

# *Tybee Island*

Quality Growth Resource Team Report  
March 6 – 10, 2006





## Table of Contents

Introduction	2
Meet the Team	3
Chapter 1 – What is Quality Growth?	4
Chapter 2 – Overall Development Concept	9
Chapter 3 – Recommendations	13
Chapter 4 – Illustrations	75
Appendix A	113
Appendix B	132

**Quality Growth Resource Team visits and final reports are coordinated and produced by the Georgia Department of Community Affairs.**

The electronic version of this publication (PDF) may be found online at:  
[http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/tybeeisland/Tybee\\_report.pdf](http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/tybeeisland/Tybee_report.pdf)

CDs are available upon request.  
Contact DCA's Office of Planning & Quality Growth  
[pemd.opqga@dca.ga.gov](mailto:pemd.opqga@dca.ga.gov)  
phone: 404-679-3119

# Introduction

The Quality Growth Resource Team for Tybee Island was brought together in March 2006 through collaboration with Tybee Island, the Georgia Department of Community Affairs (DCA), and its quality growth partners including government agencies, universities, non-profits, and business groups working to provide technical assistance on “smart growth” issues to Georgia communities. The resource team focused their study on the entire island.

The multidisciplinary team was made up of specialists in city planning, real estate development, urban design, historic preservation, architecture, resource conservation, and housing. Team members were chosen with the area’s particular concerns in mind, initially defined in a meeting with the local officials held weeks in advance of the actual team visit.

The team spent approximately a week in the project area. The visit began with a facilitated meeting involving a broad cross section of community representatives, designed to give the team members a deeper understanding of development issues and needs of the project area. During the week, the team toured the project area by trolley, visited area buildings, spoke with local officials, reviewed local ordinances, conducted field surveys, prepared schematic design solutions and formulated policy recommendations. The visit culminated with a review of the team’s recommendations for the local officials on Friday, March 10th. The team’s recommendations were then passed to DCA staff for formatting into this final report.

This document is formatted as follows:

- Chapter 1 provides information about the Tybee Island Quality Growth Resource Team visit and quality growth.
- Chapter 2 and Chapter 3 provide an Overall Development Concept for Tybee Island and Recommendations for the area as they relate to all of the traditional elements of quality growth including, but not limited to, proposed character areas, quality community objectives, areas requiring special attention, economic development, housing, natural and cultural resources, and land use.
- Chapter 4 provides illustrations to visually represent many of the recommendations.
- The appendix provides detailed information about funding sources, technical resources, and the results from the Stakeholders Meeting conducted on Monday night of the visit.

The team would like to thank the city staff, elected officials, and citizens for making us feel so welcome in the area. The ideas and solutions proposed here is only a beginning – intended to stimulate interest in Tybee Island so that residents may enjoy living in a vibrant and beautiful area.



# Meet the Team

**Katie Hoover Alvarado**  
University of Georgia

**Kristofor Anderson**  
Georgia Institute of Technology

**Steven Arnold**  
Georgia Department of Community Affairs

**Leigh Askew**  
University of Georgia

**Will Berson**  
Coast Georgia Conservancy

**Kay M. Beynart**

**Sarah Brockenbrough**  
Georgia Department of Community Affairs

**Will Brockenbrough**  
Colony Historic Resources Consulting, LLC

**Julie Brown**  
Georgia Department of Community Affairs

**Jason Chernock**  
Georgia Institute of Technology

**Teresa Concannon**  
Coastal Georgia Regional Development Center

**Jan Coyne**  
University of Georgia

**Dave Cranford**  
Georgia Department of Community Affairs

**Steve Dempsey**  
University of Georgia

**Carey Ferrara**  
Georgia Department of Economic Development

**Ligia C. Florim**  
Bron Cleveland Associates, Inc.

**Jennifer M. Fordham**  
Georgia Department of Community Affairs

**Jane Fowler**  
Southeast Watershed Forum

**Jim Frederick**  
Georgia Department of Community Affairs

**Steve Gavigan**  
Georgia Department of Community Affairs

**Kirby Glaze**  
Public-Private Partnership Project Management, Inc.

**Denise R. Grabowski**  
Lott + Barber Architects

**Greg Hall**  
Savannah College of Art and Design

**Darren Harper**  
Community Development Partners, Inc.

**Randy Hartmann**  
Georgia Department of Community Affairs

**Matthew Heins**  
Georgia Department of Community Affairs

**William R. Hover**  
Georgia Department of Natural Resources

**Hsu-Jen Huang**  
Savannah College of Art and Design

**Jackie L. Jackson**  
Chatham County - Savannah Metropolitan Planning Commission

**Peggy Jolley**  
Georgia Power Company

**Cam Jordan**  
City of Fitzgerald

**John Karrh**  
Georgia Department of Community Affairs

**Deborah King**  
Deblar & Associates, Inc.

**Lawrence P King**  
Deblar & Associates, Inc.

**Kent Kirbow**  
Georgia Department of Community Affairs

**Tommy Linstroth**  
Melaver, Inc.

**Jan MacKinnon**  
Georgia Department of Natural Resources

**Erin Musiol**  
Georgia Department of Community Affairs

**Tyler Newman**  
Home Builders Association of Georgia

**Sam Noel**  
Georgia Department of Community Affairs

**Tarun Patel**  
Georgia Department of Community Affairs

**William Rutherford**  
Georgia Department of Community Affairs

**Dee Dee Quinnelly**  
Georgia Department of Community Affairs

**Brittain Skinner**  
Georgia Institute of Technology

**Chris Sparnicht**  
Georgia Department of Community Affairs

**Alyce Thornhill**  
City of St Marys

**Daniel Westcot**  
Georgia Forestry Commission

**Alycen Whiddon**  
HDR - Creating Places Where People Want To Be

**Sandy White**  
City of Hinesville

**Adriane Wood**  
Georgia Department of Community Affairs



# Chapter One

## What is Quality Growth?

In many ways quality growth means returning to the way we used to build our communities and neighborhoods: places where people could walk to school or the corner drugstore, pursue recreational activities at a nearby park, or just sit on the front porch and get to know their neighbors. The following principles, adopted by DCA, embody the ideals that quality growth practices are intended to promote.

## Does Quality Growth Matter?

Quality growth can yield a number of benefits for your community:

- Residents will enjoy an improved quality of life, more affordable housing, cleaner water and air, more walkable neighborhoods, and reduced commuting times.
- Developers will experience reduced infrastructure and land costs and more predictability in the development approval process.
- Your local government will benefit from reduced service delivery costs, increased tax revenues, and enhanced economic development potential.

### Cost Savings

Studies show that sprawling development costs government in terms of provision of public services like water and sewer, emergency services and transportation. Research by the Real Estate Research Corp. shows that compact growth can be as much as 70 percent cheaper for governments than in areas with more dispersed growth patterns. Comparing the costs for governments in 10 counties, the University of Kentucky found that police, fire, and school services cost less in those counties where growth was concentrated and highest in those with scattered growth. In South Carolina, a study concluded that planned development could save 12 percent in infrastructure costs that would be spent providing the same infrastructure under sprawling growth projections. The development community saves costs as well through reduced per-unit costs for power and telephone lines, small streets, and more efficient service delivery.

### Protecting the Environment

Implementing quality growth principles like compact development, greenspace protection, better street connectivity, and greater opportunities for using alternative transportation lead to less urban runoff into streams to pollute our waters and less traffic exhaust to pollute our air. A 2000 study by the Natural Resources Defense Council (NRDC) and the Environmental Protection Agency (EPA) of three California neighborhoods suggested that the environmental benefits of quality growth are real and can be measured. A more recent study by NRDC and EPA in Nashville corroborates this study and further suggests that the combination of better transportation accessibility and a modest increase in land-use density can produce measurable benefits even in automobile-oriented suburban communities. These studies are the first to evaluate actual neighborhoods rather than conceptual models. In the Nashville study, a

more densely populated neighborhood closer to downtown Nashville out performed a suburban, lower density neighborhood in terms of land consumption, water consumption, air pollutant emissions, greenhouse gas emissions, and storm water runoff.

### **Economic Development**

The quality of life offered by quality growth development is important to residents, and contributes to economic development. Corporations are more mobile than ever, and quality of life is a big location factor for business. A case in point is Hewlett Packard's decision not to construct a second office tower in the Atlanta region because of its traffic congestion and air quality. Research also shows that perceived decline in quality of life leads to lower retention of skilled workers. Recent surveys in Austin, Texas show that the more educated residents are, the more likely they are to perceive decline, and skilled residents who do perceive decline are more likely to leave the area.

### **Public Health Benefits**

Quality growth is an emerging issue in the public health field where significant research is starting to focus on the relationship between sprawl and obesity related diseases like diabetes and heart problems. Such research is underway now at the Centers for Disease Control and at Boston University's School of Public Health and is expected to demonstrate that better development patterns improve health on community residents. Active Living by Design, a joint program of the University of North Carolina at Chapel Hill and the Robert Wood Johnson Foundation is devoted to issues of public health and the built environment, financing both research on the issue, and actual projects testing the impact of community design that fosters daily activity.

## **Why Have a Quality Growth Resource Team?**

A Quality Growth Resource Team Visit is an important first step toward achieving more desirable development patterns in your community. If your community is showing signs of unplanned development, a Quality Growth Resource Team can help determine why, and what factors are under your control to change. Planning commissions, other local officials, community leaders, citizens, civic organizations, and the media can use the results of this report to guide planning and decision-making that will promote more quality growth in the community.

An Overall Development Concept and Recommendations for the area are developed during a Quality Growth Resource Team visit as they relate to all of the traditional elements of quality growth including, but not limited to, proposed character areas, quality community objectives, areas requiring special attention, economic development, housing, natural and cultural resources, and land use. The Overall Development Concept and Recommendations are developed based on identified issues and opportunities, Stakeholder input, and analysis of existing development patterns by a team of volunteer experts in quality growth related fields such as planning, architecture, housing, environmental protection, etc.

# What are Character Areas?

DCA defines *character area* in the administrative rules as: “A specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each *character area* is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.”

## Quality Community Objectives

**(a) Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**(b) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

**(c) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

**(d) Educational Opportunities Objective:** 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.

**(e) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**(f) Heritage Preservation Objective:** 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.

**(g) Open Space Preservation Objective:** 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.

**(h) Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

**(i) Regional Cooperation Objective:** 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.

**(j) Transportation Alternatives Objective:** 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.

**(k) Regional Solutions Objective:** 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.

**(l) Housing Opportunities Objective:** Quality housing and 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.

**(m) Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**(n) Infill Development Objective:** 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.

**(o) Sense of Place Objective:** 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.

## What Resources Are Available to Implement Quality Growth Resource Team Recommendations?

Who can help?

- DCA offers a variety of assistance with plan implementation, including:
  - Facilitated Priority Setting Meetings to get you started with implementing your plan. In these meetings, local officials are guided through an interactive process of identifying which plan implementation activities should be undertaken first and what's needed to get these underway.
  - Direct, hands-on technical assistance for specific implementation projects.
  - Resource teams to develop detailed plans for particular character areas identified in your plan.

- Workshops on plan implementation topics such as: alternative development regulations, impact fees, effective site plan review.

Call (404)-679-5279 or visit [www.georgiaplanning.com](http://www.georgiaplanning.com) for details about the above assistance resources.

- You may take your plan implementation questions directly to the experts by signing up for DCA-sponsored Advisory Clinics, offered at regular conferences of Georgia Municipal Association, Association County Commissioners of Georgia, and Georgia Planning Association, among others. Call (404)-679-5279 or visit [www.georgiaplanning.com](http://www.georgiaplanning.com) for details and schedule of upcoming events.
- Many of DCA's partner organizations offer assistance with planning and quality growth issues. Visit the assistance menu at <http://www.dca.state.ga.us/toolkit/directory.asp> for details.

## Getting good ideas

- The Quality Growth Toolkit provides a clearinghouse of information and resources about a broad range of plan implementation tools. It can be accessed thru the Georgia Quality Growth website at [www.georgiaqualitygrowth.com](http://www.georgiaqualitygrowth.com).
- Peruse the Quality Growth Resource Team Reports to see recommendations made by our "team of experts" on visits to various communities around the state. These can be accessed by choosing the "Resource Teams" link on our Georgia Quality Growth website at [www.georgiaqualitygrowth.com](http://www.georgiaqualitygrowth.com).
- The *State Planning Recommendations* are designed to give you good ideas for all aspects of plan implementation. They include recommended development strategies for character areas; implementation best practices; recommended development patterns to encourage; and suggested policies. They are available at [www.georgiaplanning.com](http://www.georgiaplanning.com).

## Guidebooks and other resources

- (*Coming Soon*) DCA offers several guidebooks on plan implementation topics, including:
  - "Creating Plans for Small Areas in Your Community" focuses on how to plan in more detail for the character areas identified in your comprehensive plan.
  - "Effective Plan Implementation" provides an overview of techniques that can be used to ensure that the plan is accepted and implemented by key decision-makers in the community.
  - "Effective Development Review Process" focuses on designing your local development approval process to be an efficient tool for implementing the plan.These guidebooks are available at [www.georgiaplanning.com](http://www.georgiaplanning.com) or by calling (404) 679-5279.
- The Model Development Code provides a number of viable alternatives to conventional zoning. The code is presented as a relatively simple, modular, set of land use management techniques that can be pieced together to create unique regulations tailored to fit local circumstances. The Model Code may be accessed at [www.georgiaplanning.com](http://www.georgiaplanning.com).



# Chapter Two

## Overall Development Concept

The Resource Team recommends that the city protect and conserve the many environmental resources (ocean, beaches, river, freshwater wetlands, marshlands, tidal creeks, estuaries) within the city. In order to do this, the Resource Team recommends that new development, both residential and commercial, in the city be concentrated in in-fill areas of the community identified in the Recommendations. The city should strive to manage new development so that it enhances the existing charm, walkability, and livability of the community. Each character area described below should be linked by attractive corridors and a community-wide network of greenspace and trails, available to pedestrians and bicyclists for both tourism and recreation purposes. Any new development should be designed to blend with the character that makes Tybee Island a desirable place to live and a unique tourist destination.

