CITY OF BLOOMINGDALE

COMPREHENSIVE PLAN - PARTIAL UPDATE

AUGUST 2008
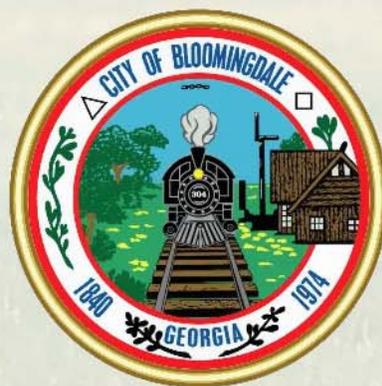
LOTT BARBER

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Comprehensive Plan
Partial Update

September 2008
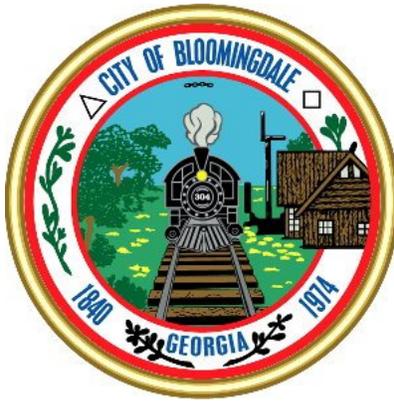
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Introduction

Purpose

The 1989 Georgia Planning Act requires that each city and county in Georgia prepare and adopt a local Comprehensive Plan.   The adoption of a Comprehensive Plan allows the City of Bloomingdale to maintain its Qualified Local Government Status, which is required to qualify for most state grants and loans. The requirements for a Partial Update to the Comprehensive Plan are established by the Georgia Department of Community Affairs (DCA). The purpose of the Partial Update is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. This partial updates should:

- Generate local pride and enthusiasm about the future of the community
- Engage the interest of citizens in implementing the plan
- Provide a guide to everyday decision-making for use by local government officials and other community leaders

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. According to the current recertification schedule, the City of Bloomingdale will be required to complete a full Comprehensive Plan update by 2013.

Analysis of Consistency with *Quality Community Objectives*

Quality Community Objectives Local Assessment

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the DCA, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community "you are here." Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors' comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No's" may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community's policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a "yes" to each statement a benchmark toward achievement. This assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

Development Patterns		
Traditional Neighborhoods **Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.**		
Statement	Yes	No
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X	
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X
7. In some areas several errands can be made on foot, if so desired.		X
8. Some of our children can and do walk to school safely.	X	
9. Schools are located in or near neighborhoods in our community.	X	

- Mixed uses are only allowed in PUD.
- The city maintains public places, including city parks and the community center.
- The only school within the city, the Bloomingdale Elementary School, is located within a residential neighborhood.
- The City is currently working on the development of a tree ordinance.

Infill Development **Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**		
Statement	Yes	No
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2. Our community is actively working to promote brownfield redevelopment.		N/A
3. Our community is actively working to promote greyfield redevelopment.		N/A
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X

- The city does not currently have any brownfield or greyfield sites.

Sense of Place **Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.**		
Statement	Yes	No
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4. We have ordinances to regulate the size and type of signage in our community.	X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X
6. If applicable, our community has a plan to protect designated farmland.		X

- The historic core area, Bloomingdale Road, and other areas in the city contain active agricultural properties and vernacular homes. Highway 80, which is the most visible corridor in the community, is more commercial in nature and may not reflect the community as much. There are some successful examples of adaptive reuse which preserves city character, such as the recent conversion of the old post office to office space.
- The city recently adopted a revised sign ordinance.

Transportation Alternatives **Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**		
Statement	Yes	No
1. We have public transportation in our community.		X
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X	
6. We have a plan for bicycle routes through our community.		X
7. We allow commercial and retail development to share parking areas wherever possible.	X	

- The Chatham Area Transit (CAT) bus system operates in Savannah and parts of West Chatham as far as the Savannah-Hilton Head Airport; this system could potentially extend into Pooler and Bloomingdale, but does not currently extend into Bloomingdale.
- Portions of the State's bicycle routes pass through Bloomingdale, but the City does not have its own adopted bicycle plan.

Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Statement	Yes	No
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Statement	Yes	No
1. We have designated historic districts in our community.		X
2. We have an active historic preservation commission.		X
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

- Bloomingdale's current comprehensive plan identifies five historic and cultural resources within Bloomingdale. However, a more comprehensive inventory is needed.

