Resources](#)
[News and Events](#)
[Contact Us](#)

Comprehensive Plans

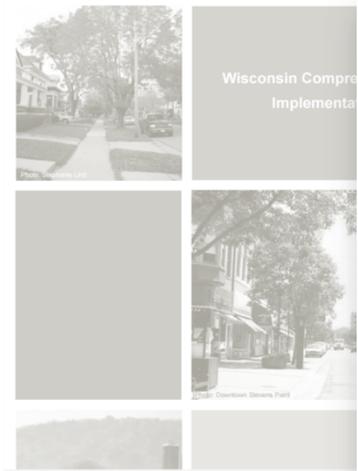
Current Comprehensive Plans | Contact Information

Some files are VERY large and may require extended download times at low data transmission speeds. These files were current as of the date of release but may have been amended by the local government(s) since that time. For the most up-to-date versions of comprehensive plans always request them from the appropriate local government.

A4 / J-R / S-Z

<p>Asworth (City of) Community Assessment Community Participation Program Community Agenda 2006 Community Agenda 2006 - Updated w/ 2012 STWP First Update Amended to include NW Code Vulnerability Analysis Study 2014</p> <p>Aldora and Barnesville (Cities of) Partial Plan Update 2009 Short Term Work Programs Update 2014</p> <p>Alpharetta (City of) Community Assessment Community Participation Program Community Agenda 2011 Appaling County and the Cities of Baxley, Graham and Surrency Community Assessment Community Participation Program Community Agenda 2007 Short Term Work Program Update 2012</p> <p>Arcade (City of) Community Assessment Community Participation Program Community Agenda 2008 Plan Update 2014</p> <p>Atlanta-Clarke County (Consolidated) and the City of Winterville Community Assessment Community Participation Plan Community Agenda 2008 Atlanta - Clarke County - Short Term Work Program Update 2014 • Winterville (City of)</p> <p>Atkinson County and the Cities of Pearson and Willacoochee Comprehensive Plan 2005 Partial Plan Update 2010 Short Term Work Program Update 2012</p> <p>Atlanta (City of) CDP Community Assessment Part I - 2011 CDP Community Assessment Part II - 2011 Community Participation Program and Agenda Part I - 2011 CDP Community Agenda Part II - 2011 CDP Community Agenda Part II and Appendix Part I - 2011</p>	<p>Community Development CDBG Community Initiatives Construction Codes Downtown Development Planning & Environmental Research</p> <p>Economic Development Development Tools Financing Tax Credits Workforce</p> <p>Housing Homeless & Special Needs Homeownership Housing Development Rental Assistance</p> <p>Quick Links CDEM Assistance Guide Local Compliance Status Planning Rules & Regulations CDEM Forms CDEM Publications Library Partners & Links</p>
---	---

Implementation



Wisconsin Comprehensive Implementation

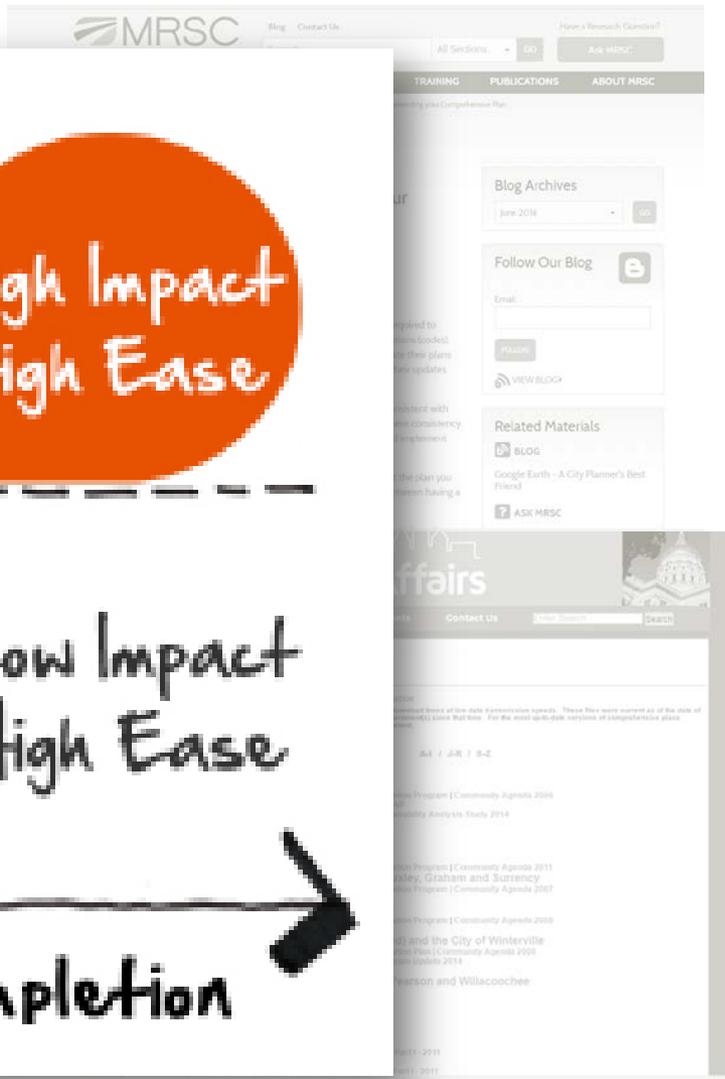
Tools for Comprehensive Plan Implementation
 Adapted from the *Managing Growth and Development in Virginia*
 by the American Planning Association, Virginia Chapter