The Resource Team identified thirteen separate character areas within the community and recommends unique development strategies for each of these areas. The character areas are described below and mapped in Figure 1:

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Tybee Corridor	Developed or undeveloped land on both sides of Highway 80, including the highway itself.	<ul style="list-style-type: none"><li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.</li><li>• The appearance of the corridor can immediately be improved through streetscaping enhancements (street lights, landscaping, etc.).</li><li>• In the longer term, enact design guidelines for new development, including minimal building setback requirements from the street, to ensure that the corridor becomes more attractive as properties develop or redevelop.</li><li>• Areas of the corridor leading to town centers or downtown, in particular, should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances.</li><li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion.</li><li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).</li><li>• Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.</li><li>• Unacceptable uses: new billboards.</li></ul>

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Bridgeway	Developed and undeveloped land paralleling Highway 80 at the Lazaretto Creek Bridge that serves as an important entrance or means of access to the community.	<ul style="list-style-type: none"> <li>• Focus on appearance with appropriate signage, landscaping, and other beautification measures.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing development or other unsightly features as necessary.</li> </ul>
North Highway 80 Residential/Battery & Spanish Hammock	Developed and undeveloped land paralleling North Highway 80 that has significant natural, historic, or cultural features, and scenic views.	<ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have natural, historic, or cultural features, and scenic views.</li> <li>• Enact guidelines for new development that enhances the scenic value of the area and addresses landscaping and architectural design.</li> <li>• Use directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to adjacent and nearby residential or commercial districts.</li> </ul>
Marshes	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, flood plains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.	<p>Maintain natural character by:</p> <ul style="list-style-type: none"> <li>• Not allowing any new development.</li> <li>• Promoting use of conservation easements.</li> <li>• Promote these areas as passive-use tourism and recreation destinations.</li> </ul>
Marsh Front Residential	Residential area that has significant natural, historic, or cultural features, and scenic views.	<ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have natural, historic, or cultural features, and scenic views.</li> <li>• Enact guidelines for new development that enhances the scenic value of the area and addresses landscaping and architectural design.</li> <li>• Use directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to adjacent and nearby residential or commercial districts.</li> </ul>
Arts/Eats/Eco Activity Center	A neighborhood focal point with a concentration of activities such as arts, restaurants, and eco-tourism with appropriate public and open space uses easily accessible by pedestrians.	<ul style="list-style-type: none"> <li>• Include a mix of retail, restaurants, and eco-tourism education areas to serve community residents and tourists.</li> <li>• Residential development should maintain characteristics of existing neighborhood.</li> <li>• Design should be very pedestrian-oriented, with strong, walkable connections between different uses.</li> <li>• Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as neighborhood centers, parks, etc.</li> </ul>

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
North Beach/Tybee Light/Fort Screven	Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location, and history of the community.	<ul style="list-style-type: none"> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, which enables eligibility for tax incentive programs.</li> <li>• Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.</li> <li>• New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.</li> <li>• Pedestrian access and open space should be provided to enhance enjoyment of the area.</li> <li>• Linkages to greenspace/trail system should be encouraged as well.</li> </ul>
Beach Front Residential	A neighborhood possessing a distinct identity through architectural style, beach access, and lot and street design. Characteristics include high pedestrian orientation, sidewalks, street trees, on-street parking, small, regular lots, limited open space, buildings close to or at the front property line, predominance of alleys, and low degree of building separation.	<ul style="list-style-type: none"> <li>• This neighborhood should be encouraged to maintain its original character, with only compatible infill development permitted.</li> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, which enables eligibility for tax incentive programs.</li> <li>• Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.</li> <li>• New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.</li> <li>• Provide pedestrian linkages to adjacent and nearby residential or commercial districts.</li> </ul>
Tybrisa District	The traditional central business district and immediately surrounding commercial or mixed-use areas.	<ul style="list-style-type: none"> <li>• Downtown should include relatively high-density mix of retail, office, services, and employment to serve tourism.</li> <li>• Residential development should reinforce the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums.</li> <li>• Design should be very pedestrian-oriented, with strong, walkable connections between different uses.</li> <li>• Road edges should be clearly defined by locating buildings at roadside with parking in the rear or decks.</li> <li>• Enhance the pedestrian-friendly environment, by providing pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.</li> <li>• Reconfigure the parking lot and circulation routes for automobiles.</li> <li>• Adding landscaping and other appearance enhancements, trees in parking lots to provide shade and help reduce storm water runoff. New residential and commercial development should be concentrated in and around the downtown on infill sites.</li> </ul>

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Inland Cottage Neighborhood	A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and has higher rates of homeownership.	<ul style="list-style-type: none"> <li>• Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> <li>• Strong pedestrian and bicycle connections should also be provided to encourage these residents.</li> </ul>
Back River	A neighborhood possessing a distinct identity through architectural style, beach access, scenic views, and lot and street design. Characteristics include street trees, on-street parking, small, regular lots, limited open space, buildings close to or at the front property line, and low degree of building separation.	<ul style="list-style-type: none"> <li>• This neighborhood should be encouraged to maintain its original character, with only compatible infill development permitted.</li> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, which enables eligibility for tax incentive programs.</li> <li>• Establish guidelines on development to protect the characteristics deemed to have natural, historic, or cultural features, and scenic views.</li> <li>• Enact guidelines for new development that enhances the scenic value of the area and addresses landscaping and architectural design.</li> <li>• New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.</li> <li>• Provide pedestrian linkages to adjacent and nearby residential or commercial districts.</li> </ul>
Historic Memorial Park	Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location, and history of the community.	<ul style="list-style-type: none"> <li>• Recognize historical significance of Memorial Park by seeking National Register of Historic Places designation.</li> <li>• Historic features and buildings should be protected from demolition and maintained, rehabilitated or restored according to the Secretary of the Interior's Standards for Rehabilitation.</li> <li>• New public development in the area should be of scale and architectural design to fit well into the historic fabric of that area.</li> <li>• Pedestrian access and open space should be provided to enhance enjoyment of the area.</li> <li>• Linkages to greenspace/trail system should be encouraged as well.</li> </ul>
Beaches	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, flood plains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.	<p>Maintain natural character by:</p> <ul style="list-style-type: none"> <li>• Not allowing any new development.</li> <li>• Promoting use of conservation easements.</li> <li>• Promote these areas as passive-use tourism and recreation destinations.</li> </ul>



# Chapter Three

## Recommendations: Tybee Corridor

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
1	Regional Cooperation Objective	Investigate possibility and expense of reclaiming Butler Avenue (between Anchor Park and Tybrisa) from Department of Transportation.	Would allow more flexibility for streetscaping and traffic calming.	
				Mid-term (3-5 years)
				High
				City
2	Regional Identity Objective	Conduct a way-finding assessment and implementation plan to create a Way-finding System designed around Tybee's unique character. *Involve local artisans in design of signage.	<ul style="list-style-type: none"> <li>Way-finding assessment would correct streetscapes currently cluttered with signs detracting from attractiveness of city.</li> <li>Improved signage unique to Tybee would help direct visitors to destinations.</li> </ul>	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>
				Immediate (0-2 yrs)
				High
				City
				Figures 3 - 7
State Bicycle and Pedestrian Program				

3	Regional Identity Objective	Create distinctive areas of development to encourage destination travel and year-round commerce.	Highlights Artisan Enclave, Municipal/Memorial Area, and Tybrisa.	
				Immediate (0-2 yrs)
				Low
				City
4	Regional Identity Objective	Identify and promote character districts which foster a sense of community and encourage year-round commerce and destination travel. Recommended districts: Lazaretto Creek, Eco/Arts/Eats, Municipal/Memorial Park Area, and Tybrisa. Increase use through improved pedestrian facilities by widening sidewalks, adding speed tables/crosswalks, and streetscaping for shade. Districts should be identified by unique and distinct signage.	<ul style="list-style-type: none"> <li>Creates a better sense of walkability, improves pedestrian safety and slows traffic speeds.</li> <li>Encourages community participation in overall artistic feel of the island.</li> </ul>	
				Immediate (0-2 yrs)
				Low
				City
5	Regional Identity Objective	Investigate Georgia Department of Transportation (GDOT) regulations regarding appropriateness of "advertising benches" in state right of way. Seek alternate locations in Memorial Park for benches. Require regular maintenance of benches to increase safety and aesthetics.	Beautification of Butler Avenue.	Georgia Department of Transportation (GDOT) Online Manual on Context-Sensitive Design Solutions. <a href="http://www.dot.state.ga.us/csd/access/dl_manual.html">http://www.dot.state.ga.us/csd/access/dl_manual.html</a>
				Immediate (0-2 yrs)
				Moderate
				City
				Manual on Context-Sensitive Design Solutions.
6	Regional Identity Objective	Landscape the anchor and ocean viewshed at the corner of Butler Street and Highway 80.	Improves aesthetics of the community image and first direct view of the ocean.	
				Immediate (0-2 yrs)
				Low
				City

7	Regional Identity Objective	Make improvements to pedestrian areas. Add landscaping to medians. Widen, landscape (foliage, flowers and trees), and maintain sidewalks in the Eco/Arts/Eats, Memorial Park, and Tybrisa districts.	<ul style="list-style-type: none"> <li>Creates a better sense of walkability, shade and comfort.</li> <li>Improves pedestrian safety and slows traffic speed.</li> </ul>	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a> Mid-term (3-5 years) Moderate City Figure 16 State Bicycle and Pedestrian Program
8	Regional Identity Objective	Renew visual theme from Bridgeway to anchor Highway 80/Butler Avenue by mirroring entrance design with "echo" structures at Tybrisa & Butler Avenue.	Better identification of main commercial area thereby supporting existing local businesses and fostering new growth. Improves pedestrian safety and access.	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a> Immediate (0-2 yrs) High City Figures 3 - 7 State Bicycle and Pedestrian Program
9	Regional Identity Objective	Special signage for each "character district" that provides for continuity yet allows for ample flexibility for individuality.	Improved signage unique to Tybee would help direct visitors to destinations.	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a> Immediate (0-2 yrs) High City Figures 3 - 7 State Bicycle and Pedestrian Program
10	Regional Identity Objective	Widen sidewalks and signage to direct visitors to these areas. Targeted incentives to encourage niche markets should be considered.	Encourages pedestrian traffic.	Georgia Department of Transportation (GDOT) Online Manual on Context-Sensitive Design Solutions. <a href="http://www.dot.state.ga.us/csd/access/dl_manual.html">http://www.dot.state.ga.us/csd/access/dl_manual.html</a> Immediate (0-2 yrs) Low City Manual on Context-Sensitive Design Solutions.

11	Transportation Alternatives Objective	Add speed tables with crosswalks to increase pedestrian safety and calm traffic.	Pedestrian friendly community.	<p>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></p> <p>Mid-term (3-5 years)</p> <p>Moderate</p> <p>City</p> <p>State Bicycle and Pedestrian Program</p>
12	Transportation Alternatives Objective	Create more pedestrian-friendly streetscape for the three blocks leading up to Tybrisa with widened sidewalks, speed table/crosswalks, and crossing signals.	Anchors end of Tybee Corridor and provides a sense of place.	<p>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></p> <p>Mid-term (3-5 years)</p> <p>Moderate</p> <p>City</p> <p>State Bicycle and Pedestrian Program</p>
13	Transportation Alternatives Objective	Encourage additional access to commercial businesses along the corridor through rear access points.	Provides alternative entries to commercial districts for residents avoiding congestion on Highway 80.	<p>Georgia Department of Transportation (GDOT) Online Manual on Context-Sensitive Design Solutions.  <a href="http://www.dot.state.ga.us/csd/access/dl_manual.html">http://www.dot.state.ga.us/csd/access/dl_manual.html</a></p> <p>Immediate (0-2 yrs)</p> <p>Low</p> <p>City</p> <p>Manual on Context-Sensitive Design Solutions.</p>

# Recommendations: Bridgeway

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
14	Heritage Preservation Objective	Maintain "fishing village" feel of Lazaretto Creek area and current businesses as appropriate.	Captures the character of the Island.	Immediate (0-2 yrs)
				Moderate
				City
15	Regional Identity Objective	Add observation tower and walking pier.	Provides tourists with a preview of Tybee's beautiful marsh land and bike trail.	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>
				Mid-term (3-5 years)
				Moderate
				City
				State Bicycle and Pedestrian Program
16	Regional Identity Objective	Collaborate with local Science Museum and shuttle services to include information on marsh, birding educational presentations, and artisan offerings.	Expanded exposure of diverse activities located throughout the Island.	Immediate (0-2 yrs)
				Low
				City
17	Regional Identity Objective	Collaborate with Tybee Historical Society to provide information on historical facts of the Lazaretto Creek area.	Provides a unique perspective of Island history.	Mid-term (3-5 years)
				Low
				City

18	Regional Identity Objective	Create an iconic entry with distinctive markers on both sides of the road just after the bridge at Lazaretto Creek.	<ul style="list-style-type: none"> <li>• A specific entrance point creates a feeling of arrival and emphasizes a sense of distinct place.</li> <li>• A unique and striking entryway gives visual identity and clarity to the island and highlights important elements of the island.</li> </ul>	Georgia Department of Transportation - Transportation Enhancement (TE) Projects <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a>
				Immediate (0-2 yrs)
				Moderate
				City
				Figures 3 – 7 and 15
19	Regional Identity Objective	Identify and pursue grant funding for Welcome Center.	<ul style="list-style-type: none"> <li>• Provides a central location for tourist information and direction-giving; steer tourists toward desired areas.</li> <li>• Provides advertising opportunities for local businesses.</li> </ul>	Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.
				Immediate (0-2 yrs)
				Moderate
				City
				SAFE T LU Manual
20	Regional Identity Objective	Relocate Welcome Center closer to "Bridgeway" on Hwy. 80, ideally at Lazaretto Creek area.	Ensures first point of reference for tourists.	Georgia Department of Transportation - Transportation Enhancement (TE) Projects <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a>
				Immediate (0-2 yrs)
				High
				City
				Figures 11 - 12

21	Regional Identity Objective	If Welcome Center does not locate on the Lazaretto Creek property, an alternative is to recommend future developers maintain a low viewshed from the highway and appropriate development for the marsh area.	<ul style="list-style-type: none"> <li>• Preserves the marsh and integrity of the historical site.</li> <li>• If Visitor's Center remains where it is, buy out and USE entire building. Improve signage and visibility from Highway 80. Improve aesthetic impact of building.</li> </ul>	<p>Georgia Department of Transportation - Transportation Enhancement (TE) Projects  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a></p> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p>
22	Regional Identity Objective	Improve introductory/directional signage indicating Welcome Center prior to and after bridge crossing along Highway 80.	Enables tourists to immediately identify where to go for information.	<p>Georgia Department of Transportation - Transportation Enhancement (TE) Projects  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a></p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>Figures 3 - 7</p>
23	Regional Identity Objective	Landscape median and shoulders.	Provides an aesthetically appealing gateway to the city.	<p>Georgia Department of Transportation - Transportation Enhancement (TE) Projects  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a></p> <p>Mid-term (3-5 years)</p> <p>Moderate</p> <p>City</p> <p>Figure 16</p>

24	Regional Identity Objective	Partner with Skidaway Institute and others to inform and educate tourist on Shrimp Industry, including tour of shrimp boat.	Explains plethora of shrimp boats and cuisine/dining opportunities on the Island.	Georgia Department of Natural Resources - Coastal Resources Division <a href="http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3</a>
				Mid-term (3-5 years)
				Low
				City
25	Regional Identity Objective	Seek State Visitor designation for Tybee Welcome Center when visitation numbers justify.	<ul style="list-style-type: none"> <li>• Provides financial assistance and marketing assistance.</li> <li>• Provides a central location for tourist information and direction-giving; steer tourists toward desired areas.</li> <li>• Provides advertising opportunities for local businesses.</li> </ul>	Carey Ferrara Regional Tourism Representative - The Coast Georgia Department of Economic Development 912-651-3160 <a href="mailto:cferrara@georgia.org">cferrara@georgia.org</a>
				Mid-term (3-5 years)
				Low
				City
26	Sense of Place Objective	Utilize appropriate lighting for nighttime visibility and recognition.	Enables tourists to locate areas of interest.	
				Mid-term (3-5 years)
				Low
				City
				Figure 15

# Recommendations: North Highway 80 Residential/Battery Halleck/Spanish Hammock

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
27	Environmental Protection Objective	Encourage environmentally friendly and energy efficient housing development.	Protects the environment, cost efficient, and good use of existing resources.	<ul style="list-style-type: none"> <li>Southface promotes sustainable homes, workplaces, and communities through education, research, advocacy and technical assistance. <a href="http://www.southface.org/">http://www.southface.org/</a></li> <li><a href="http://www.buildinggreen.com/">http://www.buildinggreen.com/</a></li> <li><a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> </ul>
				On-Going
				Low
				City, homeowners associations, developers, and real estate professionals.
				The Tybee Island Stormwater and Water Quality Charrette
28	Growth Preparedness Objective	Strengthen code enforcement process.	Will beautify the neighborhoods, improve aesthetics, and increase property value.	Immediate (0-2 yrs)
				Moderate
				City and property owners