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No
1. Our community has a greenspace plan.	X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X

- Bloomingdale was included in the 2002 Chatham County Community Greenspace Program, developed by the Chatham County-Savannah Metropolitan Planning Commission (MPC). The City is currently participating with the MPC in the update of this plan with the Natural Resources Protection Committee.

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No
1. Our community has a comprehensive natural resources inventory.		X
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X
3. We have identified our defining natural resources and taken steps to protect them.		X
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X	
5. Our community has a tree preservation ordinance which is actively enforced.		X
6. Our community has a tree-replanting ordinance for new development.		X

	Yes	No
7. We are using stormwater best management practices for all new development.		X
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	

- A tree ordinance is currently being considered by the City.
- Tree conservation and clearance plans are required of PUDs, multi-unit developments, and developments within the Planned Development overlay district.
- Development is restricted on lands designated by FEMA as flood hazard areas.

Social and Economic Development		
Growth Preparedness **Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**		
Statement	Yes	No
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3. Our elected officials understand the land-development process in our community.	X	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5. We have a Capital Improvements Program that supports current and future growth.	X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	
7. We have clearly understandable guidelines for new development.	X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X

	Yes	No
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10. We have a public-awareness element in our comprehensive planning process.	X	

- The City uses population projections prepared by Georgia Tech for the Coastal Georgia Regional Development Center in 2006.
- The City is aware that some ordinances need to be updated and is continuing to update ordinances as feasible.
- The City recently adopted impact fees and the related Capital Improvement Program for public safety, water and sewer, parks and recreation, and streets and roads.
- Development checklists have recently been created to clarify the development process.

Appropriate Businesses		
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.		
Statement	Yes	No
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X	
3. We recruit firms that provide or create sustainable products.	X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

- Economic development activities are primarily facilitated for the community, including Bloomingdale, by the Savannah Economic Development Authority.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement	Yes	No
1. Our economic development program has an entrepreneur support program.	X	
2. Our community has jobs for skilled labor.	X	
3. Our community has jobs for unskilled labor.	X	
4. Our community has professional and managerial jobs.	X	

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No
1. Our community allows accessory units like garage apartments or mother-in-law units.		X
2. People who work in our community can also afford to live in the community.	X	
3. Our community has enough housing for each income level (low, moderate and above-average).	X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X
5. We have options available for loft living, downtown living, or "neo-traditional" development.		N/A
6. We have vacant and developable land available for multifamily housing.	X	
7. We allow multifamily housing to be developed in our community.	X	
8. We support community development corporations that build housing for lower-income households.	X	
9. We have housing programs that focus on households with special needs.		X
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

- Accessory units are conditional use only.
- Bloomingdale does not have a traditional downtown or any areas of "neo-traditional" development.
- The City has not had any community development corporations propose affordable housing developments recently. The City does have an affordable housing development, Magnolia Lane.

Educational Opportunities		
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.		
Statement	Yes	No
1. Our community provides workforce training options for its citizens.		X
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3. Our community has higher education opportunities, or is close to a community that does.	X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- The greater Bloomingdale area, including Savannah and the surrounding areas, have numerous higher education and workforce training opportunities.

Governmental Relations		
Regional Solutions		
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.		
Statement	Yes	No
1. We participate in regional economic development organizations.	X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	

	Yes	No
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

- Bloomingdale works with many jurisdictions, including Pooler and Savannah, on infrastructure, public safety, libraries, and other community services.

Regional Cooperation **Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.**		
Statement	Yes	No
1. We plan jointly with our cities and County for comprehensive planning purposes.		X
2. We are satisfied with our Service Delivery Strategy.	X	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

- The city maintains close working relationships with neighboring City of Pooler and City of Savannah.
- Bloomingdale has a water system which is supplied by groundwater and serves the central core of the City. Bloomingdale contracts with the City of Pooler for wastewater services and for additional public water supply in other areas of the City.
- Bloomingdale will work with neighboring jurisdictions and state agencies in coordinating planning efforts as related to the Georgia Coastal Comprehensive Plan.

Identification of Potential Issues and Opportunities

The following Issues and Opportunities are categorized according to eight community elements, derived from the DCA Standards.