Planning is a multi-faceted process localities use to prepare for change. In sequencing of steps and activities people and organizations have used for the future. In Virginia, community planning is primarily the responsibility of the local government. This report focuses on the tools that are legally available to localities to plan for change.

The practice of land use planning in Virginia can be traced to the English 400 years ago. The fort that sprang up along the James River in 1607 was a planned community. The settlement that became Jamestown featured principles of the 20th century planning technique known as PLUDs, or Planned Unit Development. Concerns influencing the Jamestown of 1607 included security issues, access to water, the use and preservation of indigenous natural resources, the collection and disposal of waste, as well as the relationship to needed processing and manufacturing operations, as well as outdoor recreation. In short, the settlement at Jamestown was designed, from the start, to take full consideration given to the well-being and general welfare needs of its residents.

Addressing the public safety, convenience and welfare needs of all Virginia localities, the state of Virginia has mandated that all local governments plan for change.

The Reasons for Planning. Localities in Virginia plan for two major reasons: to manage growth and development in Virginia and to meet the needs of its citizens. In turn, the state code (§ 15.2-2224) identifies four primary tools to implement local plans (The Official Map, Subdivision Regulations, Zoning Ordinance, and Comprehensive Plan). These four primary tools will be described in the report, along with the many other major tools that derive from, or are related to, the primary tools. (The other major reason Virginia localities undertake planning is to cope with change. Change is inevitable, and whether it is positive or negative, the effectiveness of the locality's planning efforts in managing change is critical.)



Implementation

ORGANIZATION ACTION ITEMS

1

revise food truck ordinance

LEAD: JEFFREY ADAMS, COMMUNITY DEVELOPMENT DIRECTOR

PARTNERS: CRAIG ROOT

TIMELINE: IMMEDIATELY–FEBRUARY 2016

FUNDING: N/A

OBSTACLES: COUNCIL ACTION REQUIRED

STEPS:

1. JEFF INITIATED ORDINANCE REWRITE
2. GET DRAFT ORDINANCE APPROVAL FROM CITY AUTHORITY
3. GET SIGN OFF OF ENDORSEMENT FROM DDA
4. PUT BEFORE MAYOR AND COUNCIL FOR APPROVAL



BEFORE

BEFORE: The photograph (left) shows a view of the Intracoastal Gateway Property overlooking the river and dock. In time the community and marketplace will determine the best long-term use for this prominent downtown lot.



AFTER

Tools for
Adapt
by d

Planning is a multi-faceted sequencing of steps into the future. In Virginia, over this report focuses on it.

The practice of land use planning is 400 years old. The first planned community, the 20th century planning concerns influencing the consideration, the use of drinking water, the of residential areas with enterprises. On this point from processing and its strictly enforced. In the full consideration given.

Addressing the public reason the state of Virginia.

The Reason for Plans mandates that every (in 2223). In turn, the state implement local plans (Improvements Program report, along with the primary tools. (The 10th cope with change. Chat the effectiveness of the

How?

Jeff Adams, PhD
City of St. Marys
Community Development & Planning



Workplan:

Who is responsible for doing...