29	<b>Housing Opportunities Objective</b>	Establish ordinance that would regulate (allow modular type home, as minimum) infill and redevelopment along Breeze Road.	Increases property value, improves aesthetics, and promotes Tybee Island sense of place.	<p>Building Systems Councils of the National Association of Home Builders (NAHB).  <a href="http://www.nahb.org/page.aspx/category/sectionID=454">http://www.nahb.org/page.aspx/category/sectionID=454</a></p> <p>Mid-term (3-5 years)</p> <p>Low</p> <p>City, homeowners associations, developers, real estate professionals</p> <p>Figure 17</p>
30	<b>Open Space Preservation Objective</b>	Create pocket park at Battery Halleck and include pervious parking.	<ul style="list-style-type: none"> <li>• Will encourage tourist's visits, promote preservation of historic sites, and provide access to passive walking/birding along Catalina preservation area.</li> <li>• Pervious pavements can be made of concrete, asphalt, open-celled stones, and gravel that are mixed in a manner that creates an open cell structure allowing water and air to pass through. For example, porous concrete can pass 3-5 gallons of water per minute, which is far greater than most conceivable rain events and highly effective in controlling stormwater drainage.</li> </ul>	<ul style="list-style-type: none"> <li>• The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>• The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/psd/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psd/charrettes/tybee2005.pdf</a></li> </ul> <p>Mid-term (3-5 years)</p> <p>High</p> <p>City/County</p> <p>Figure 18</p> <ul style="list-style-type: none"> <li>• Green Growth Guidelines</li> <li>• The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

31	<b>Open Space Preservation Objective</b>	Restrict development to low impact and passive residential area.	Protects the environment and maintains sense of place.	
				Immediate (0-2 yrs)
				Low
				City; developers; real estate professionals
32	<b>Regional Identity Objective</b>	Implement and enforce ordinances for billboards and adopt gateway recommendations.	Improves aesthetics and promotes sense of place.	
				Immediate (0-2 yrs)
				Moderate
				City
33	<b>Transportation Alternatives Objective</b>	Beautify (landscape, bus stop with bench, etc.) entrance to Breeze Road neighborhood.	Improves aesthetic appeal, increases property value, provides access to public transportation, and solves environmental concerns.	Georgia Department of Transportation - Transportation Enhancement (TE) Projects <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a>
				Immediate (0-2 yrs)
				Low
				City
				Figures 9 & 19
34	<b>Transportation Alternatives Objective</b>	Create greenway/multi-use trail along North side of Highway 80.	Provides connectivity to the proposed rail-to-trail system, improves mobility, and provides neighborhood and tourist access to other amenities in the City.	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>
				Immediate (0-2 yrs)
				High
				City
				Figure 20 State Bicycle and Pedestrian Program

35	<b>Transportation Alternatives Objective</b>	Create share the road signage for walking and bike paths.	Improves connectivity and mobility, provide multimodal access from neighborhoods to downtown and other amenities.	<p>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></p> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p> <p>Figure 21</p> <p>State Bicycle and Pedestrian Program</p>
----	--	---	---	---

# Recommendations: Marshes

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
36	Environmental Protection Objective	Develop and enforce codes to address the maintenance of docks and removal of derelict docks.	Minimizes hazards and improves aesthetics.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a> </li> <li>The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a> </li> </ul>
				On-Going
				Moderate
				City
				<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

37	<b>Environmental Protection Objective</b>	Promote low impact development, promote Best Management Practices (BMPs), and adhere to the City's tree ordinance on lands adjacent to marshes.	Minimizes non-point sources, prevents erosion, reduces flooding and flood damage, preserves wildlife habitat, provides wildlife corridors, more aesthetically pleasing/natural views, and provides for recreational opportunities.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> </ul>
On-Going				
Moderate				
City; developers; real estate professionals				
<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>				
38	<b>Environmental Protection Objective</b>	Support education efforts that address coastal marshlands and their benefits.	Increased education and better appreciation for natural resources.	<p>Georgia Department of Natural Resources - Coastal Resources Division <a href="http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3</a></p> <p>On-Going</p> <p>Moderate</p> <p>The Tybee Marine Science Center educates groups regarding the ecology and importance of coastal marshlands. The City should continue to support the Center's efforts in educating and pursuing grant monies.</p>
On-Going				
Moderate				
<p>The Tybee Marine Science Center educates groups regarding the ecology and importance of coastal marshlands. The City should continue to support the Center's efforts in educating and pursuing grant monies.</p>				

39	<b>Growth Preparedness Objective</b>	Consistently enforce the City's Erosion and Sedimentation ordinance.	Provides buffers between developments and the marsh to minimize non-point source impacts to adjacent waterways, prevent erosion, reduce flooding and flood damage, preserve wildlife, provide wildlife corridors, and preserve natural views.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a></li> </ul>
				On-Going
				Moderate
				<p>The City is a local issuing authority as designated by the Environmental Protection Division. By this designation, they assume the responsibilities of administering the Erosion and Sedimentation Act, locally. This gives them more power and control over developments within their jurisdiction. Recently the City adopted a local ordinance requiring a 35' setback. The City should be consistent in administering this ordinance and only allow variances in extreme circumstances.</p>
				<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

# Recommendations: Marsh Front Residential

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
40	Environmental Protection Objective	Establish a continuous educational campaign to promote environmentally friendly, energy efficient design for infill housing and redevelopment.	Protects the environment, increases property value, and promotes sense of place.	<ul style="list-style-type: none"> <li>Georgia Department of Natural Resources - Coastal Resources Division  <a href="http://crd.dnr.state.ga.us/content/display/navigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/display/navigation.asp?TopCategory=3</a></li> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/display/content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display/content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a></li> </ul>
				On-Going
				Moderate
				City; property owners; developers; real estate professionals
				<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

41	<b>Housing Opportunities Objective</b>	Utilize vacant lots and City owned property for potential workforce housing such as tax credit development and/or house relocation sites.	Provides affordable housing, promotes historic preservation, and encourages mixed-use development.	University of Georgia and the Georgia Department of Community Affairs - Workforce Housing in Georgia <a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf">http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf</a>
				Mid-term (3-5 years)
				High
				City and County
				Figure 2 Workforce Housing in Georgia
42	<b>Sense of Place Objective</b>	Partner with University of Georgia to utilize campground (4H) club during off season for conventions and events.	Extra revenue for the City and good use of existing resources.	Mid-term (3-5 years)
				Moderate
				City; University of Georgia.
43	<b>Transportation Alternatives Objective</b>	Create walking paths and bike routes along all residential paths using pervious surfaces.	Improves mobility and connectivity from neighborhoods to other City sites.	<ul style="list-style-type: none"> <li>Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> <li>The Green Growth Guidelines can be used as a manual for developers. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> </ul>
				Immediate (0-2 yrs)
				High
				City
				Figures 18 & 22 <ul style="list-style-type: none"> <li>State Bicycle and Pedestrian Program Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

# Recommendations: ARTS/EATS/ECO Activity Center

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
44	Environmental Protection Objective	Create incentives for homeowners to implement low-impact development storm water management techniques, such as rain gardens, rain barrels, and cisterns. Institute a tax-freeze program. Voluntary involvement in water conservation activities may allow for a land owner's city property taxes to be frozen at the current rate for ten years. Storm water utilities - operate like city's water and sewer utility. Instead of charging residents for the cost of bringing water to homes and carrying the wastewater away, the utility charges for handling the storm water that runs off roofs, driveways, parking lots, etc.	Helps maintain natural hydrology and reduces potable water use for irrigation, reducing total costs to local government and community members.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a></li> </ul>
				On-Going
				Moderate
				City
				<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

45	Environmental Protection Objective	Preserve and establish habitat for native plant and bird species, particularly in marsh areas. Provide wildlife planting features (food, water). Construct unobtrusive observation areas. Eliminate predators (enforce leash laws/ordinances for dogs and cats).	Creates tourism attraction and recreational opportunities for residents.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> </ul>
On-Going				
Moderate				
City				
<ul style="list-style-type: none"> <li>State Bicycle and Pedestrian Program</li> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>				
46	Infill Development Objective	Encourage compatible design for infill/new development. Publish design recommendations focused on mass and scale to maintain character without sacrificing Tybee identity.	Aesthetic continuity preserves sense of place. Continuation of current development pattern (design, density, and pattern) maintains existing, traditional neighborhood character.	
On-Going				
Moderate				
City				
47	Regional Identity Objective	Maintain area as campground and lower overall environmental impact of site. Designate specific area for Recreational Vehicles/Campers that require electrical and sewer connections. Reserve majority of site for low-impact camping (tents). Preserve and enhance habitation for native plants and animals. As eco-tourism develops as viable economic engine for the Island, expand area reserved for low-impact camping.	Increases viability of Tybee Island as eco-tourism destination, increasing capacity for revenue generation without expense to community, government, and residents.	
Immediate (0-2 yrs)				
High				
City				

48	Regional Identity Objective	Seek State Visitor designation for Tybee Welcome Center when visitation numbers justify. Signs should be graphic-based (as opposed to language based).	Broadens audience of trail to include users of various ages and language skills (e.g., European tourists).	Carey Ferrara Regional Tourism Representative - The Coast Georgia Department of Economic Development 912-651-3160 <a href="mailto:cferrara@georgia.org">cferrara@georgia.org</a>
				Mid-term (3-5 years)
				Low
				City
49	Sense of Place Objective	Create community oriented center for art galleries, restaurants, and eco-oriented businesses.	Provides centralized point for visitors and residents to acquaint themselves with Tybee's distinct culture: venues for local artists to market product; dining and retail opportunities for neighborhood residents; destination for tourists; and eco-tourism link to US Highway 80. Take advantage of pedestrian/bike access from Solomon Avenue; promote area as district to appeal to both tourists and locals.	
				Immediate (0-2 yrs)
				High
				City
				Figure 23
50	Sense of Place Objective	Establish green buffer around perimeter of sewage treatment facility and public works.	Encourages use of beach access, campground, and Water Tower Park, as well as beautifies area, and preserves home values in neighborhood.	The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a>
				Immediate (0-2 yrs)
				Moderate
				City
				The Tybee Island Stormwater and Water Quality Charrette
51	Sense of Place Objective	Provide connections to Water Tower Park to enhance experience of campers.	Increased access to information about Tybee's historic and natural resources located in educational/interpretive exhibits in Water Tower Park.	Georgia Department of Natural Resources - Coastal Resources Division <a href="http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3</a>
				Immediate (0-2 yrs)
				Moderate
				City

52	Transportation Alternatives Objective	Close Solomon Avenue to motorized vehicles.	Provides bike and pedestrian friendly environment for local residents and greenway plan.	Immediate (0-2 yrs)
				High
				City
				Figures 23 & 24
53	Transportation Alternatives Objective	Connect Solomon Avenue to existing beach access.	Provides alternative to automobile oriented transportation, a means to alleviate parking congestion, and provides recreational opportunities along Tybee greenway.	<ul style="list-style-type: none"> <li>Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> </ul>
				Immediate (0-2 yrs)
				High
				City
				Figures 13 & 23
<ul style="list-style-type: none"> <li>State Bicycle and Pedestrian Program</li> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>				

54	<b>Transportation Alternatives Objective</b>	Connect Solomon Avenue to existing Eco/Arts/Eats center.	Provides alternative to automobile oriented transportation, a means to alleviate parking congestion, and provides recreational opportunities along Tybee greenway.	<ul style="list-style-type: none"> <li>• Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></li> <li>• The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.sed.uga.edu/psoc/charrettes/tybee2005.pdf</a>.</li> <li>• The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> </ul>
Immediate (0-2 yrs)				
High				
City				
Figures 13 & 23				
<ul style="list-style-type: none"> <li>• State Bicycle and Pedestrian Program</li> <li>• Green Growth Guidelines</li> <li>• The Tybee Island Stormwater and Water Quality Charrette</li> </ul>				

# Recommendations: North Beach/Fort Screven/Tybee Light

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
55	Environmental Protection Objective	Continue land acquisition in the dune area adjacent to the proposed site of the Marine Science Center. Also, acquire the Batteries as they become available. (Gun Pit 4 for example). Implement acquisition program for historic Tybee homes scheduled for demolition to be relocated to area south of the Lighthouse as has been proposed.	<ul style="list-style-type: none"> <li>• Protection of beach ecology.</li> <li>• Protection of the heritage tourism experience/site. Increased aesthetics of Island.</li> <li>• Increased economic development through heritage tourism.</li> <li>• Enhances the experience of beach and attraction visitors.</li> <li>• Increased education/understanding of Tybee Island history.</li> </ul>	Georgia Quality Growth Partnership (GQGP) Providing local governments and citizens with the tools and knowledge to transform the way we define, create and sustain high quality Georgia communities. <a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=64">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=64</a>
				On-Going
				High
				City
				Land Acquisition Tool
56	Environmental Protection Objective	Incorporate additional water conservation measures for the Tybee Light Station to include rain barrels on historic structures.	<ul style="list-style-type: none"> <li>• Water Retention.</li> <li>• Collected rain water can be used to either supplement or replace the current irrigation system.</li> </ul>	The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a>
				Immediate (0-2 yrs)
				Moderate
				City
				The Tybee Island Stormwater and Water Quality Charrette
	Heritage Preservation Objective	Cleanup the alley behind Officers Row that faces Jaycee Park - i.e. trash receptacles.	Protection of a historic area and of area character.	On-Going
				Low
				City

57	<b>Environmental Protection Objective</b>	Commission cutting edge "green" design for the Marine Science Center to include external public, composting restroom facilities available to all beach visitors.	<ul style="list-style-type: none"> <li>Enhances the experience of beach and attraction visitors.</li> <li>Increases the aesthetic quality of the area.</li> <li>Environmental education related to conservation of Island's natural assets.</li> </ul>	<ul style="list-style-type: none"> <li>Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></li> <li>Georgia Department of Natural Resources - Coastal Resources Division <a href="http://crd.dnr.state.ga.us/content/display_navigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/display_navigation.asp?TopCategory=3</a></li> </ul>
				Immediate (0-2 yrs)
				High
				City
				<ul style="list-style-type: none"> <li>State Bicycle and Pedestrian Program</li> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>
58	<b>Heritage Preservation Objective</b>	Encourage utilization of conservation easements on Officers Row to keep lawns in front of historic homes from being sold for new development.	<ul style="list-style-type: none"> <li>Protection of a historic area and of area character.</li> <li>Enhances the experience of beach and attraction visitors.</li> <li>Enhances experience of full time Tybee Island residents.</li> </ul>	
				On-Going
				Low
				City
59	<b>Heritage Preservation Objective</b>	Enhance heritage tourism by relocating Tybee Island Museum to Light Station site. Make interpretation and touring opportunities of existing Batteries available to the public.	<ul style="list-style-type: none"> <li>Protection of the heritage tourism experience/site.</li> <li>Increased economic development through heritage tourism.</li> <li>Enhance the experience of beach and attraction visitors.</li> <li>Increase education/understanding of Tybee Island history.</li> <li>Enhance experience of full time Tybee Island residents.</li> <li>Responsible use of historic structure.</li> </ul>	<p>Carey Ferrara Regional Tourism Representative - The Coast Georgia Department of Economic Development 912-651-3160 <a href="mailto:cferrara@georgia.org">cferrara@georgia.org</a></p>
				Mid-term (3-5 years)
				Moderate
				City

60	Historic Preservation Objective	Adopt a historic preservation ordinance, designate local historic districts, and adopt design guidelines for the North Beach/Ft Screven/Tybee Light Station area, utilizing the draft design guidelines developed in 2000. Adopt design guidelines for new construction. These guidelines are to encourage new construction which is compatible with the size, scale, and architectural features of other buildings in the designated district.	<ul style="list-style-type: none"> <li>Ensures the historic character and sense of place of this neighborhood is maintained.</li> <li>Enhances the experience of heritage tourism visitors.</li> </ul>	<p>The Coastal Georgia Regional Development Center provides historic preservation planning services with funding from member communities and the Georgia Department of Natural Resources (DNR).  <a href="http://www.coastalgeorgiarc.org/planning_hp.html">http://www.coastalgeorgiarc.org/planning_hp.html</a></p> <p>Mid-term (3-5 years)</p> <p>Low</p> <p>City</p>
61	Open Space Preservation Objective	Develop a conservation plan for the North Beach Parking Lot to include: incorporating the concept plan from the 2005 Parking Study; implementation of the water conservation design concepts recommended in the 2005 Stormwater Charrette report (Specifically, a cistern system, beneath a pervious parking surface, to collect water that will be used on foot showers at beach crossovers); better beach access organization including connectivity between parking area, Commercial and Family Activity area and beach; investigation of fencing (between parking area and dunes) that is both appropriate and more aesthetically pleasing; and appropriate landscaping to provide shade in parking areas.	<ul style="list-style-type: none"> <li>Increases the aesthetic quality of the area.</li> <li>Increased water control and conservation.</li> <li>Serve as a water conservation demonstration.</li> <li>Enhance the experience of beach and attraction visitors.</li> <li>Reduction of the "Heat Island" effect.</li> </ul>	<ul style="list-style-type: none"> <li>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>.</li> <li>The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a>.</li> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> </ul> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p> <ul style="list-style-type: none"> <li>Pedestrian - Streetscape Guide</li> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