Population Change

- Bloomingdale will likely experience population growth as identified in the aforementioned Population Study.

Economic Development

- Economic development opportunities will likely increase with the extension of Jimmy DeLoach Parkway to I-16.

Natural and Cultural Resources

- Development is limited by wetlands
- The City need to create a greenspace plan
- Our existing park is not connected to the community

Community Facilities and Services

- Need adequate water supply and distribution
- Coordinate infrastructure availability and expansion with new growth in a proactive way

Housing

- As the community grows, housing should be evaluated to ensure that needs are adequately addressed

Land Use

- Need to identify areas for industry and heavy commercial use
- Our community lacks a downtown or "center" - We need to create pedestrian-friendly environments and walkable activity centers
- We should implement quality development regulations
- Encourage growth within city core before expanding outside the core
- Address physical barriers to connectivity (e.g.: highways, railroads and canals)
- Consider reusing old railroad bed as community center
- The future development map for the City needs to be updated

Transportation

- The gridded street network should be expanded
- Truck traffic should be minimized around the historic core

- Need to address lack of sidewalks
- We should take advantage of wide shoulders of existing streets within the core
- Require new development to include sidewalks; these should connect with existing facilities wherever possible
- Need to address hazards of crossing Highway 80 on foot or bicycle

Intergovernmental Cooperation

- Need political will to support quality growth
- Need tools to implement quality growth

Areas Requiring Special Attention

These areas are defined by the DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The City of Bloomingdale is located in the rapidly-growing of west Chatham County. As of date, much of the growth has been largely concentrated in the neighboring jurisdiction of Pooler, located just to the east. However, it is anticipated that this growth will continue to expand into Bloomingdale's jurisdiction. Therefore, many of the areas identified in this section and on the accompanying map are directly related to areas where rapid development or change of land uses is likely to occur.

Bloomingdale Core
This is the historic central core area of the City and is characterized by a gridded street network and primarily single-family residential development. The area historically had limited small-scale neighborhood uses, some of which are still present. Some areas are available for infill development.

Core Expansion East
The area to the north and east of the historic city core currently has water and sewer services available and is generally accessible from U.S Highway 80, so this area has high development potential from an infrastructure standpoint.

Core Expansion West
The area to the west of Jimmy DeLoach Parkway is also attractive for development, due to its location along U.S. Highway 80. Water and sewer services are not currently present, but several major developments have already been posed for this area, so the expansion of infrastructure to this area is very possible and would likely increase the attractiveness of this area for development.

U.S. Highway 80

This is a major east-west route both within Chatham County and regionally. As such, an increase of commercial development is very likely. The majority of properties along this corridor are already zoned for commercial use. The City has recently developed and adopted an overlay district along the entire corridor to promote access management and quality development.

Jimmy DeLoach Parkway

This four-lane divided highway currently connects S.R. 21 in northwest Chatham County (City of Port Wentworth) with U.S. Highway 80 in Bloomingdale. However, this road will eventually connect with Interstate 16. As stated by the Georgia Department of Transportation (GDOT), "the Jimmy DeLoach Parkway extension to 1-16 would improve regional connectivity by providing an alternative, direct route from the western portion of Chatham County traveling on 1-16 to the Georgia Ports Authority area and to 1-95 north of Savannah."[1] The GDOT is currently planning to construct a new interchange at U.S. Highway 80. In addition, construction of the connection of the Jimmy DeLoach Parkway to Interstate 16 is anticipated to begin in 2014. The full construction of this corridor will increase the attractiveness of development of significant areas of land within northwest Bloomingdale.

Family Agriculture

This area is dominated by single-family residential uses and small-scale farming activities. Tucked off of Highway 80, this is a lesser known area of Bloomingdale that preserves a more rural lifestyle and should be protected from encroachment of incompatible land uses. The area is currently served by private wells and septic systems.

North Bloomingdale

The area to the north of the existing Jimmy DeLoach Parkway is predominantly undeveloped, with areas of silviculture and some single-family residential development. Areas to the north of Bloomingdale in neighboring jurisdictions are rapidly developing as residential or industrial development. Currently, the City of Savannah has water and sewer services available at the city limits, which could potentially be extended into Bloomingdale, thus opening this area up to development. This area does contain a large wetland system, so drainage should be closely examined in relation to development within this area.

