



## Frequently Asked Questions

### *Tybee Island Corridor Charrette*

#### **What is a Charrette?**

*A Charrette is an intensive planning session in which citizens, local officials, designers and others collaborate on a vision. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.*

#### **What is the purpose of the Tybee Island Corridor Charrette?**

*The purpose of the Charrette is to examine issues and obtain consensus related to zoning, land use and other compatibility issues within the C-2 Zoning District/Arts, Eats, Eco-Business Corridor on Tybee Island. The findings of the Charrette will be used to guide the City in the refinement of the Future Land Use Map and/or Zoning Map and to implement new policies and regulations within the Corridor.*

#### **What is the Study Area?**

*The study area follows the boundary of the C-2 Highway Business zoning district. The study area is bisected by US Highway 80 and extends from Teresa Lane to Butler Avenue within the corporate limits of the City of Tybee Island. The study area is 1.35 miles long and comprises approximately 82 acres. The intent of the C-2 zoning district is to provide for commercial land uses that support and complement the motorized consumer. The C-2 zoning district is intended for locations along arterial streets where the negative impacts of traffic congestion, noise and intrusions into residential neighborhoods will be minimized. (Note: The Transitional Business-Residential district (TBR) is an overlay zoning category to the C-2 zoning district). Additionally, most of the study area also falls within the Arts, Eats, Eco-Business "Character Area" as identified in the City of Tybee Islands' Master Plan. Character Areas are areas that presently have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. The Arts, Eats, Eco-Business area functions as an activity center with a concentration of uses including shopping, crafts, restaurants and eco-tourism. There are year-round residents and single-family homes within the Character Area.*

#### **Who are Primary Stakeholders?**

*Primary Stakeholders comprise a diverse group of individuals and are represented by residents, property owners and business owners who live and work within the Corridor. Primary Stakeholders play a direct role in shaping potential solutions regarding new policy or actions identified in the plan's recommendations for implementation.*

#### **Who are Secondary Stakeholders?**

*Secondary Stakeholders are generally individuals or representatives of community organizations which primarily work outside of the study area, but have extensive knowledge and experience with the community and can offer input that provides further understanding, guidance and context during the Charrette.*

## **Why are the Charrette's meetings organized into stakeholder groups?**

*All interested participants are stakeholders in the Tybee Island Corridor Charrette. However, in order to ensure that the meeting space and facilitators can accommodate the attendees and conduct the Charrette, the meetings are organized into groupings that best reflect the commonalities between the attendees and their relationship to the study area. For this reason, the Charrette meetings are organized into Primary, Secondary and General Public sessions. Each stakeholder group and session has a specific role and follows a defined program to ensure the best possible outcomes are attained from the Charrette.*

## **Who is funding this Charrette?**

*The Charrette is jointly funded by the Coastal Regional Commission and the City of Tybee Island. The Coastal Regional Commission and their design team Prosser Hallock are facilitating the Charrette.*

## **What are the expected outcomes of the Tybee Island Corridor Charrette?**

*The outcome of Charrette is list of consensus-based solutions and recommendations for the City to review and implement regarding future land use and land development code regulations for the Corridor. A framework for how the City can improve land use compatibility, minimize conflicts, accommodate desired redevelopment and ensure the continued growth and stability of the tax base within the Corridor will be part of the final report. The recommendations of the Charrette are not final and may require further study and analysis prior to adoption.*

## **Who will implement recommendations of the Charrette?**

*The City of Tybee Island is responsible for implementing the recommendations of the Charrette.*

## **For more information contact:**

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