62	Open Space Preservation Objective	<p>Develop a plan for the North Beach Commercial and Family Activity area to include:</p> <ul style="list-style-type: none"> <li>• Removal of current bathhouse with plan to replace facilities.</li> <li>• Select appropriate and aesthetically pleasing trashcans.</li> <li>• Dumpsters – move to external edge of parking area.</li> <li>• Relocate North Beach Grill to pocket area behind current bathhouse.</li> <li>• Add Concession area - Suggestions: Hamburger/Hot Dog, Ice Cream.</li> <li>• Add picnic area with appropriate seating, pervious surface and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• Increases the aesthetic quality of the area.</li> <li>• Increases visitation to the Tybee Marine Science Center.</li> <li>• Enhances the experience of beach and attraction visitors.</li> <li>• Reduces litter and trash spillover and scatter due to lack of trash can lids. Increases green space.</li> </ul>	<p>Immediate (0-2 yrs)</p> <p>Low</p> <p>City</p> <p>Figure 25</p>
63	Sense of Place Objective	<p>Create Water Tower Park in area that currently houses the police station. Close a small portion of Van Horne to traffic, making the area pedestrian friendly. Eco-Tourism – turtle themed play set with an educational component. This park should be a passive park with a Greenspace/Eco theme. Interpretation of environmental areas including but not limited to birding, flora and fauna. Connectivity with the campground and pathway to the beach, creating increased birding opportunities. Nature/walking trail around the park. Composting restroom facilities Picnic tables/area</p>	<ul style="list-style-type: none"> <li>• Environmental education related to conservation of Island’s natural assets.</li> <li>• Enhances the experience of beach and attraction visitors.</li> <li>• More efficient and aesthetically pleasing land use.</li> <li>• Enhances experience of full time Tybee Island residents.</li> <li>• Economic Development through birding opportunities.</li> <li>• By closing the small section of Van Horne, residents in the nearby beachfront development will be afforded more privacy from beach goers looking for beach access.</li> <li>• Increased Island greenspace.</li> </ul>	<p>Georgia Department of Natural Resources - Coastal Resources Division  <a href="http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/displaynavigation.asp?TopCategory=3</a></p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p>

64	Sense of Place Objective	Develop a Tourism Master Plan for the North Beach/Fort Screven/Tybee Light Station area to include: pathways to the beach; organized parking; concession stands; family friendly play area with eco-themed (marine) equipment; return of the carousel with eco-theme (marine); pedestrian walk ways; Marine Science Center with external public, composting restroom facilities available to all beach visitors; appropriate landscaping; and well maintained and aesthetically pleasing bike racks.	<ul style="list-style-type: none"> <li>• Environmental education related to conservation of Island's natural assets.</li> <li>• Enhance the experience of beach and attraction visitors.</li> <li>• More efficient and aesthetically pleasing land use. Water conservation.</li> <li>• Bring additional revenue to the community.</li> </ul>	<ul style="list-style-type: none"> <li>• Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></li> <li>• Georgia Department of Natural Resources - Coastal Resources Division <a href="http://crd.dnr.state.ga.us/content/display_navigation.asp?TopCategory=3">http://crd.dnr.state.ga.us/content/display_navigation.asp?TopCategory=3</a></li> </ul> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p> <p>Figures 11 &amp; 13</p> <ul style="list-style-type: none"> <li>• Pedestrian - Streetscape Guide</li> <li>• Green Growth Guidelines</li> <li>• The Tybee Island Stormwater and Water Quality Charrette</li> </ul>
65	Transportation Alternatives Objective	Connect a bike trail with the Solomon Avenue Linear Park to go past major attraction sites such as Jaycee Park, the Tybee Light Station and Museum, Fort Screven and proposed Water Tower Park. A map of these historic sites should be developed along with the main bike trail map. Provide wildlife planting features (food, water); construct unobtrusive observation areas; eliminate predators (enforce leash laws/ordinances for dogs and cats).	<ul style="list-style-type: none"> <li>• Provides bike and pedestrian friendly environment for local residents.</li> <li>• Greenway plan provides alternative to automobile oriented transportation and a means to alleviate parking congestion and provide recreational opportunities along Tybee greenway.</li> </ul>	<ul style="list-style-type: none"> <li>• Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>.</li> <li>• The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a>.</li> <li>• The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMPs, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> </ul> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p> <p>Figures 11 &amp; 13</p> <ul style="list-style-type: none"> <li>• Pedestrian - Streetscape Guide</li> <li>• Green Growth Guidelines</li> <li>• The Tybee Island Stormwater and Water Quality Charrette</li> </ul>

# Recommendations: Beach Front Residential

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
66	Environmental Protection Objective	Strengthen tree protection ordinance that will protect large live oaks and overall tree canopy, which is a defining character element in this area.	Protecting the tree canopy will enhance the sense of place of the neighborhoods and commercial zones, as well as decreasing heat zones and aiding in water conservation programs.	Contact Daniel Westcot Georgia Forestry Commission 912-330-0918 <a href="mailto:dwestcot@gfc.state.ga.us">dwestcot@gfc.state.ga.us</a>
				Immediate (0-2 yrs)
				Low
				This recommendation should be developed immediately with the cooperation of the planning commission and zoning officials, with input from community stakeholders. Funding needed to implement this recommendation should only consist of staff salaries.
				Tree Ordinance Development Guidebook
67	Growth Preparedness Objective	Create a Zoning Overlay that will establish Limited Design Guidelines for this area that is not covered by the local historic district designation.	<ul style="list-style-type: none"> <li>This will help ensure that the integrity and character of the neighborhood is maintained.</li> <li>Limited Design Guidelines could be limited to the most significant features of traditional construction, while encouraging the creative eclecticism that contributes to the flavor of Tybee.</li> <li>Guideline examples would address features such as broad street-facing covered porches, awnings, shutters, vertical lathe, wide eaves, and open soffits could still leave vast room for creative expression.</li> </ul>	
				Immediate (0-2 yrs)
				Low
				This should be implemented within the next six months and should be coordinated by the local planning commission, zoning official, and neighborhood residents. Funding required for this should be limited to staff salaries relating to the development of the design guidelines. It may be advantageous to consult with an architectural design consultant in developing these design guidelines.

68	<b>Growth Preparedness Objective</b>	Maintain small lot sizes within neighborhood blocks. Ensure that subdivision regulations require plan review for any subdivision or COMBINATION of existing traditional small lots.	Protecting the traditional small lot size will ensure that this area remains a predominately single family neighborhood, and will preserve the sense of place of the neighborhood.	On-Going
				Low
				This recommendation should be implemented immediately with the cooperation of the planning commission, zoning official, and land use planners. The zoning official and planning commission should ensure that all future plan reviews are in compliance with this zoning code. Funding required to implement this recommendation should only consist of staff salaries.
69	<b>Heritage Preservation Objective</b>	Designate a local historic district that will encompass the existing Tybee Island Strand Cottages National Register Historic District and the blocks north of this district that contain examples of traditional historic Tybee beach cottages.	The creation of the local historic district, the preservation ordinance, the preservation commission, and the design guidelines for this district will ensure that the historic character and sense of place of the beachfront cottage neighborhood is maintained.	The Coastal Georgia Regional Development Center provides historic preservation planning services with funding from member communities and the Georgia Department of Natural Resources (DNR). <a href="http://www.coastalgeorgiadc.org/planning_h_p.html">http://www.coastalgeorgiadc.org/planning_h_p.html</a>
				Immediate (0-2 yrs)
				Low
				The planning commission and the historical society should work together to survey and verify the historic structures in the area. The historical society should develop and coordinate a public education program to build support for this effort. Since a survey of the district has recently been completed, the only cost associated with this recommendation would consist of resources needed for the public education programming. Design guidelines for new construction could be limited to the most significant features of traditional construction, while encouraging the creative eclecticism that contributes to the flavor of Tybee. Examples such as broad street-facing covered porches, awning, shutters, vertical lathe, wide eaves, and open soffit could still leave vast room for creative expression. District residents should have input into this process.
Figures 14 & 26				

70	Open Space Preservation Objective	Create landscape ordinance that requires low landscaping elements on private property at street intersections within the neighborhood. These landscaping materials should promote xeriscape environments to help with water conservation efforts. Also require that all driveways are made of pervious materials such as crushed shell, gravel, etc.	<ul style="list-style-type: none"> <li>Ensures that clear visibility is maintained at all residential unit entrances and exits.</li> <li>Provides greater safety for pedestrians and supports walkability.</li> </ul>	<p>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis.  <a href="http://crd.dnr.state.ga.us/content/displaycontent.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/displaycontent.asp?txtDocument=969</a>  The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a></p> <p>Immediate (0-2 yrs)</p> <p>Low</p> <p>This recommendation should be developed immediately in a coordinated effort between planning commission, zoning officials, and a landscaping consultant. Funding needed to support the implementation of this recommendation should only consist of staff time in developing the ordinance.</p> <p>Figure 18</p> <ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>
71	Regional Identity Objective	Develop a self-guided walking tour of the historic traditional beach cottages in the area, including the Tybee Island Strand Cottages Historic District.	<ul style="list-style-type: none"> <li>Provides a way for tourists to enjoy these historic structures and will help develop a greater appreciation for the historic character and charm of the neighborhood and the island.</li> <li>It will provide a heritage tourism draw that can easily be coordinated into other heritage tourism programming on the island.</li> </ul>	<p>Immediate (0-2 yrs)</p> <p>Low</p> <p>This should be developed within the next three months and should be primarily coordinated by the Tybee Island Historical Society with assistance from the City of Tybee, Tybee Island Tourism Committee, and the Savannah Convention and Visitors Bureau.</p> <p>Figure 26</p>

72	<b>Regional Identity Objective</b>	Implement an appropriate and attractive wayfinding signage system in the neighborhood.	Helps ease traffic and pedestrian flow through neighborhoods to business and recreational opportunities and major corridors. This signage system should be coordinated with the implementation of other wayfinding signage systems on the island.	Georgia Department of Transportation - Transportation Enhancement (TE) Projects <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a>
				Mid-term (3-5 years)
				Moderate
				This new signage system should only be implemented after an island-wide signage assessment has been completed and an overall wayfinding signage plan has been developed. This new signage should integrate approved color choices for signs and should be supported and enforced by the local sign ordinance.
				Figures 3 - 7

# Recommendations: Tybrisa District

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
73	Appropriate Businesses Objective	Acquire funding sources by exploring through an Economic Development/Small Business Committee, funding opportunities through the Department of Community Affairs (DCA) Downtown Development Revolving Loan Fund (DD RLF).	<p>The DD RLF is used to assist cities and counties in implementing quality downtown development projects.</p> <p>Eligible applicants may, with DCA approval, loan DD RLF funds to downtown development authorities, for-profit or not-for-profit organizations, or other eligible sub-recipients. The loan limit is \$250,000 per project. Funds may be used for:</p> <ol style="list-style-type: none"> <li>(1) real estate acquisition,</li> <li>(2) rehabilitation of public and private infrastructure and facilities,</li> <li>(3) purchase or lease of equipment and other assets,</li> <li>(4) loans to sub-recipient organizations to carry out eligible activities, and</li> <li>(5) leaseback or sale of project assets.</li> </ol> <p>Eligible Applicants are municipalities with populations of 50,000 or less or counties proposing projects in municipalities with populations of 50,000 or less. At its discretion, DCA may decide to lend an amount less than the amount requested in an application. Applicants must have:</p> <ol style="list-style-type: none"> <li>(1) a feasibility/market analysis completed identifying the businesses/activities which can be supported in the downtown area and a plan for attracting or retaining such businesses/activities,</li> <li>(2) a downtown master plan designed to guide public or private investment,</li> <li>(3) commitments for private/public funding to support downtown development activities enhancing, directly or indirectly the activity(s) to be financed with DCA's loan.</li> </ol>	<p>Department of Community Affairs (DCA) Downtown Development Revolving Loan Fund (DD RLF) <a href="http://www.dca.state.ga.us/economic/financing/programs/ddrlf.asp">http://www.dca.state.ga.us/economic/financing/programs/ddrlf.asp</a></p>
				Immediate (0-2 yrs)
				High
				City; DDA

74	Appropriate Businesses Objective	Contract a consultant to perform a market feasibility study for the Strand/Tybrisa area to determine the amount and types of businesses that the area should attract and sustain.	A detailed market study for business is required for the Entrepreneur Friendly Initiative and the Downtown Development Revolving Loan Fund. Besides this, it will help business owners, the DDA, and City to identify the types of business development that will benefit the community the most as well as businesses that will be sustainable.	<p>A market study for the Strand/Tybrisa area will be done by an outside consulting organization and can be done for around \$20k \$40k, depending on the firm and area studied. A study could potentially be done for less if contracted through a university program such as the Georgia Tech Economic Development and Technology Ventures. <a href="http://www.edi.gatech.edu/">http://www.edi.gatech.edu/</a></p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City; DDA</p>
75	Appropriate Businesses Objective	Explore, through an Economic Development/Small Business Committee, funding opportunities through the Georgia Municipal Association's (GMA) Georgia Cities Foundation's (GCF) Revolving Loan Fund.	<p>Eligible applicants can receive upwards loans upwards of \$250,000 with below-market interest rates. Eligible projects include:</p> <ol style="list-style-type: none"> <li>(1) real estate acquisition,</li> <li>(2) building rehabilitation,</li> <li>(3) new construction,</li> <li>(4) green space and parks, and</li> <li>(5) historic downtown city halls and courthouses.</li> </ol> <p>Eligible applicants should have:</p> <ol style="list-style-type: none"> <li>(1) local support,</li> <li>(2) an approach to downtown development,</li> <li>(3) a projected budget and timeframe for completion,</li> <li>(4) a Service Delivery Strategy (SDS) compliance and Qualified Local Government (QLG) designation,</li> <li>(5) matching funds, and</li> <li>(6) underwriting review.</li> </ol>	<p>Georgia Municipal Association's (GMA) Georgia Cities Foundation's (GCF) Revolving Loan Fund <a href="http://www.georgiacitiesfoundation.org/rf/">http://www.georgiacitiesfoundation.org/rf/</a></p> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City; DDA</p>
76	Appropriate Businesses Objective	Recruit, retain, and enhance appropriate businesses for the Tybrisa/Strand retail district by working with the Georgia Small Business Development Center (SBDC).	Consultation services for small businesses include:	<ol style="list-style-type: none"> <li>(1) business plans,</li> <li>(2) sources of capital,</li> <li>(3) record-keeping,</li> <li>(4) export opportunities,</li> <li>(5) specialized research,</li> <li>(6) marketing and advertising strategies,</li> <li>(7) government regulations,</li> <li>(8) government contracting, and</li> <li>(9) statistical and demographic analysis.</li> </ol> <p>Local staff based in Savannah. SBDC offers additional information and support for small businesses including: health care options, contacts for entrepreneurs, business sense, industry data, financing, taxes and start-up basics. <a href="http://www.sbdc.uga.edu/">http://www.sbdc.uga.edu/</a></p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City; DDA</p>