Southwest Bloomingdale

Osteen Road is dominated by large parcel, single-family residential development, as well as silviculture and undeveloped areas. This area is not anticipated to be served by public water and sewer within the near future. Once Jimmy DeLoach is extended to Interstate 16 (anticipated 2014), then the southwest Bloomingdale will likely experience an increase in development pressures.

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[1] Approved Project Concept Report, Georgia Department of Transportation, State of Georgia, P.I. No. 0007259, Chatham County, Dated April 17, 2008.

Southeast Bloomingdale

Like the area of southwest Bloomingdale, this area is dominated by residential uses, silviculture, and small-scale farming activities.   However, the eastern part of this area is experiencing a transition to industrial development, as evidenced by the development of the Morgan Business Center which is located in both Bloomingdale and Pooler. This area is served by surface water and sewer via an agreement with the City of Pooler.

Ottawa Farms

The Waller family has owned and operated this farm since the late 1800's. Pete Waller, the owner, is the third generation to actually participate in farming this 700 acre farm.[2] Ottawa Farms is well-known in the area for annual events and festivals, including 'pick-your-own' strawberries and blueberries.

New Hampstead Area

The area south of Interstate 16 is slated for development as part of the 4,000+ acre New Hampstead development, a development by International Paper Realty which has been approved for over 10,000 residential units (the majority of the development lies within the City of Savannah). The portion in Bloomingdale has been approved for regional commercial development. Although the approved commercial development only occupies a portion of this area, this area is virtually surrounded by the New Hampstead development and is therefore anticipated to change dramatically in character.

Wetlands

Several major drainage systems pass through the City of Bloomingdale, including the Pipemaker's Canal, the Hardin Canal, the Little Ogeechee River, and Walthour Swamp. The canals are county-owned and maintained facilities that are part of the larger west Chatham drainage system. Walthour Swamp is a wetland system which eventually drains to St. Augustine Creek, a tributary of the Savannah River. Maintaining the integrity of these wetland systems is important for both water quality and flood control, especially as the city experiences increased development.

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[2] www.ottawafarms.com
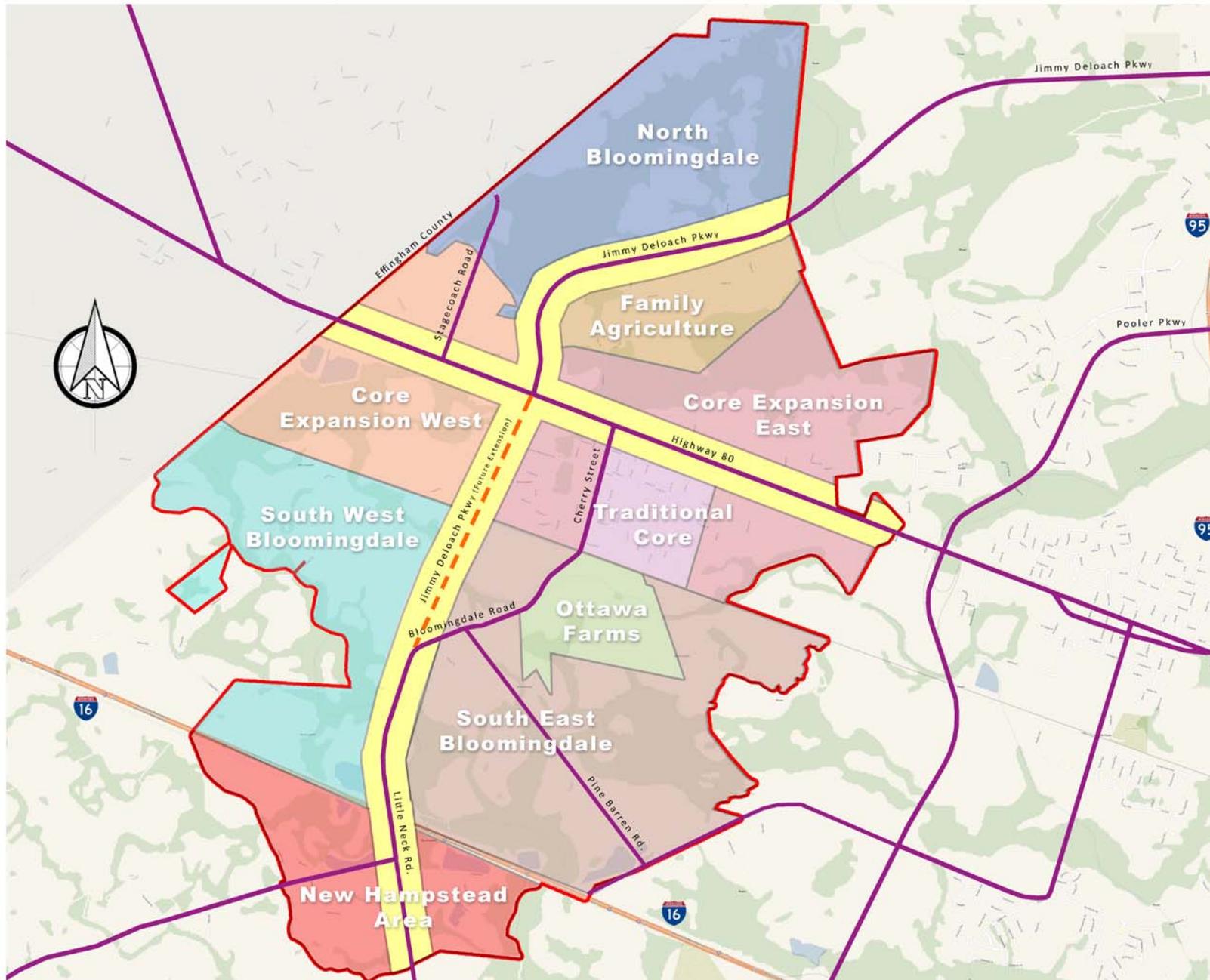
LEGEND