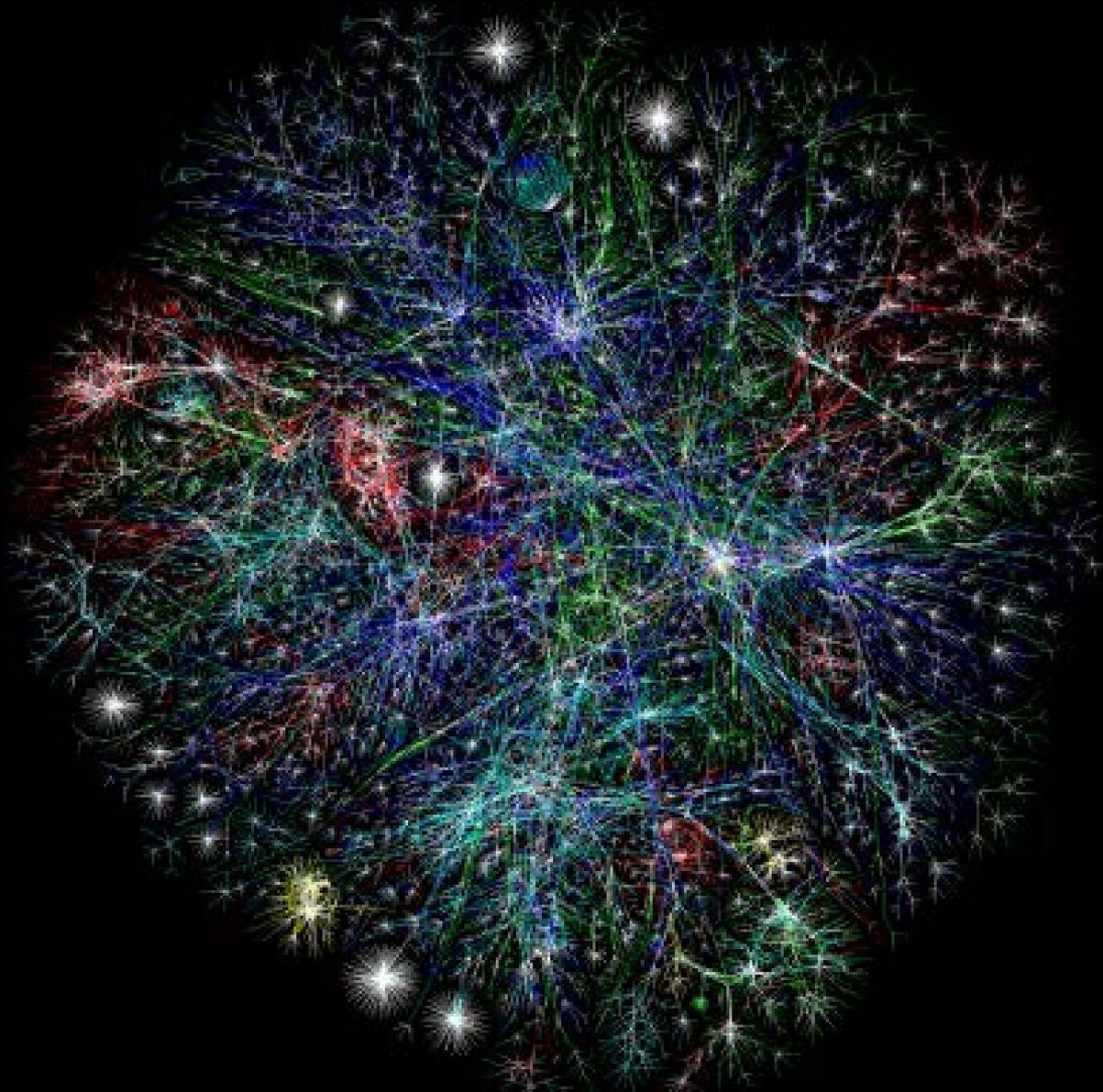
What...

When...

Where...

Why?

Who...





Who:

SeaGrant Sea Level Rise Study

Joint CRS PPI Camden County

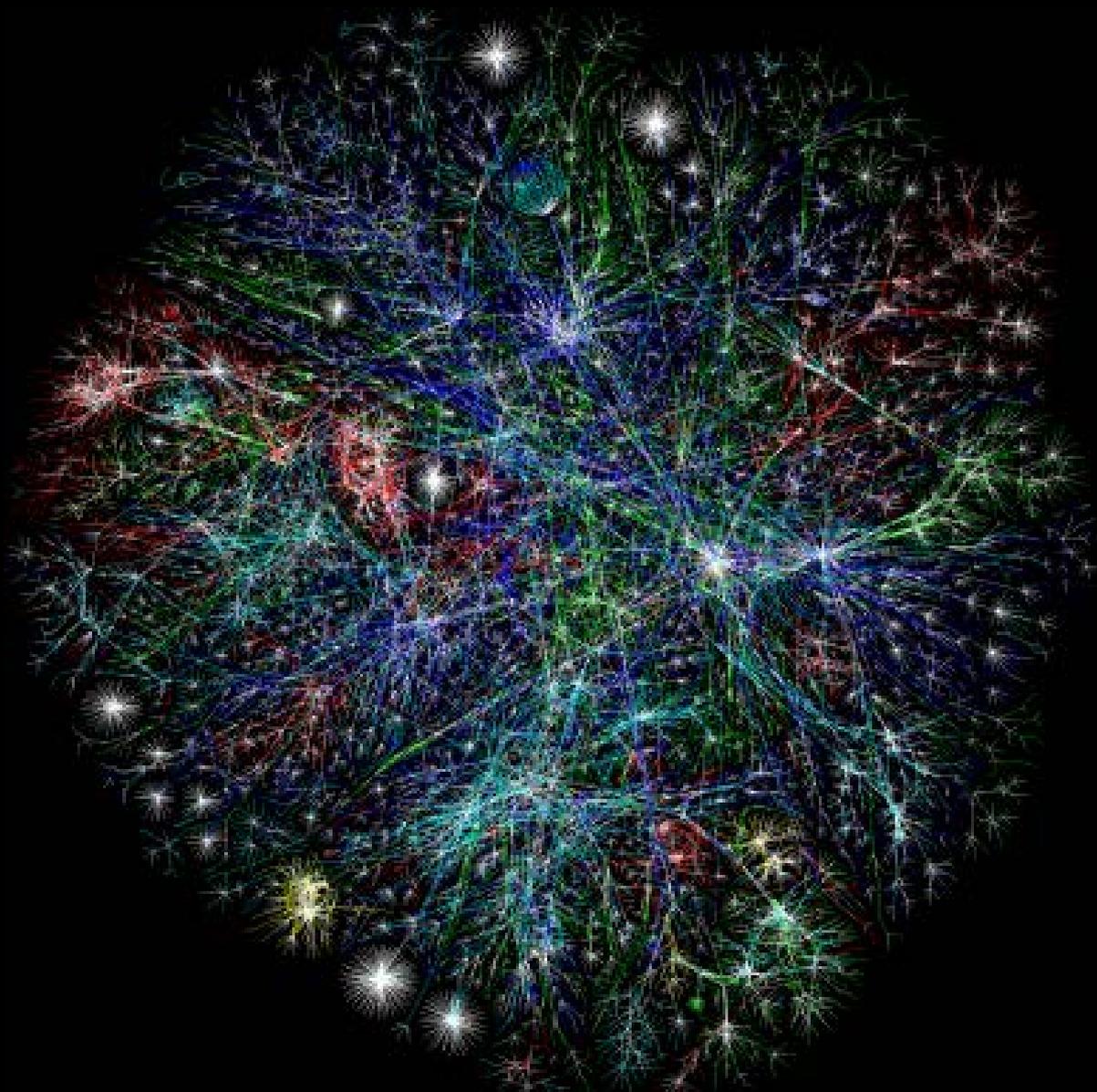
STE(A)M St. Marys Middle School

Kings Bay Joint Land Use Study

Coastal College Internship Datacorp

City of St. Marys Datahack

What...



Mobile Food Services Ordinance:

1 **Article II – Mobile Food Service**

2

3 **Section Purpose and Intent.**

4

5 It is the purpose of this Article to protect the public health, safety and general welfare of individuals and
6 the community at large; to establish uniform regulations for the operation of mobile food service units;
7 and to enhance street-level economic opportunities within the City.

8

9 **Section Scope.**

10

11 This Article shall apply to the operation of all mobile food service units within the corporate limits of the
12 City.