77	Appropriate Businesses Objective	Utilize a Downtown Development Authority to expand the services and product offerings of vendors and business owners in the central business district along and around Tybrisa to provide purchasing alternatives for year round residents as well as tourists.	A diversity of purchasing options that includes sustaining commodities for local small businesses and residents will generate cash flow during off-season and contribute to a multiplying effect for other purchases. Retail shops, restaurants, and bars in the central business district are boorishly similar in atmosphere and merchandise. Small business development financing can be used to reduce the cost of business startup. The same funding sources and technical support can help produce market studies and business planning support. Stakeholders ranked the creation of an overall development plan incorporating new or revised regulation, zoning, and growth strategies as a high priority. Responding to the needs of tourists as well as the lifestyle needs of residents should be incorporated into a common development plan for the district.	
				Immediate (0-2 yrs)
				Low
				City; DDA
78	Educational Opportunities Objective	Qualify for the Georgia's "Entrepreneur Friendly" Initiative: Action Steps: Identify local leadership & form committee that will support the initiative. Increase community awareness for strategies, needs and resources required for small-business development. Map local resources including potential, existing and growing entrepreneurs. Develop resources such as start-up kits and networking opportunities. Interview local entrepreneurs to develop future strategies for small-business support. Schedule State Review Team visit.	<p>(1) State support through human and financial resources to develop strategies and implement objectives.</p> <p>(2) Institutionalizes a formal collaboration between all stakeholders with a continued focus on economic development.</p> <p>(3) Engages entire community and increases support for entrepreneurial efforts.</p> <p>(4) Development of business support resources, such as start-up kits, business counseling and networking opportunities for business owners.</p> <p>(5) Encourages existing business owners to help new businesses learn to thrive in Tybee's unique economic environment.</p> <p>(6) Entrepreneur Friendly Implementation Fund (EFIF) provides funding opportunity (upwards of \$10,000) for projects that assist in providing services to entrepreneur and small businesses.</p>	
				The Georgia Department of Economic Development's (GDEcD) Entrepreneur & Small Business Office provides a community-based program that helps create an entrepreneur environment, building entrepreneur and small business strategy into the community's overall economic development strategies. <a href="http://www.georgia.org/Business/SmallBusiness/">http://www.georgia.org/Business/SmallBusiness/</a>
				Immediate (0-2 yrs)
				Low
				City

79	Growth Preparedness Objective	Create a task force of business leaders, elected officials, and residents to develop a funding strategy to plan for subsidized workforce housing and training on the island.	The future workforce will need local housing choices that are within their ability to pay from salaries paid from local employment. They will also need training for jobs that will be created from new entrepreneurial activity. A healthy economy is a diverse economy that provides quality of life for all persons in the economy. As the business community expands, visitors to the island will discover additional alternatives to spend over longer periods. Local residents will also benefit. Design of first floor commercial/retail with second and third floor subsidized residential will guide the developers.	<p>University of Georgia and the Georgia Department of Community Affairs - Workforce Housing in Georgia  <a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf">http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf</a></p> <p>Mid-term (3-5 years)</p> <p>High</p> <p>City</p> <p>Workforce Housing in Georgia</p>
80	Growth Preparedness Objective	Establish a permanent Economic Development/Small Business committee.	Create a permanent working group to consider economic development issues and opportunities, as well a providing a method of communication between Tybee's residents and stakeholder groups. Promotes collaboration and gives continuous focus to the economic development issues on Tybee Island.	<p>Immediate (0-2 yrs)</p> <p>Low</p> <p>Members should include individuals representing all stakeholder groups, including council members, business owners, residents, etc.</p>
81	Growth Preparedness Objective	Form a Downtown Development Authority (DDA).	A DDA should be created in order to more effectively revitalize the central business district, recognize the needs of area businesses, and develop and promote the local economy. The DDA will create better communication and understanding between City government and the local business community, while promoting the public good through its actions.	<p>Contact Linda Wilkes at the Georgia Cities Foundation, A subsidiary of the Georgia Municipal Association <a href="mailto:lwilkes@gmanet.com">lwilkes@gmanet.com</a> or (678) 686-6243;  <a href="http://www.georgiacitiesfoundation.org/general/default.asp?pagetype=calendar_dda_2004_05&amp;page=Calendar&amp;menuid=">http://www.georgiacitiesfoundation.org/general/default.asp?pagetype=calendar_dda_2004_05&amp;page=Calendar&amp;menuid=</a></p> <p>Immediate (0-2 yrs)</p> <p>Low</p> <p>The City must first declare the need for a DDA, then designate the geographic boundaries of the DDA and appoint its directors, and finally file a copy of the City's resolution with the Secretary of State. Directors of the DDA will be unpaid and tax paying members of the City. The DDA will have the ability to raise and lend funds, buy, sell, redevelop, and lease property, create and amend contracts. At a minimum, the DDA must include the area from 14th Street up to 18th Street, between the beach and Butler Avenue.</p>

82	Growth Preparedness Objective	Implement a Transfer of Development Rights (TDR) program within the C1 district	<p>One of the most pressing issues on Tybee is the continuing conflict of condos vs. no condos. However, the issue may be more closely related to identifying the appropriate location for condominiums. A TDR program for this section will allow condos in the C1 district to develop in the most appropriate areas while protecting the more residential areas within C1 but also allow those residential property owners to achieve the financial return on their property. Because the entire TDR program proposed for Tybee is contained within one zoning district, it does not fall under the procedural requirements of Georgia state law. The “sending area” here is the residential area; the “receiving area” is the downtown district of Tybrisa to 14th Street. A transfer of development rights (TDR) program is often established to protect environmentally sensitive areas. It allows property owners to receive a financial return on their property while promoting growth in the most appropriate areas. Here’s how it works: (From the EPA document, “Protecting Water Resources with Smart Growth”) A TDR program allows landholders in sensitive areas to transfer their development rights to other, more appropriate locations, such as less sensitive areas, or areas where infrastructure already exists. TDR ordinances establish a sending (or preservation) area and a receiving (high-density growth) area. Landowners in the sending area receive credits equivalent to their development rights under current zoning guidelines. They can then sell these credits in exchange for not developing their land (administered through deed restrictions on the sending area parcels) or developing it at a far lower density (administered through zoning restrictions). Real estate developers can purchase these development-right credits and use them to increase existing or planned densities on parcels in receiving areas. By providing an economic incentive for preserving undeveloped land, TDRs allow a community to preserve important open space resources while permitting owners of property in targeted areas to recoup the value of the property’s development potential.</p>	<p>Georgia Quality Growth Partnership (GQGP) Providing local governments and citizens with the tools and knowledge to transform the way we define, create and sustain high quality Georgia communities.  <a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=39">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=39</a></p> <p>Immediate (0-2 yrs)</p> <p>Low</p> <p>City</p> <p>Transfer of Development Rights Tool</p>
----	-------------------------------	---	---	---

83	Heritage Preservation Objective	Renovate the Carbo House.	This is the most historically significant building on Tybrisa and should be recognized as such.	The Mission of the Georgia Trust for Historic Preservation is to promote an appreciation of Georgia's diverse historic resources and provide for their protection and use to preserve, enhance and revitalize Georgia's communities. <a href="http://www.georgiitrust.org/">http://www.georgiitrust.org/</a>
				Mid-term (3-5 years)
				High
				City
84	Open Space Preservation Objective	Remove parking services building and additional buildings at the end of Tybrisa.	Opens up views to the ocean, creating a more pleasant and inviting area.	
				Mid-term (3-5 years)
				Moderate
				City
85	Open Space Preservation Objective	Replace the current parking area with a beachfront linear park, once the parking garage is constructed.	This area is in the V-zone and construction opportunities are therefore very limited. A linear park provides additional family and recreational opportunities, encourages activity around the commercial area, and creates an environmentally-sound transition between the commercial and beach areas. Vendor carts could be set up along the linear park for food, arts & crafts, etc.	
				Mid-term (3-5 years)
				High
				City
				Figures 14, 27, & 28
86	Sense of Place Objective	Create a strong physical and visible link between the end of Tybrisa and the pier.	This creates another anchor to balance the expansion of the Park of Seven Flags, encouraging people to walk from one end of Tybrisa to the other and support the businesses.	
				Mid-term (3-5 years)
				Moderate
				City
				Figures 29 & 30
87	Sense of Place Objective	Create a terminus at the south end of Butler at Tybrisa through the expansion of the Park of Seven Flags.	Enhances the retail/business environment by creating a strong sense of a downtown, encouraging traffic through the commercial district rather than the residential neighborhood. This park could include a new building, patterned after a historical Tybee building such as the Tybee Hotel, pavilion, or Carbo House. This would create a highly visible, highly energetic corner to anchor the retail.	
				Mid-term (3-5 years)
				Moderate
				City
				Figures 27, 31, & 32

88	Sense of Place Objective	Plan year round and regularly scheduled cultural and entertainment events to draw both residents and visitors to the Strand and Tybrisa.	Year round and regularly scheduled events will draw people to the Strand/Tybrisa year round, which in turn will create foot traffic in this area and help to support local businesses. A regular event series can take advantage of improved streetscapes and public spaces, while benefiting local residents, businesses, and visitors. Events could be a regular music series ("Jazz on the Beach"), events to promote local restaurants ("Taste of Tybee"), evening Art/Gallery displays, etc. Events should be designed to bring people to the Strand/Tybee on a regular basis (such as once a month or once a season) in order to create consistency and increase awareness. Funds could be raised for events through local business support, modest City grants, and other community based fund raising.	A rooftop venue on the proposed parking garage or a facility at the closed landfill would address noise requirements. A command center on rooftop could introduce Federal Emergency Management Agency (FEMA) funds to the project. Brownfield designation would introduce Environmental Protection Agency (EPA) funds to landfill site.
				Long Term (6-10 yrs)
				Moderate
				City
89	Transportation Alternatives Objective	Construct a parking deck in the center of the block between 14th and 15th Streets and Strand/Butler. Surround the building with retail/residential buildings to hide the parking deck.	This parking deck could accommodate all of the parking along the beach, plus additional residential/retail construction around the deck then adds to the energy of downtown.	
				Mid-term (3-5 years)
				High
				City
				Figures 27, 33, & 34
90	Transportation Alternatives Objective	Make Tybrisa a two-way street and have angled parking on the north side of Tybrisa east of the Carbo House and on the south side of the street west of the Carbo House.	Retail typically performs much better on two-way streets than one way. This will also help to limit the traffic traveling into the neighborhood. Keeping the parking will benefit the retailers. Alternating the parking slows traffic and creates a more pedestrian-friendly environment. This arrangement also highlights the Carbo House, which is the most historically significant building on the block.	
				Mid-term (3-5 years)
				Moderate
				City
				Figures 27 & 35

# Recommendations: Inland Cottage Neighborhood

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
91	Environmental Protection Objective	Strengthen tree protection ordinance in this neighborhood to protect large oaks and overall tree canopy which is a defining character element in this area.	Protecting the tree canopy will help enhance the sense of place of the neighborhoods and commercial zones, as well as decreasing heat zones and aiding in water conservation programs.	Daniel Westcot Georgia Forestry Commission 912-330-0918 <a href="mailto:dwestcot@gfc.state.ga.us">dwestcot@gfc.state.ga.us</a>
				Immediate (0-2 yrs)
				Low
				This recommendation should be developed immediately with the cooperation of the planning commission and zoning officials, with input from community stakeholders. Funding needed to implement this recommendation should only consist of staff salaries.
				Tree Ordinance Development Guidebook
92	Growth Preparedness Objective	Create a Zoning Overlay that will establish Limited Design Guidelines for this area that are not covered by the local historic district designation.	<ul style="list-style-type: none"> <li>This will help ensure that the integrity and character of the neighborhood is maintained.</li> <li>Limited Design Guidelines could be limited to the most significant features of traditional construction, while encouraging the creative eclecticism that contributes to the flavor of Tybee.</li> <li>Guideline examples would address features such as broad street-facing covered porches, awnings, shutters, vertical lathe, wide eaves, and open soffits could still leave vast room for creative expression.</li> </ul>	
				Immediate (0-2 yrs)
				Low
				This should be implemented within the next six months and should be coordinated by the local planning commission, zoning official, and neighborhood residents. Funding required for this should be limited to staff salaries relating to the development of the design guidelines. It may be advantageous to consult with an architectural design consultant in developing these design guidelines.

93	<b>Growth Preparedness Objective</b>	Limit rezoning for density or commercial use to west side of Butler.	Provide a relief valve for other pressured areas. Create opportunity for mixed-use retail under residential. This area already has significant commercial and institutional encroachment. Transfer of Development Rights (TDRs) along the west side could help protect beachside integrity. It also is the lowest impact new area for business development and a good area for a tax credit project to provide workforce and artist housing as well as new market rate units and retail. This area would also be suitable as a second option for a mixed-use retail, residential, parking deck.	<p>Georgia Quality Growth Partnership (GQGP) Providing local governments and citizens with the tools and knowledge to transform the way we define, create and sustain high quality Georgia communities.  <a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=39">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=39</a></p> <p>On-Going</p> <p>Low</p> <p>City</p> <p>Transfer of Development Rights Tool</p>
94	<b>Heritage Preservation Objective</b>	Designate a local historic district that will encompass the Back River-Inlet National Register Historic District area where historic traditional island cottages are located.	The creation of the local historic district, the preservation ordinance, the preservation commission, and the design guidelines for this district will ensure that the historic character and sense of place of the inland cottage neighborhood.	<p>The Coastal Georgia Regional Development Center provides historic preservation planning services with funding from member communities and the Georgia Department of Natural Resources (DNR).  <a href="http://www.coastalgeorgiadc.org/planning_hp.html">http://www.coastalgeorgiadc.org/planning_hp.html</a></p> <p>Immediate (0-2 yrs)</p> <p>Low</p> <p>The planning commission and the historical society should work together to identify the boundaries of the local historic district. The historical society should develop and coordinate a public education program to build support for this effort. Since a survey of the district has recently been completed, the only cost associated with this recommendation would consist of resources needed for the public education programming. Design guidelines for new construction could be limited to the most significant features of traditional construction while encouraging the creative eclecticism that contributes to the flavor of Tybee. Examples such as broad street-facing, covered porch or awning, shutters, vertical lathe, wide eaves, and open soffit could still leave vast room for creative expression. District residents should have input into this process.</p> <p>Figure 14</p>

95	Open Space Preservation Objective	Create landscape ordinance that requires certain low landscaping elements on private property at street intersections within the neighborhood. These landscaping materials should promote xeriscape environments to help with water conservation efforts. Also require that all driveways are made of pervious materials such as crush shell, gravel, etc.	Ensures that clear visibility is maintained at all intersection and provides for greater safety for pedestrians and walkability.	<ul style="list-style-type: none"> <li>The Green Growth Guidelines can be used as a manual for developers. They are specific to coastal Georgia and address stormwater management, BMP's, street and parking design, bank stabilization, economic benefits, and revenue cost analysis. <a href="http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969">http://crd.dnr.state.ga.us/content/display_content.asp?txtDocument=969</a></li> <li>The Tybee Island Stormwater and Water Quality Charrette <a href="http://www.secd.uga.edu/psoc/charrettes/tybee2005.pdf">http://www.secd.uga.edu/psoc/charrettes/tybee2005.pdf</a></li> </ul>
Immediate (0-2 yrs)				
Low				
This recommendation should be developed immediately in a coordinated effort between planning commission, zoning officials, and a landscaping consultant. Funding needed to support the implementation of this recommendation should only consist of staff time in developing the ordinance.				
Figure 18				
<ul style="list-style-type: none"> <li>Green Growth Guidelines</li> <li>The Tybee Island Stormwater and Water Quality Charrette</li> </ul>				
96	Regional Cooperation Objective	Develop a plan for a new police department/municipal court building at the water tower site along Butler Avenue near 2nd Street.	This will allow for the consolidation of these two government offices in closer proximity to city hall and will allow for the redevelopment of the existing police station on Van Horn in the North Beach area and the municipal court facility.	
Immediate (0-2 yrs)				
High				
Initial discussions on this project should begin within the next 3 months and feasibility studies should be initiated within the next 6 months. Once feasibility studies have identified the process for implementing this recommendation, the process to develop this facility should begin as soon as possible. The city government, police department, municipal court, and neighborhood stakeholders should work together to develop the requirements of the feasibility study and to build consensus for the project. Funding for the feasibility study will probably need to come from the city, but development of the new police department/municipal court may be listed as a line item in a near future SPLOST initiative.				