- North Bloomingdale
- Core Expansion West
- Family Agriculture
- Core Expansion East
- Traditional Core
- Corridors
- Ottawa Farms
- South East Bloomingdale
- South West Bloomingdale
- New Hampstead Area
- Major Roads
- City Limits
- Wetlands

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Implementation Program

Record of Accomplishments

The following table reflects the City's current Short-Term Work Program (STWP) and the status of activities to date. Items which are currently underway are also reflected in the City's updated STWP. Items which are postponed or not accomplished are provided with an explanation.

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	Completed	*Currently Underway*	*Postponed*	*Not Accomplished*	*Explanation for Postponed or Not Accomplished Project or Activity*
NATURAL RESOURCES					
Continue to strengthen and fully implement erosion and sedimentation control regulations based upon State criteria.		X			
Participate in countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed.		X			
Continue to participate fully in the National Flood Insurance Program.		X			

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity*
Encourage and cooperate with the tourist industry countywide to promote a greater emphasis on environmental protection, education, and preservation of local natural resources in order to promote the area as an ecotourism center.		X			
Review existing development regulations and adopt necessary amendments based upon local, State and Federal criteria to preserve and protect wetlands.	X				
Continue to implement public awareness programs to encourage protection of plant and animal habitats.		X			
Continue to implement water conservation programs through public awareness campaigns.		X			
Utilize the site plan permitting process to encourage the establishment of porous paving material where possible.		X			
Amend land use regulations and transportation plans as necessary to eliminate conflicts with resource protection goals.		X			

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity*
Provide opportunity for owners of agricultural and forest lands and all citizens in decisions determining future land use designations in newly annexed and old town areas.		X			
COMMUNITY FACILITIES AND SERVICES					
Continue to request L.A.R.P. funds for resurfacing streets.		X			
Paving projects throughout City.		X			
Update water and sewerage facilities to encourage and support orderly growth and development.		X			
Review needs for expanding other public facilities and services, including protecting and providing for canopy trees, for existing and projected City growth.		X			
Identify and make needed improvements to Taylor Park and other recreational facilities.		X			
Widening U.S. Highway 80 from Bloomingdale/Chatham County limits to Cherry Street to four lanes.	X				

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity*
Extension of Jimmy DeLoach Parkway between U.S. Highway 80 and I-16.			X		Construction to begin 2014 per Georgia Department of Transportation.
HOUSING					
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life.		X			
Continue to review and update zoning and other development regulations to insure sound land use/planning decisions.		X			
Continue to provide a sense of neighborhood pride through the elimination of nuisances.		X			
Continue to encourage the inclusion of handicapped units in new multi-family and special type residential facilities.		X			
Review and revise current development regulations and policies to identify and eliminate barriers that restrict safe, decent, and affordable housing to all citizens.		X			