13

14 **Section Definitions.**

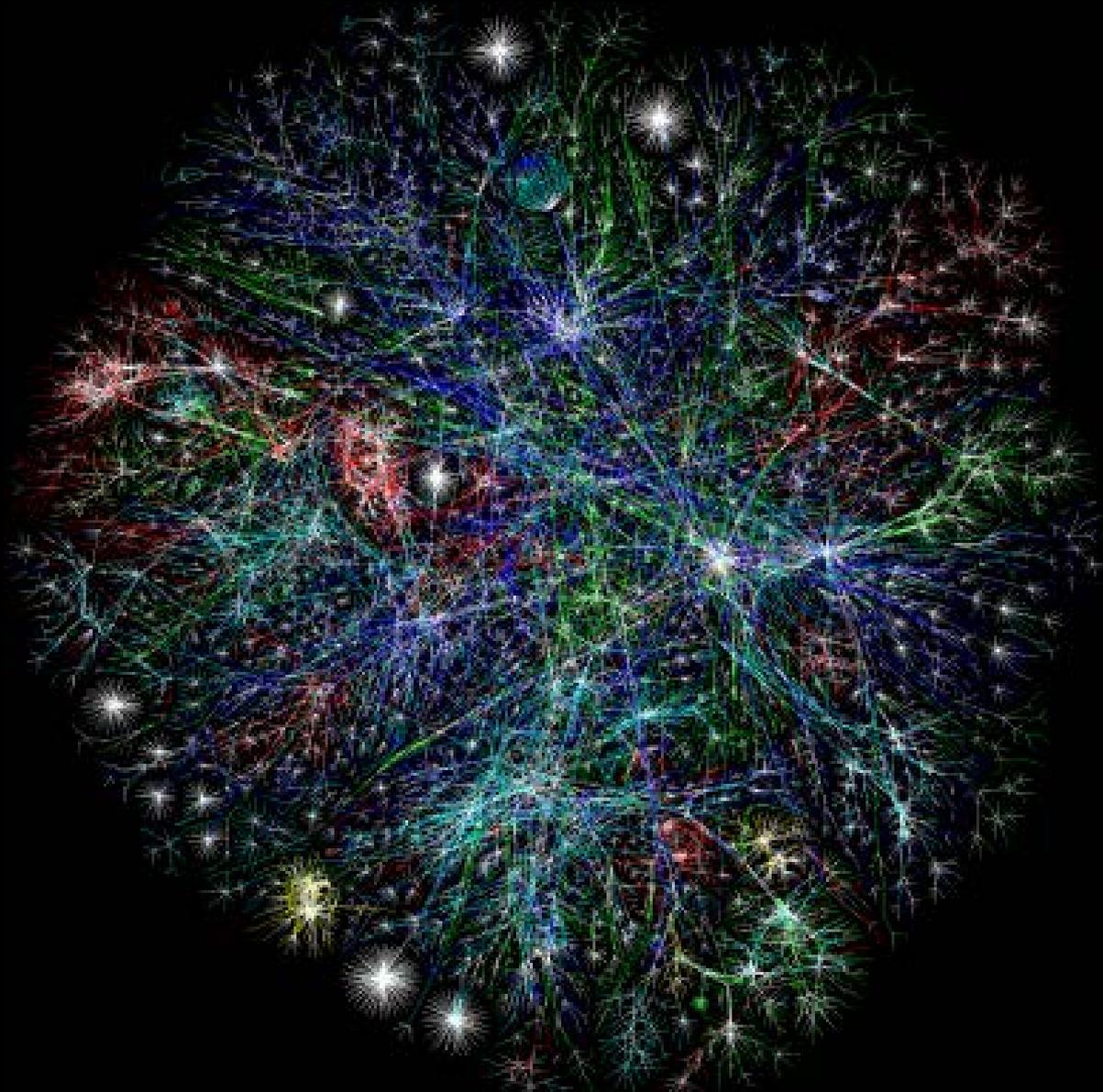


BEFORE: The photograph (left) shows a view of the Intracoastal Gateway Property overlooking the river and dock. In time the community and marketplace will determine the best long-term use for this prominent downtown lot.