97	<b>Regional Identity Objective</b>	Develop a self-guided walking tour of the historic traditional beach cottages in the area.	Providing a way for tourists to enjoy these historic structures will help develop a greater appreciation for the historic character and charm of the neighborhood and the island. It will provide a heritage tourism draw that can easily be coordinated into other heritage tourism programming on the island.	Immediate (0-2 yrs)
				Low
				This should be developed within the next three months and should be primarily coordinated by the Tybee Island Historical Society with assistance from the City of Tybee, Tybee Island Tourism Committee, and the Savannah Convention and Visitors Bureau.
				Figure 26
98	<b>Sense of Place Objective</b>	Redevelop areas along the west side of Butler Avenue as mixed use retail, residential, and structured parking in order to foster additional appropriate commercial development in the city.	By utilizing mixed use development fronting Butler Avenue the developer is able to obtain an economic use for ground floor space that would otherwise be devoted to private parking. The embedding of a structured parking deck within the development allows the city to help meet the need for beach access parking without adversely affecting the beachside residential areas and at the same time allow greater residential and retail density by providing onsite parking that does not eliminate developable property. An example of how this could be accomplished is shown on the block fronting Butler Avenue, between 6th Street and 7th Street. Street level retail on Butler with upper floor residential and residential on 6th and 7th hide the parking deck in the center of the block. The parking deck would provide 400 to 450 additional parking spaces, allowing parking for the mixed use development while adding the equivalent of the current parking lots on the Strand.	Long Term (6-10 yrs)
				High
				City
				Figures 33 & 36
99	<b>Traditional Neighborhood Objective</b>	Maintain small lot sizes within neighborhood blocks. Make sure that subdivision regulations require plan review for any subdivision or COMBINATION of existing traditional small lots.	Protecting the traditional small lot size will ensure that this area remains a predominately single family neighborhood and will preserve the sense of place of the neighborhood.	On-Going
				Low
				This recommendation should be implemented immediately with the cooperation of the planning commission, zoning official, and land use planners. The zoning official and planning commission should ensure that all future plan reviews are in compliance with this zoning code. Funding required to implement this recommendation should only consist of staff salaries.
				Figure 14

100	<b>Traditional Neighborhood Objective</b>	Maintain street grid pattern and small block sizes.	Keeping the grid system and small blocks will ensure that the neighborhood maintains its sense of place and also ensures connectivity and walkability to nearby neighborhoods and commercial areas.	
				On-Going
				Low
				This recommendation should be implemented immediately through a review of the zoning and land use codes. The planning commission, zoning official, and land use planners must work together to create appropriate zoning and land use codes to ensure that this recommendation is achieved. Funding needed to implement this recommendation should only consist of staff salaries.
				Figure 14

# Recommendations: Back River

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
101	Growth Preparedness Objective	Explore public private partnership to expand AJ's existing parking for optional parking for kayakers. Noise ordinance enforcement in the vicinity of AJ's.	<ul style="list-style-type: none"> <li>Enhanced experience of full time Tybee Island residents.</li> <li>Increased economic development.</li> <li>Enhanced experience of visiting kayakers.</li> <li>Enhanced efficiency of land use.</li> </ul>	<p>Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.</p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>SAFE T LU Manual</p>

102	<p><b>Heritage Preservation Objective</b></p>	<p>Adopt a historic preservation ordinance, designate local historic districts, and adopt design guidelines for the Back River area, utilizing the draft design guidelines developed in 2000. Adopt design guidelines for new construction. These guidelines are to encourage new construction which is compatible with the size, scale, and architectural features of other buildings in the designated district while encouraging the creative eclecticism that contributes to the flavor of Tybee.</p>	<ul style="list-style-type: none"> <li>• Ensures that the historic character and sense of place of the Back River neighborhood is maintained.</li> <li>• Enhances the experience of heritage tourism visitors.</li> </ul>	<p>The Coastal Georgia Regional Development Center provides historic preservation planning services with funding from member communities and the Georgia Department of Natural Resources (DNR).  <a href="http://www.coastalgeorgiarc.org/planning_hp.html">http://www.coastalgeorgiarc.org/planning_hp.html</a></p> <hr/> <p>Immediate (0-2 yrs)</p> <hr/> <p>Low</p> <p>The planning commission and the historical society should work together to identify the boundaries of the local historic district. The historical society should develop and coordinate a public education program to build support for this effort. Since a survey of the district has recently been completed, the only cost associated with this recommendation would consist of resources needed for the public education programming. Design guidelines for new construction could be limited to the most significant features of traditional construction while encouraging the creative eclecticism that contributes to the flavor of Tybee. Examples such as broad street-facing, covered porch or awning, shutters, vertical lathe, wide eaves, and open soffit could still leave vast room for creative expression. District residents should have input into this process.</p> <hr/> <p>Figure 14</p> <hr/>
-----	---	---	---	--

103	Open Space Preservation Objective	<p>Improve existing parking areas at 19th St., Chatham Ave., and Alley #3. Control full right-of-way. Study the most appropriate type of pervious pavement for the Back River parking areas. Suggestions: gravel, crushed stone, open paving blocks or pervious paving blocks, pervious pavement, and shell. Maximize designated parking areas (i.e. parallel parking, 90 degree, angled.) Public conveniences – composting toilet and fresh water.</p>	<ul style="list-style-type: none"> <li>Enhanced experience of full time Tybee Island residents.</li> <li>Enhanced experience of beach and attraction visitors. Increased water control and conservation.</li> <li>More efficient and aesthetically pleasing land use.</li> <li>Reduction of traffic and parking issues.</li> </ul>	<p>Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.</p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>Figure 18</p> <p>SAFE T LU Manual</p>
104	Open Space Preservation Objective	<p>Investigate land acquisition opportunities in order to expand existing parking areas and greenspace. Examples: purchase, land swaps, and reclaim right of ways.</p>	<ul style="list-style-type: none"> <li>Enhanced experience of full time Tybee Island residents.</li> <li>Increased economic development.</li> <li>Enhanced experience of visitors to beach and attractions.</li> <li>Increased greenspace.</li> </ul>	<p>Georgia Quality Growth Partnership (GQGP) Providing local governments and citizens with the tools and knowledge to transform the way we define, create and sustain high quality Georgia communities. <a href="http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=64">http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=64</a></p> <p>Mid-term (3-5 years)</p> <p>High</p> <p>City</p> <p>Land Acquisition Tool</p>
105	Open Space Preservation Objective	<p>Redevelop Amfico Club Playground site (19th St.) as passive use pocket park – with composting toilet facilities, picnic areas/shelter and fresh water. Develop a plan to rent park for weddings, birthday parties, family reunions, etc.</p>	<p>Enhanced experience of full time Tybee Island residents. Increased economic development. Enhanced experience of beach and attraction visitors.</p>	<p>Mid-term (3-5 years)</p> <p>Moderate</p> <p>City</p>

106	Regional Identity Objective	Develop and sign Alley #3 as the primary kayaking launch for "Beginners". Develop and sign Chatham Avenue as the primary kayaking launch for "Advanced".	<ul style="list-style-type: none"> <li>Enhanced experience of full time Tybee Island residents.</li> <li>Enhanced experience of visiting kayakers. Increased economic development through eco-tourism.</li> </ul>	<p>Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.</p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>SAFE T LU Manual</p>
107	Regional Identity Objective	Develop specialty bike path signs along existing Back River paths. Different colors or bike-cons such as the turtle or the Oyster Catcher, would define different routes.	<ul style="list-style-type: none"> <li>Provides bike and pedestrian friendly environment for local residents.</li> <li>Greenway plan provides alternative to automobile use and a means to alleviate parking congestion and provide recreational opportunities along Tybee greenway.</li> </ul>	<p>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></p> <p>Immediate (0-2 yrs)</p> <p>High</p> <p>City</p> <p>Figures 3 – 7, &amp; 21</p>
108	Sense of Place Objective	Develop and implement a more effective and aesthetically pleasing erosion control system at Alley #3. Remove recycled concrete rubble currently used as erosion control system.	<ul style="list-style-type: none"> <li>Enhance experience of full time Tybee Island residents.</li> <li>Enhance the experience of beach and attraction visitors.</li> <li>Increase the aesthetic quality of the area.</li> </ul>	<p>The Tybee Island Stormwater and Water Quality Charrette  <a href="http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf">http://www.sed.uga.edu/pso/charrettes/tybee2005.pdf</a></p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>The Tybee Island Stormwater and Water Quality Charrette</p>

109	<b>Transportation Alternatives Objective</b>	Develop a multi-use shuttle service to accommodate kayaking on Tybee Island.	<ul style="list-style-type: none"> <li>• Enhanced experience of full time Tybee Island residents.</li> <li>• Enhanced experience of visiting kayakers.</li> <li>• Reduction of traffic and parking issues.</li> </ul>	<p>Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.</p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>SAFE T LU Manual</p>
110	<b>Transportation Alternatives Objective</b>	Establish bike racks at all parking, beach access, and attraction sites that are well maintained and aesthetically pleasing.	<ul style="list-style-type: none"> <li>• Enhanced experience of full time Tybee Island residents.</li> <li>• Increased economic development.</li> <li>• Enhanced experience of beach and attraction visitors.</li> </ul>	<p>Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.</p> <p>Immediate (0-2 yrs)</p> <p>Moderate</p> <p>City</p> <p>SAFE T LU Manual</p>

# Recommendations: Historic Memorial Park

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
111	Heritage Preservation Objective	Change "Memorial Park" to "Historic Memorial Park".	Incorporates and recognizes historic nature of park.	
				Immediate (0-2 yrs)
				Low
				City
112	Heritage Preservation Objective	Promote historic nature of the main pavilion and the small pavilions and obtain historic designation. Built in 1938 as a Works Progress Administration (WPA) project.	Protect historic "Tybee" culture and serve recreational and community gathering needs.	
				Immediate (0-2 yrs)
				Low
				City
113	Open Space Preservation Objective	Create and implement master landscape plan. Emphasis on buffering between skate park and dog park, buffering around pumping station, and buffering between adjacent residential areas	Ensures consistency as well as viability of landscape design and compliance with tree ordinance.	Hire landscape architect.
				Immediate (0-2 yrs)
				Moderate
				City
				Figure 37
114	Open Space Preservation Objective	Dog Park: incorporate more trees, shrubbery and add benches. Use master landscape plan and adhere to tree ordinance. Consider some type of temporary shading while tree matures.	Softens appearance as well as provide shading for humans and canine enjoyment.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37

115	Open Space Preservation Objective	Plant alley of trees over parking meters along Jones Avenue & 4th Street. Adhere to tree ordinance.	Shade parking spaces, align parking spaces, frame entire park, and buffer between residential areas.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
116	Open Space Preservation Objective	Replace volleyball courts with general open greenspace. Volleyball courts will be at the beach.	Creates more open, usable space for general activities, such as booth or event space, and recreational activities like Frisbee or tossing a ball, etc.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
117	Regional Identity Objective	Research history behind Memorial Park (cemetery and structures) and develop educational materials (signs, markers, brochures, etc). Incorporate with Tourism development plan.	Promotes historical nature of park.	
				Immediate (0-2 yrs)
				Low
				City
118	Sense of Place Objective	Change existing vehicular entrance off of Jones Avenue to curve towards the existing parking lot behind the YMCA. Use permeable materials. Narrow width to slow speed and/or consider making one-way.	Creates a flow of vehicular traffic through the park, connects parking lots, and opens up pedestrian walkways between existing pavilion and other amenities.	
				Immediate (0-2 yrs)
				Low
				City
				Figures 18 & 37
119	Sense of Place Objective	Convert existing concrete pad (near cemetery) into covered event pavilion. Use truss system so there are no columns in the center. Headroom not less than 9'.	Create event area for festivals that is convenient to parking but also to greenspace area for event booths or overflow parking. Foundation already exists.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 38
120	Sense of Place Objective	Create a new parking area off of the new vehicular loop, behind the cemetery and near Jones Avenue. Use permeable materials and low lighting features that fit within park design scheme.	Increased parking areas, close to new pavilion, on periphery of park. May also be used as expanded event area when needed.	
				Immediate (0-2 yrs)
				Low
				City
				Figures 18 & 37

121	<b>Sense of Place Objective</b>	Create entrance from Butler, with a sign and crosswalk to public access. Line Butler with Oleanders to further frame Butler Avenue part of park.	Visibility from main drag and provides links to public beach and defines park.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
122	<b>Sense of Place Objective</b>	Create garden/sitting area between gym/old pavilion.	Aesthetically pleasing and provides central pedestrian nexus between amenities.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
123	<b>Sense of Place Objective</b>	Create overall design theme for the park, so that all the building and fencing structures are consistent or at least coordinate with each other. New color and paint scheme for the historic structures and extend to playground, skate park and dog park.	Create consistent sense of place within the park.	
				Immediate (0-2 yrs)
				Low
				City
124	<b>Sense of Place Objective</b>	Create pedestrian paths throughout the park. Crushed shell paths, transplant existing palms to define nexus.	Create pedestrian corridors throughout the park and connect amenities.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
125	<b>Sense of Place Objective</b>	Dog Park: adopt formal agreement between Dog Park committee and City clearly define roles, responsibilities and liabilities. Items to clarify: "pooh pick-up" schedule, liability, maintenance of fence, etc.	Will create accountability and legal standing.	
				Immediate (0-2 yrs)
				Low
				City
126	<b>Sense of Place Objective</b>	Dog Park: need a sign facing Butler. Should be consistent with overall park design scheme.	Attracts visitors.	
				Immediate (0-2 yrs)
				Low
				City

127	<b>Sense of Place Objective</b>	Locate playground complex between back of library and old pavilion. Remove old playground equipment and use environmentally friendly materials that are consistent with overall park design scheme.	New and improved play space for children of all ages, concentration promotes use, and close proximity to old pavilion.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
128	<b>Sense of Place Objective</b>	Locate skate park between dog park and library. Use vegetation to soften view from Butler and use vegetation to buffer between dog park.	Creates activity center that is visible from Butler.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
129	<b>Sense of Place Objective</b>	Recommend new paint job that will tie in with entire park design.	Protect historic "Tybee" culture and serve recreational & community gathering needs.	
				Immediate (0-2 yrs)
				Low
				City
130	<b>Sense of Place Objective</b>	Remove old water splash park and consider new one in playground space.	Water splash park is no longer working and would be better located within the playground complex.	
				Immediate (0-2 yrs)
				Low
				City
				Figure 37
131	<b>Sense of Place Objective</b>	Renovate and enlarge bathroom facilities. Be consistent with overall design plan for the park.	Park will be used more frequently and so demand will increase.	
				Immediate (0-2 yrs)
				Low
				City

132	<b>Sense of Place Objective</b>	Repair basketball court. Concrete is cracked or cracking and lines should be painted.	Increases usage and improves safety.	
				Immediate (0-2 yrs)
				Low
				City
133	<b>Sense of Place Objective</b>	Update lighting structures within the park and ensure they are within city guidelines.	Improves safety but must choose lighting carefully so as not to detract from star-gazing.	
				Immediate (0-2 yrs)
				Low
				City