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity*
Continue to review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions.		X			
LAND USE					
Review Bloomingdale's Vision Statement and Future Land Use Plan in an effort to reconfirm and/or adopt revised goals, policies and strategies as needed for the various Comprehensive Plan work elements to efficiently guide Bloomingdale's growth and protect its amenities.		X			
Amend PUD regulations to provide more design control and better review procedures to insure more compatible land use patterns, buffers and screening of different types of land uses.		X			
Consider adopting tree and landscaping ordinance.		X			
Update and Maintain Zoning Map	X				

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	*Completed*	*Currently Underway*	*Postponed*	*Not Accomplished*	*Explanation for Postponed or Not Accomplished Project or Activity*
Consider funding a study to implement a "Main Street" development plan.				X	A portion of the "Main Street" right of way will be utilized for a drainage improvement project. The remaining unimproved portion is not readily accessible at this time.
Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions and/or the protection of identified natural and historic resources.		X			
Maintain the adopted land use plan in an updated status to reflect changes in economic development, technology, social trends, infrastructure system performances, environmental needs and other influences that may impact the initial plan during the planning period.		X			
Review need for adopting U.S. Highway 80 and/or major corridor development plan and ordinance.	X				Overlay ordinance adopted in 2008.

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP*
Project or Activity from Previous STWP	*Completed*	*Currently Underway*	*Postponed*	*Not Accomplished*	*Explanation for Postponed or Not Accomplished Project or Activity*
ECONOMIC DEVELOPMENT					
Coordinate efforts with other governmental units to provide infrastructure needed to encourage economic growth in Bloomingdale/ Chatham County associated with an auto plant scheduled to locate in Pooler and other projected development.				X	The "mega-site" continues to be promoted by the Savannah Economic Development Authority (SEDA), and may be used for another purpose other than an auto plant. Bloomingdale continues to work with SEDA in economic development activities.
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.		X			
Review local and state policies and regulations as they relate to attracting and starting new industries, including Freeport legislation. Identify and correct any impediments to business.	X				
Market the natural and recreational resources of Coastal Georgia/Bloomingdale to the tourist industry and to tourists interested in hunting, fishing and equestrian activities.		X			

Status Of Project Or Activity					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP	Completed	*Currently Underway*	*Postponed*	*Not Accomplished*	*Explanation for Postponed or Not Accomplished Project or Activity*
Improve the economic vitality of the City through enforcement of local codes and development regulations to eliminate incompatible land use activities and blighting influences which negatively impact quality of life and public safety and welfare.		X			
Support local marketing programs designed to educate and/or attract highly skilled health professionals and other specialized work forces.		X			
Investigate the need for and, if warranted, establish a wetlands banking program for use in development activities.				X	Not pursued due to limited staff capacity to manage a wetland banking program.
Develop and implement a "Main Street" plan to encourage economic growth compatible with character of the City center.				X	A portion of the "Main Street" right of way will be utilized for a drainage improvement project. The remaining unimproved portion is not readily accessible at this time.

Short-term Work Program

The Short-Term Work Program highlights work activities to be pursued over the next five-year time period (2009 – 2013).

Short Term Work Program: 5-Year Update					
Natural & Historic Resources					
Project or Activity	*Start Date*	*End Date*	*Responsible Party*	*Cost Estimate*	*Funding Source*
Continue to strengthen and fully implement erosion and sedimentation control regulations based upon State criteria.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Participate in countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed.	2009	On-going	City of Bloomingdale; MPC	To be determined	General Fund
Continue to participate fully in the National Flood Insurance Program.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Encourage and cooperate with the tourist industry countywide to promote a greater emphasis on environmental protection, education, and preservation of local natural resources in order to promote the area as an ecotourism center.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Continue to implement public awareness programs to encourage protection of plant and animal habitats.	2009	On-going	City of Bloomingdale; MPC	Staff Time	General Fund
Continue to implement water conservation programs through public awareness campaigns.	2009	On-going	City of Bloomingdale; MPC	To be determined	General Fund
Utilize the site plan permitting process to encourage the establishment of porous paving material where possible.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Amend land use regulations and transportation plans as necessary to eliminate conflicts with resource protection goals.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Provide opportunity for owners of agricultural and forest lands and all citizens in decisions determining future land use designations in newly annexed and old town areas.	2009	On-going	City of Bloomingdale	Staff Time	General Fund