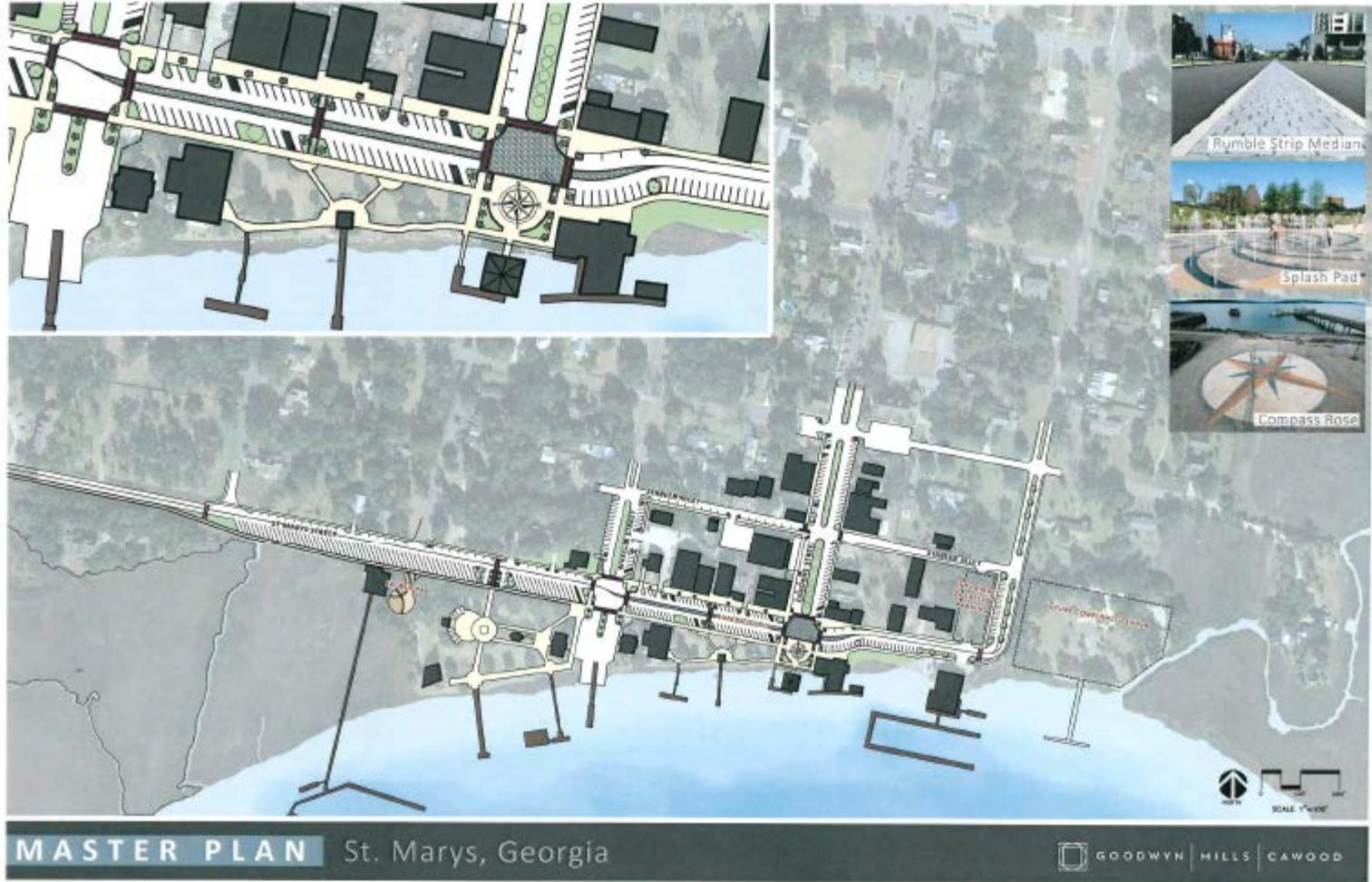


AFTER

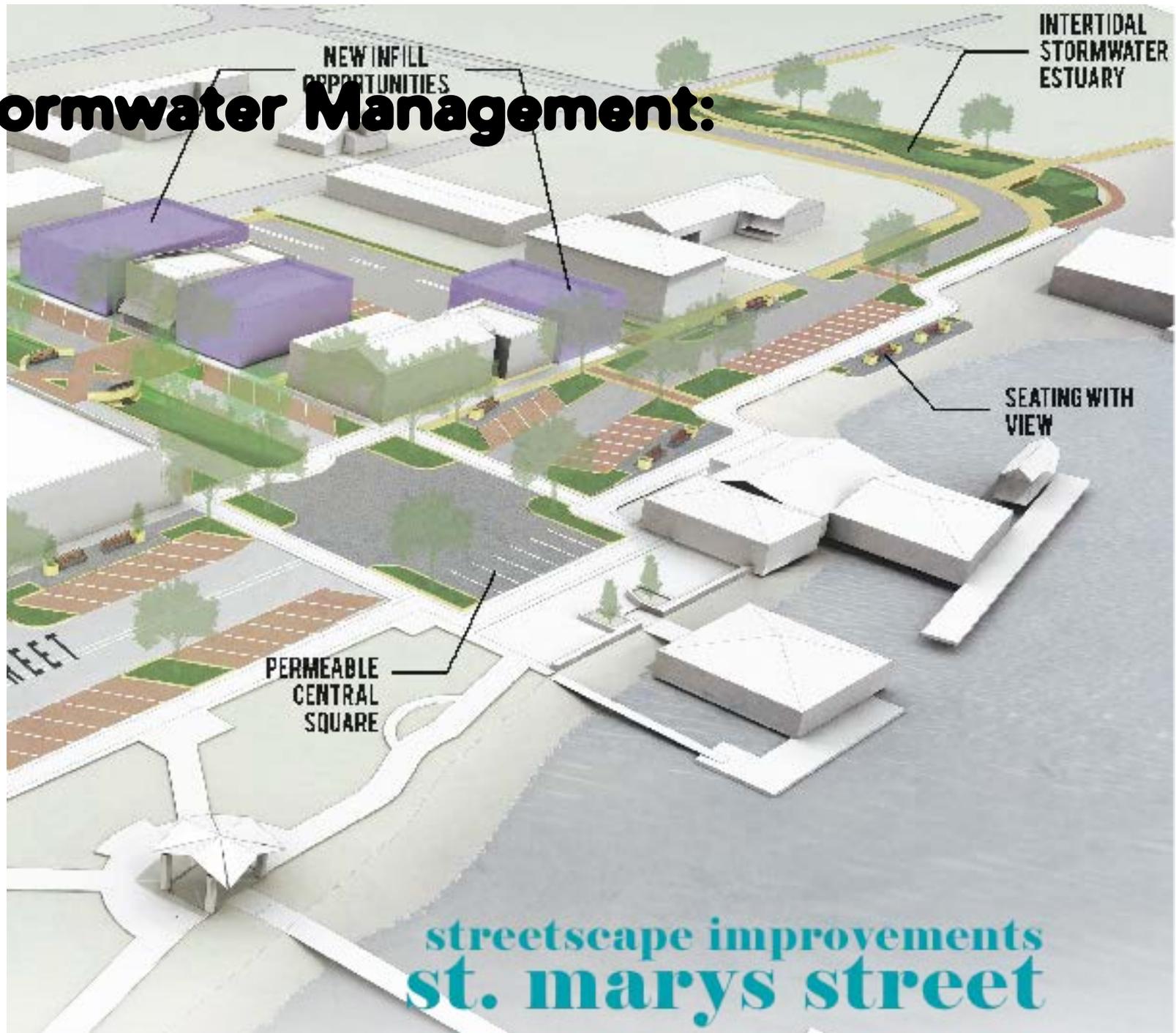
When...