# Recommendations: Beaches

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
134	Appropriate Businesses Objective	Develop a plan for beach amenities such as bath houses, vendor carts, specific use schedules, wireless hot spots, etc. in concert with existing beach management plan. Plan should include a more equitable use agreement on pier if not total return of pier to local control.	<ul style="list-style-type: none"> <li>Bath houses and vendor provided items such as umbrellas, beach chairs; refreshments would enhance the allure of Tybee vs. other options and offset some of the negatives of parking.</li> <li>Specific use designations keyed to off-peak times (sports, birding, fishing, dogs, etc.) could lead to new events and greater off-peak usage.</li> <li>The pier is currently the premier event venue on the island yet is of limited use to a Tybee strategy due to Chatham's ownership and policies.</li> <li>Bath house access could be controlled by magnetic key card purchase which would offset capital costs and upkeep.</li> <li>Since dog owners clearly frequent beach at night, throwing them a bone by creating a dedicated doggie beach on a set time schedule could lead to doggie tourism.</li> <li>Dedicated areas and times for beach sports such as volleyball, Frisbee, etc. could lead to regional tournaments.</li> <li>Pier is perfect location for low decibel jazz or big band on the beach series of concerts culminating in a multi-day festival.</li> </ul>	
				Mid-term (3-5 years)
				Moderate
				City
135	Environmental Protection Objective	Address beach hazards. The metal components of the old sea wall should be studied by a coastal engineer and subsequently removed without exacerbating erosion. Signs should be posted to warn swimmers of strong currents, specifically on the North end.	Addresses safety concerns.	
				Immediate (0-2 yrs)
				Low
				City

136	Environmental Protection Objective	Utilize the Tybee Beach Management Plan when considering beach management issues. Components of the Plan include: barrier island dynamics, history, demographics, planning and zoning, beach restoration and nourishment, safety, wildlife, plants, greenspace, water quality, hurricane preparedness, ecotourism, access, roads and parking, beach cleaning, policies and laws, etc.	City approved document. Can be used as a guide when considering beach front development and addresses a variety of beach issues.	Existing Tybee Beach Management Plan
				On-Going
				Low
				City
137	Growth Preparedness Objective	Require a beach badge of all beach goers.	<p>1) Selling the beach, not the parking. Currently, 5 people or one person per car yields the same revenue to the city. By charging \$3/person/day, the real cost of running a beach are recouped.</p> <p>2) Variety of pricing structures possible. Daily for day-trippers, weekly or monthly for renters, seasonal for residents (or those who want to buy a seasonal badge). Also could offer Senior, Military, or children's discount or special event exemptions as promotions.</p> <p>3) Flexibility in setting the length of the "badge season" (e.g., Memorial to Labor Day, more or less)</p> <p>4) This method has been used successfully in NE for decades (especially NJ)</p> <p>5) Easier to police the beach than all the meters all over Tybee. Beach cops sell daily badge out of fanny-packs, weekly and seasonals could be sold at visitor's center, city hall, strand, etc... Possible internet/mail sales? 6) Selling access to the beach gives beach cops a "hook" to revoke the privilege (i.e., eject trouble-makers for breaking the law).</p>	Given a few years' sales, it might be possible to use badge revenue stream to finance bond issuance for projects like the welcome center, beach re-nourishment, etc.
				Immediate (0-2 yrs)
				Low
				City
138	Regional Identity Objective	Design, erect, and maintain signage to mark beach access points. Signage should blend with "theme" of the island. Suggestion would be to hold a local art contest in which sea critter designs would be submitted (i.e. have a turtle "cutout" mark the access at 18th street, both on the ocean side and the Butler Avenue side).	Easier identification of beach access points will aid beachgoers in returning to the access on which they entered the beach. Will make beach access points easier to identify by children.	Georgia Department of Transportation - State Bicycle and Pedestrian Program <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a>
				Immediate (0-2 yrs)
				High
				City
				Figures 3 - 7 State Bicycle and Pedestrian Program

139	Sense of Place Objective	Maintain the access point on Inlet Avenue (Back River) for kayak launching. The access point has accumulated sand significantly over the past years. In order to minimize maintenance, the City should designate the point as non-motorized access only.	Improves safety at access point for non-motorized watercraft. Low maintenance for the City. Will provide additional access to the marsh.	Potential sources: Safe, Accountable, Flexible and Efficient Transportation Equity Act of 2005: A Legacy for Users (SAFE T LU) (monies for encouragement of alternative transportation, including shuttle service, marine arrival/departure opportunities, biking, kayaking, etc.), National Register of Historical Places, NOAA, EDA, One Georgia Authority, etc.
				Immediate (0-2 yrs)
				Moderate
				City
				SAFE T LU Manual
140	Sense of Place Objective	Upgrade restrooms at beach access sites.	Maintenance of the restrooms is critical. A routine maintenance schedule is needed in order to provide a clean facility for locals and tourists.	Immediate (0-2 yrs)
				Low
				City

# Recommendations: All Character Areas

#	Quality Community Objective	Recommendation	Benefits	Implementation Assistance
				Implementation Timeframes
				Cost Level
				Responsible Party
				Figure
				Appendix Item
141	Appropriate Businesses Objective	Build a tourism plan around "in-fill" tourism targeted to extend Tybee's window as a destination beyond the current beach blanket period.	<ul style="list-style-type: none"> <li>Extending the season will enhance the viability of local businesses, increase tax revenues and create a more inviting overall image for Tybee.</li> <li>Events and destination development should be geared to draw overnight visitors. Potential ideas include enhancing turtle painting event to annual regional draw; developing a plan and facilities to promote kayaking including instruction and competitive or group events; military discounts and event hosting; nature and bird watching trails including instructional signage on flora, fauna and eco-systems; Lazaretto Creek interpretive exhibits depicting history and impact of commercial fishing; completion of rails to trails initiative including local network of bike trails and promotion of biking events; Kite, sand sculpture, and beach sports events; promotion of board and boat sailing with scheduled events; promotion of a local artists' community and events with consideration of their housing needs; "Taste of Tybee," progressive restaurant tour; self-guided tours of historic, nature and other areas; a regularly scheduled concert series; development of a Tybee themed, beach-front play park to provide family recreation; expansion of existing events such as Pirate festival and marathon.</li> <li>A mini-conference center should be studied as a new project or through modifications to the gym complex which could serve meetings of 1-200 attendees. This is an underserved market in Georgia and a golden opportunity for seasonal in-fill in Tybee.</li> </ul>	Carey Ferrara Regional Tourism Representative - The Coast Georgia Department of Economic Development 912-651-316 <a href="mailto:cferrara@georgia.org">cferrara@georgia.org</a>
				Mid-term (3-5 years)
				Moderate
				City

142	Environmental Protection Objective	Create a tree board that reviews development plans.	Provides recommendations to the development board and ensures compliance with tree ordinance.	Daniel Westcot Georgia Forestry Commission 912-330-0918 <a href="mailto:dwestcot@gfc.state.ga.us">dwestcot@gfc.state.ga.us</a>
				Immediate (0-2 yrs)
				Low
				Should include several members of the community such as city council, private citizens, and developers.
				Tree Ordinance Development Guidebook
143	Environmental Protection Objective	Define Significant Tree.	The current ordinance does not define a 'significant tree' and this undermines the effectiveness of the ordinance.	Contact Daniel Westcot (see # 3)
				Immediate (0-2 yrs)
				Low
				City
				<ul style="list-style-type: none"> <li>Tree Ordinance Development Guidebook</li> <li>Glossary of Forestry Terms</li> </ul>
144	Environmental Protection Objective	Identify responsible party to enforce the tree ordinance and inspection process.	Ensures that all areas are in compliance with the ordinance and someone is handling non-permitted removal of trees.	Contact Daniel Westcot (see # 3)
				Immediate (0-2 yrs)
				Moderate
				City
				Tree Ordinance Development Guidebook
145	Environmental Protection Objective	Include definition of terms in the tree ordinance.	A definition section is needed to clarify terms in the ordinance.	Contact Daniel Westcot (see # 3)
				Immediate (0-2 yrs)
				Low
				City
				<ul style="list-style-type: none"> <li>Tree Ordinance Development Guidebook</li> <li>Glossary of Forestry Terms</li> </ul>

146	Environmental Protection Objective	Include tree planting and protection guidelines in tree ordinance.	Sets a standard how all trees must be planted and will increase tree survival. Protects trees from damage during construction.	Contact Daniel Westcot (see # 3)
				Immediate (0-2 yrs)
				Low
				City
				<ul style="list-style-type: none"> <li>• Tree Ordinance Development Guidebook</li> <li>• Community Tree Planting and Establishment Guidelines</li> </ul>
147	Environmental Protection Objective	Require a tree survey of property before work can occur.	Ensures that the correct number of trees and tree size on a lot are replaced.	Contact Daniel Westcot (see # 3)
				On-Going
				Low
				City
148	Environmental Protection Objective	Revisit replacement tree requirements and penalty process.	Improvement of tree replacement guidelines and penalty process will improve the ordinance effectiveness.	Contact Daniel Westcot (see # 3)
				Immediate (0-2 yrs)
				Low
				City
				<ul style="list-style-type: none"> <li>• Tree Ordinance Development Guidebook</li> <li>• Community Tree Planting and Establishment Guidelines</li> </ul>
149	Housing Opportunities Objective	Develop a workforce housing program to help insure availability of quality workers for Tybee's tourism and resident related businesses.	<ul style="list-style-type: none"> <li>• Quality workers are essential to Tybee businesses providing a level of service that promotes repeat business. The current three+ hour commute in peak season makes it extremely difficult to retain employees. A tourism strategy which expands the season will further exacerbate the workforce problem.</li> <li>• City Downtown Development Authority (DDA) supported worker loft housing as part of a mixed-use business/parking/loft housing project would make Tybee jobs a plum for many young people who would loathe to lose their job and the right to live here.</li> <li>• A Low-Income Housing Tax Credit (LIHTC) project could also serve the purpose while providing additional market-rate rental property in a context sensitive design which could also provide ground level retail space.</li> </ul>	University of Georgia and the Georgia Department of Community Affairs - Workforce Housing in Georgia <a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf">http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf</a>
				Mid-term (3-5 years)
				High
				City
				Figure 2
Workforce Housing in Georgia				

150	Housing Opportunities Objective	Identify opportunities to develop workforce housing within existing neighborhoods and along commercial nodes.	<p>Supplies housing opportunities for the increased workforce that will be needed as the community increases its commercial base.</p> <p>1) This could be accomplished through design of first floor commercial with second and third floor residential. Incentives to the developers could allow for some of these units being held for island workforce.</p> <p>2) Create infill opportunities that allow for duplex designs that would recreate the housing styles within the neighborhood. New construction could be second and third floor residential rental units.</p>	<p>University of Georgia and the Georgia Department of Community Affairs - Workforce Housing in Georgia  <a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf">http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/workforcehousing.pdf</a></p>
				Mid-term (3-5 years)
				High
				City
				Figure 2
				Workforce Housing in Georgia
151	Regional Cooperation Objective	Divert some monies from Savannah Chamber of Commerce contract to hire full-time tourism director.	<ul style="list-style-type: none"> <li>• Tourism director would serve as liaison between business community, volunteer organizations, and City; develop overall targeting plan and branding strategy under policy direction of tourism board; and focus promotion spending with Savannah Chamber to provide greatest benefit to Tybee strategy.</li> <li>• Existing event and welcome center personnel would work under director to insure events were coordinated with City and business community to maximize support, Return of Investment (ROI), and relevance to goals of plan.</li> <li>• Director would also work with City and private interests in community promotion ala Better Hometown (BHT) guidelines; seek State Welcome Center designation for added state financial and logistic support, and a greater presence within the State tourism industry; coordinate Tybee's web presence with respect to tourism; coordinate city-wide banner program; be the point of contact for ideas related to tourism; work with private councils (Arts Association, Historic Preservation Commission, etc.) to develop tours, self-guided maps, events, etc. to maximize resources through collaboration and working within the overall plan; coordinate beautification, clean-up, tree planting issues; work with the state tourism division of Georgia Department of Economic Development (GDEcD) and Savannah Chamber of Commerce to insure maximum targeted exposure.</li> <li>• Tybee is fortunate to have so many dedicated volunteer organizations and business people. The tourism director would be tasked with focusing and coordinating this energy into the overall strategy and helping take their current programs and events to the next level.</li> </ul>	<p>Carey Ferrara  Regional Tourism Representative - The Coast  Georgia Department of Economic Development  912-651-3160  <a href="mailto:cferrara@georgia.org">cferrara@georgia.org</a></p>
				Immediate (0-2 yrs)
				Low
				City

152	Regional Identity Objective	Develop Tybee themed uniform wayfinding and destination signage.	<ul style="list-style-type: none"> <li>• Smoother traffic flow.</li> <li>• Destination promotion.</li> <li>• Denotes master planning.</li> <li>• Invites further exploration.</li> <li>• Promotes more efficient use of parking.</li> <li>• Promotes bike and pedestrian usage.</li> <li>• Uniform post mounting and wayfinding sign shape (turtle?) will lend continuity to signage system.</li> <li>• Street name signs should be larger than directional, reflective, and uniform throughout.</li> <li>• Background wayfinding colors may vary by district.</li> <li>• Destination signage will educate and orient visitors to area or attraction.</li> <li>• System will limit "lost traveler," syndrome, point out beach access options, destinations, and clarify parking options.</li> </ul>	<p>Georgia Department of Transportation - Transportation Enhancement (TE) Projects  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/te/index.shtml</a></p> <p>Mid-term (3-5 years)</p> <p>Moderate</p> <p>City</p> <p>Figures 3 - 7</p>
153	Sense of Place Objective	Pursue Tybee Amphitheater.	A properly located amphitheater would allow for productions and music events while sidestepping noise concerns associated with any current venues.	<p>A rooftop venue on the proposed parking garage or a facility at the closed landfill would address noise requirements. A command center on rooftop could introduce Federal Emergency Management Agency (FEMA) funds to the project. Brownfield designation would introduce Environmental Protection Agency (EPA) funds to landfill site.</p> <p>Long Term (6-10 yrs)</p> <p>Moderate</p> <p>City</p> <p>Figure 8</p>
154	Sense of Place Objective	Encourage multiple forms of transportation opportunities for island. Examples include: satellite parking with shuttle service to attractions on the island; water taxi service from nearby cities including Savannah and Hilton Head; additional public docking facilities; trailhead facilities for bike trail network; and launch facilities for kayaking.	Encourages multi-modal transit to and around island to mitigate traffic and parking problems. Single transportation hub provides convenience and alternatives. A trial shuttle began service on March 1st and should receive the full support of local government officials to promote visitation and reduction of congestion on island.	<p>Georgia Department of Transportation - Transportation Modes  <a href="http://www.dot.state.ga.us/specialsubjects/transportation/index.shtml">http://www.dot.state.ga.us/specialsubjects/transportation/index.shtml</a></p> <p>Mid-term (3-5 years)</p> <p>High</p> <p>City</p> <p>Figure 9</p> <p>State Bicycle and Pedestrian Program</p>

155	Transportation Alternatives Objective	Develop a more "customer friendly," parking protocol.	The parking plan can become an incentive to visit in non-peak periods and change the adverse image many people associate with Tybee due to meter hassles and tickets. It can increase foot and bike traffic, thereby lessening vehicle congestion.	<p>One price day passes alleviate the need to constantly feed quarters. Lesser priced day meter bracelet (hospital style, cut-off) would provide incentive to leave car in one spot all day and use foot or bike options. These options could be area specific. A remote lesser priced lot (US 80) with bicycle and shuttle availability would promote bike and pedestrian usage, while shuttle stops could be designed to promote business and attractions. Off-peak relaxation of enforcement, area specific free-parking days could improve attendance at slow periods. Long-term solutions should include single point of entry parking fee (toll) with premium parking in downtown at re-designed Tybrisa lot or interior deck hidden by street-facing buildings.</p>
				Immediate (0-2 yrs)
				Low
				City
				Figure 10
156	Transportation Alternatives Objective	Develop pedestrian and bike flow plan based on destinations and self-guided tours.	<ul style="list-style-type: none"> <li>• Pedestrian and bike usage decrease traffic issues and add to laid-back flavor of Tybee.</li> <li>• Bike and pedestrian flow plan would define need for improved crossing delineation, speed limit restrictions, and seamless transition from destination trails to island transit.</li> <li>• Bike racks should be ubiquitous.</li> </ul>	<p>Georgia Department of Transportation - State Bicycle and Pedestrian Program  <a href="http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml">http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/index.shtml</a></p>
				Mid-term (3-5 years)
				Moderate
				City
				Figures 11 - 14
				State Bicycle and Pedestrian Program