Short Term Work Program: 5-Year Update					
Community Facilities					
Project or Activity	*Start Date*	*End Date*	*Responsible Party*	*Cost Estimate*	*Funding Source*
Continue to request L.A.R.P. funds for resurfacing streets.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Road and street improvements to accommodate increased traffic flows from residential and commercial vehicles.	2009	2013	City of Bloomingdale	$1,035,000	General Fund
Update water and sewerage facilities as outlined in the City of Bloomingdale Capital Improvement Program to encourage and support orderly growth and development.	2009	On-going	City of Bloomingdale; State of Georgia; Other parties	$9,998,000	Impact Fees; General Fund; GEFA
Review needs for expanding other public facilities and services, including protecting and providing for canopy trees, for existing and projected City growth.	2009	On-going	City of Bloomingdale	To be determined	General Fund
Identify and make needed improvements to Taylor Park and other recreational facilities.	2009	2009	City of Bloomingdale	To be determined	General Fund
Grading & site improvement for children's park, including rest rooms at the Moore & Poplar Street Park.	2009	2009	City of Bloomingdale	$190,000	Impact Fees
Purchase and development of an additional 15(+/-) acre site (or multiple sites) for recreation and leisure activities.	2010	2013	City of Bloomingdale	$999,000	Impact Fees
Maintain current level of service and patrol staff/ population ratio for the police department.	2010	2010	City of Bloomingdale	$188,000	Impact Fees
Develop city fire department, including replacement of the building, equipment and overall fire response time in hope of reducing ISO rating.	2009	2011	City of Bloomingdale	$500,000	Impact Fees; User Fees

Short Term Work Program: 5-Year Update					
Housing					
Project or Activity	*Start Date*	*End Date*	*Responsible Party*	*Cost Estimate*	*Funding Source*
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Continue to review and update zoning and other development regulations to insure sound land use/planning decisions.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Continue to provide a sense of neighborhood pride through the elimination of nuisances.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Continue to encourage the inclusion of handicapped units in new multi-family and special type residential facilities.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Review and revise current development regulations and policies to identify and eliminate barriers that restrict safe, decent, and affordable housing to all citizens.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Continue to review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions.	2009	On-going	City of Bloomingdale	Staff Time	General Fund

Land Use					
Project or Activity	*Start Date*	*End Date*	*Responsible Party*	*Cost Estimate*	*Funding Source*
Review Bloomingdale's Vision Statement and Future Land Use Plan in an effort to reconfirm and/or adopt revised goals, policies and strategies as needed for the various Comprehensive Plan work elements to efficiently guide Bloomingdale's growth and protect its amenities.	2009	On-going	City of Bloomingdale	Staff Time	General Fund

Short Term Work Program: 5-Year Update					
Amend PUD regulations to provide more design control and better review procedures to insure more compatible land use patterns, buffers and screening of different types of land uses.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Consider adopting tree and landscaping ordinance.	2009	2009	City of Bloomingdale	Staff Time	General Fund
Review and update zoning and other development regulations to correct inconsistencies and conflicts affecting sound land use/planning decisions and/or the protection of identified natural and historic resources.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Maintain the adopted land use plan in an updated status to reflect changes in economic development, technology, social trends, infrastructure system performances, environmental needs and other influences that may impact the initial plan during the planning period.	2009	On-going	City of Bloomingdale	Staff Time	General Fund

Economic Development					
Project or Activity	*Start Date*	*End Date*	*Responsible Party*	*Cost Estimate*	*Funding Source*
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Market the natural and recreational resources of Coastal Georgia/Bloomingdale to the tourist industry and to tourists interested in hunting, fishing and equestrian activities.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Improve the economic vitality of the City through enforcement of local codes and development regulations to eliminate incompatible land use activities and blighting influences which negatively impact quality of life and public safety and welfare.	2009	On-going	City of Bloomingdale	Staff Time	General Fund
Support local marketing programs designed to educate and/or attract highly skilled health professionals and other specialized work forces.	2009	On-going	City of Bloomingdale	Staff Time	General Fund