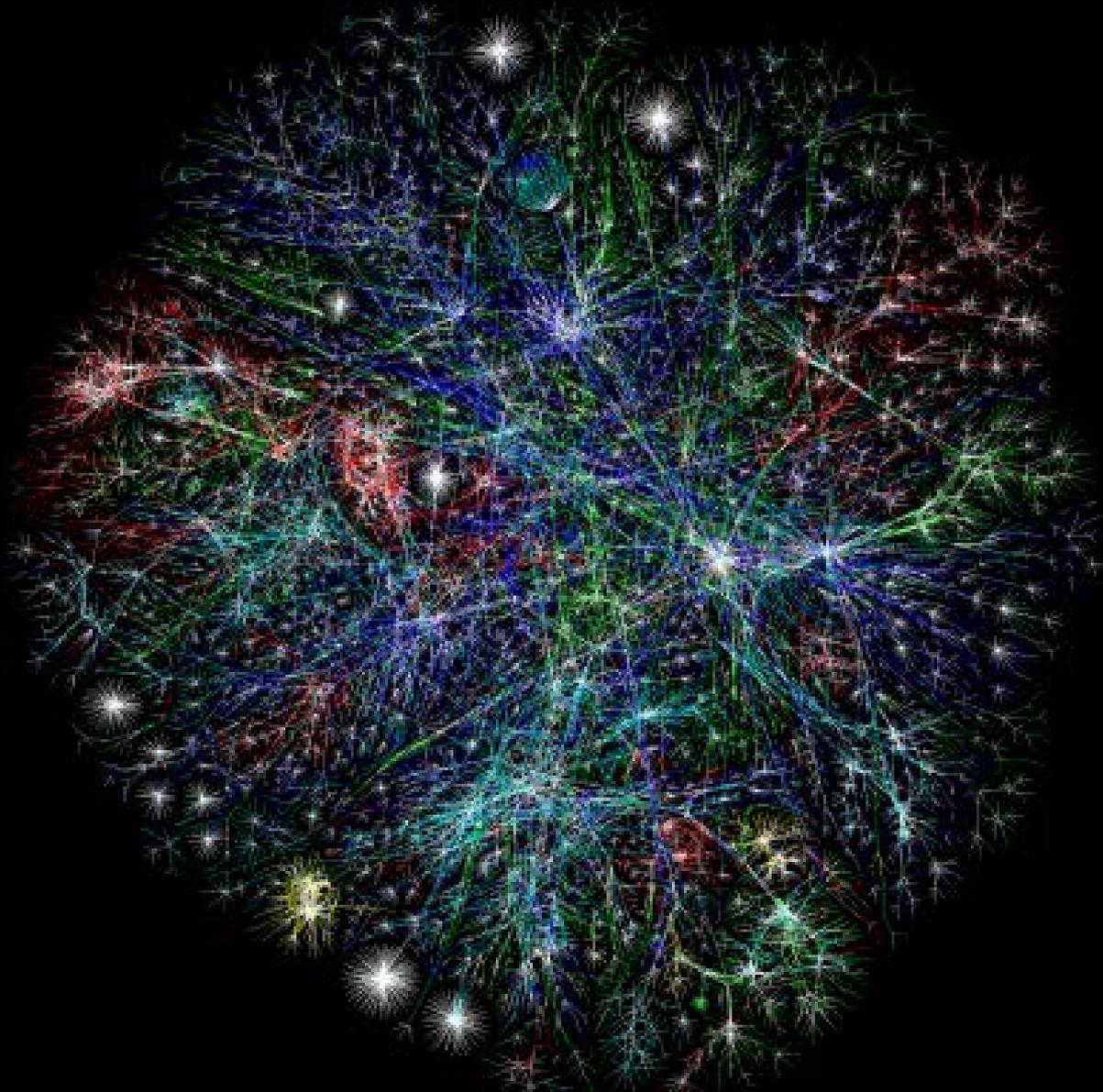
Waterfront Streetscape Improvements:



Stormwater Management:



Where...



Stormwater Management:

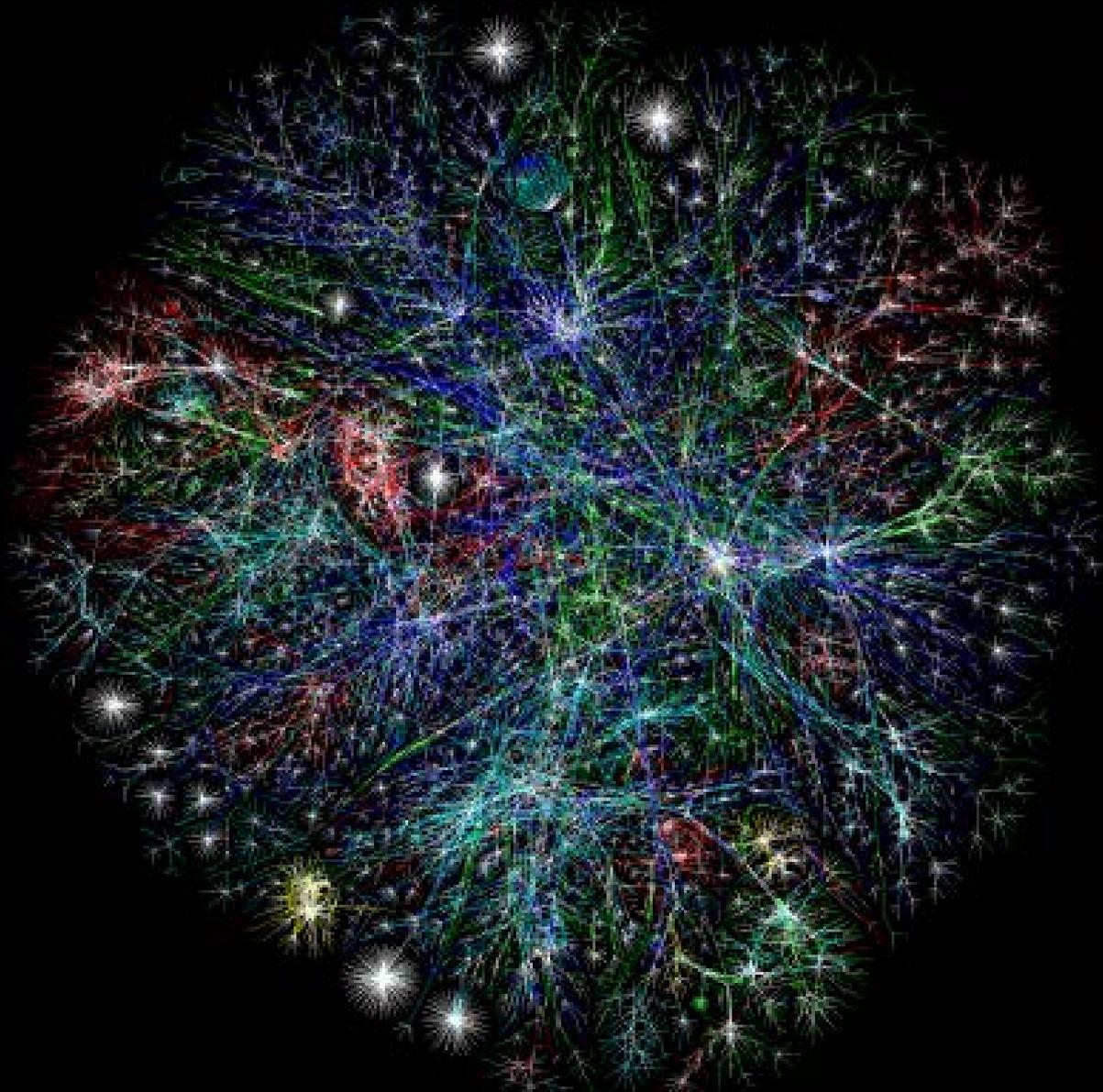
intertidal stormwater estuary

A weir structure can retain stormwater, creating a wetland pond that can be used as an attractive park space with seating alongside both of its banks. In extreme rain events, the weir can allow overflow into the St. Marys River. Conversely, during an extreme high tide event, that same weir can allow tidewater to penetrate and overflow into this estuary.

While creating a beautiful new public area and incorporating eco-friendly practices into the fabric of downtown, the space also serves as an important habitat for amphibians and migrating birds.



Questions?





Jeff Adams, PhD
jeff.adams@stmarysga.gov
City of St. Marys