# Chapter Four

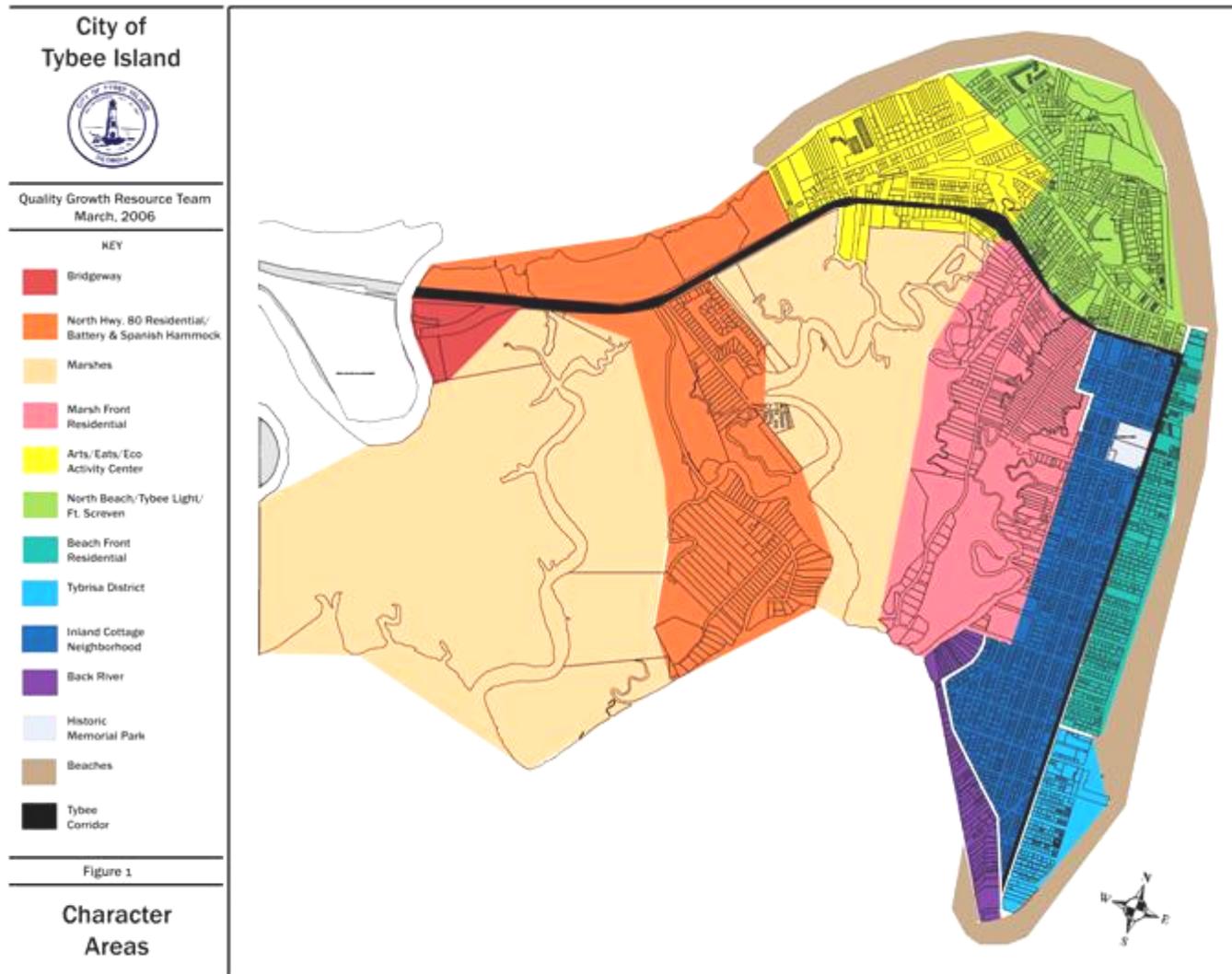


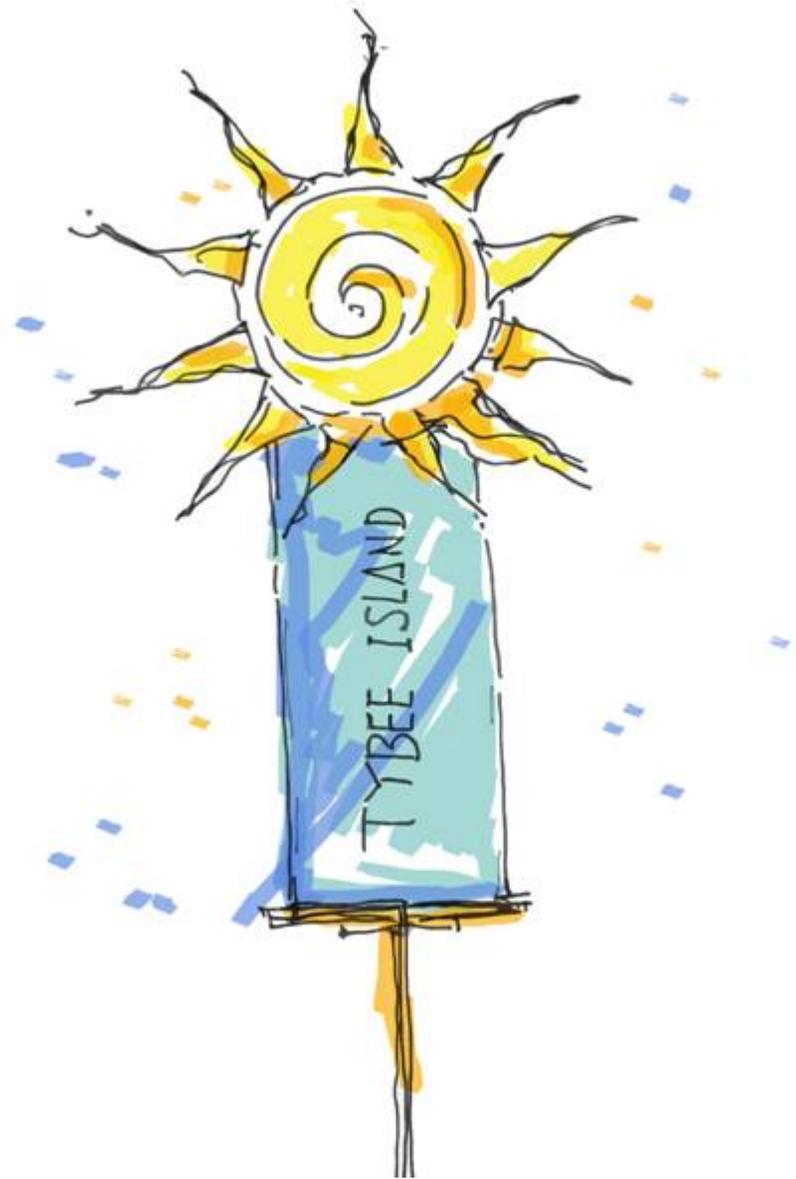
Figure 1 – Tybee Island Character Areas



*Figure 2 – Example of Mixed-Use Development that includes ground floor retail, loft housing, and parking garage*



*Figure 3 – Concept for Destination Signage*



*Figure3 – Concept for Destination Signage*

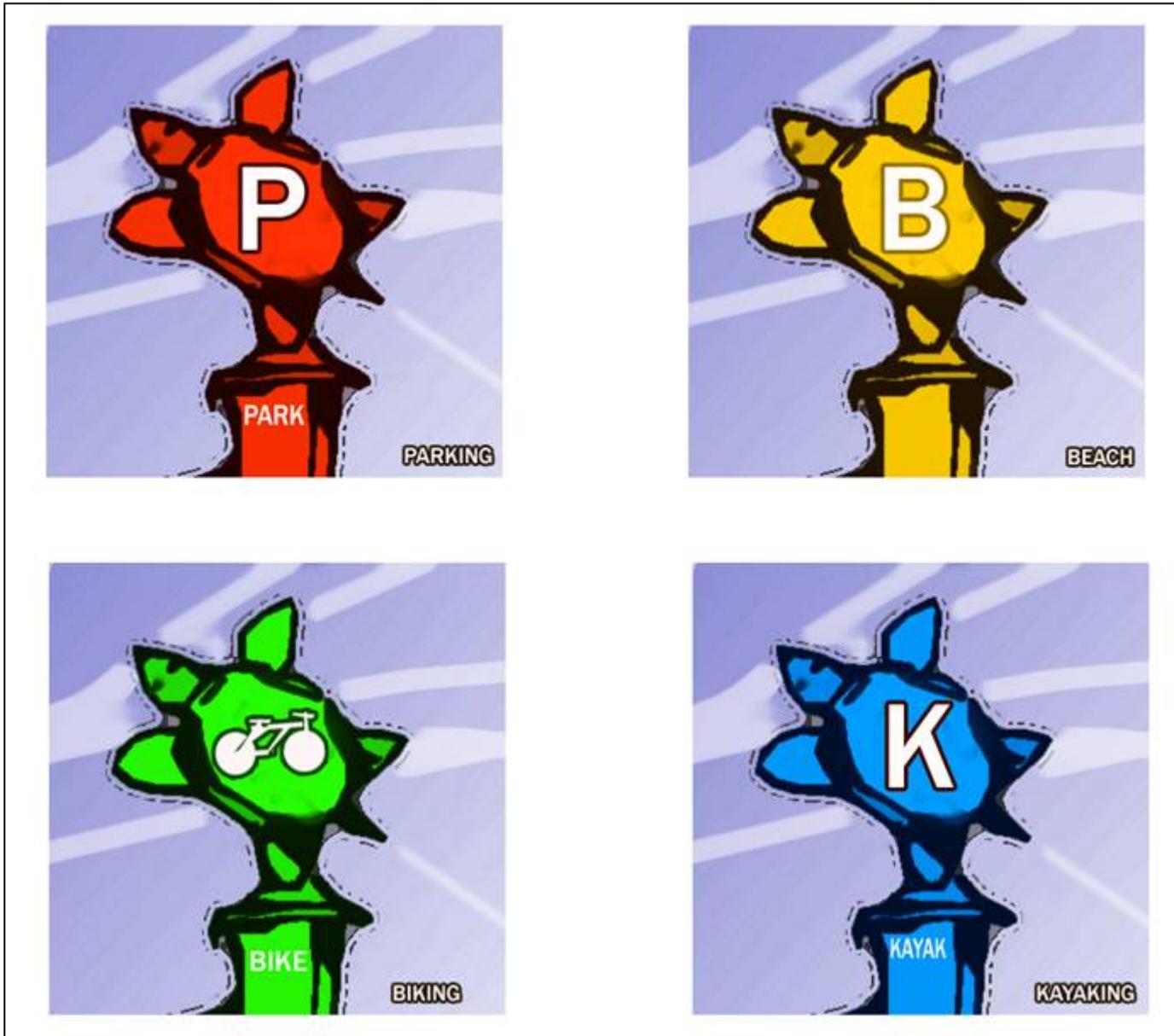
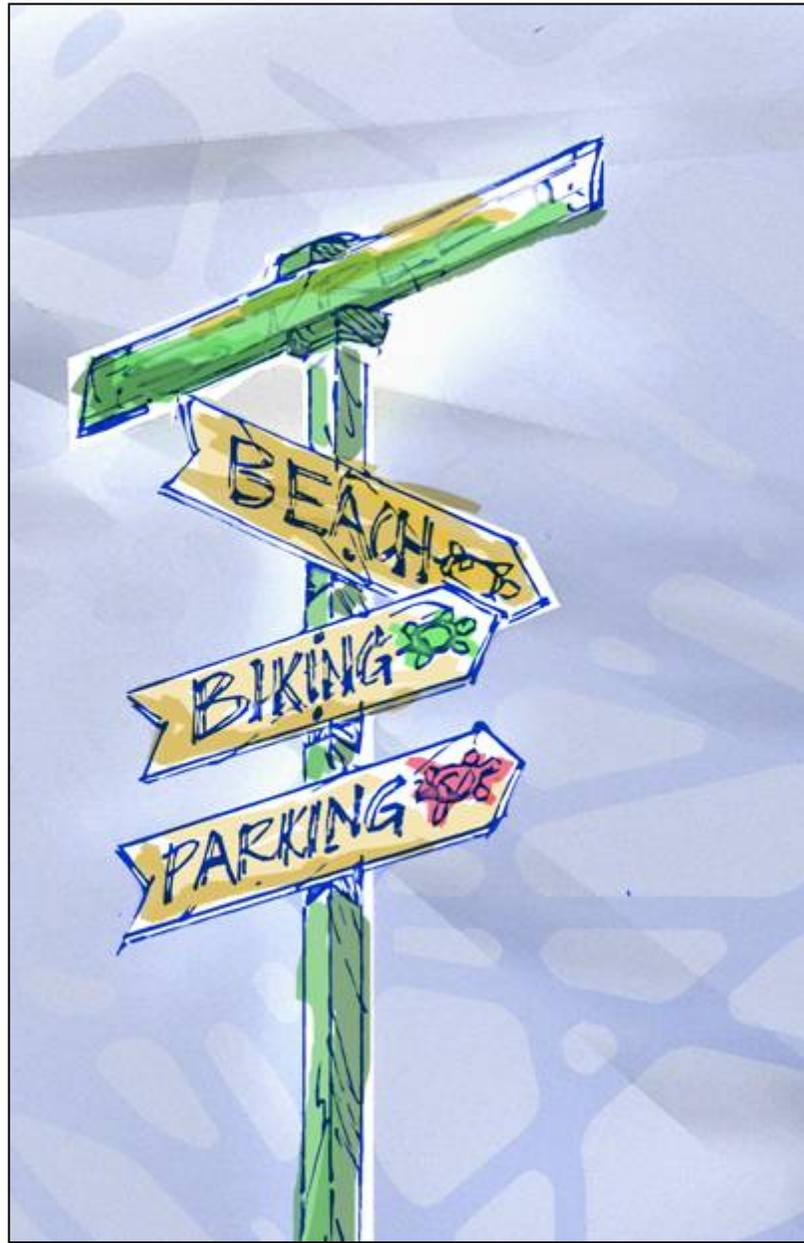


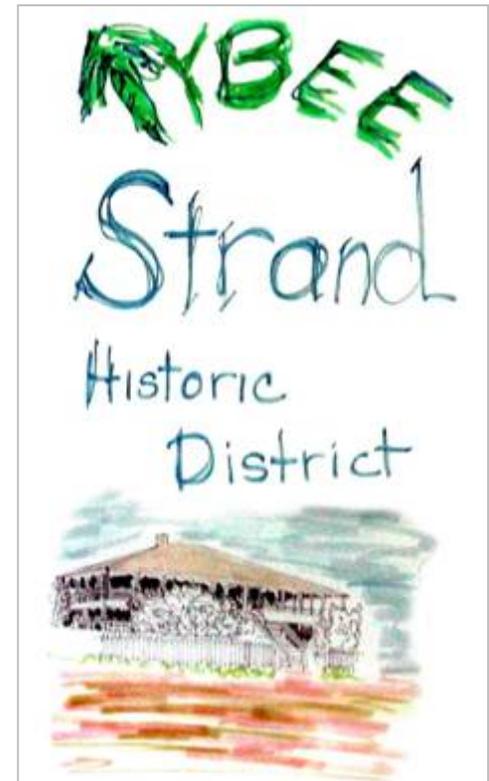
Figure 5 – Concept for Wayfinding Signage

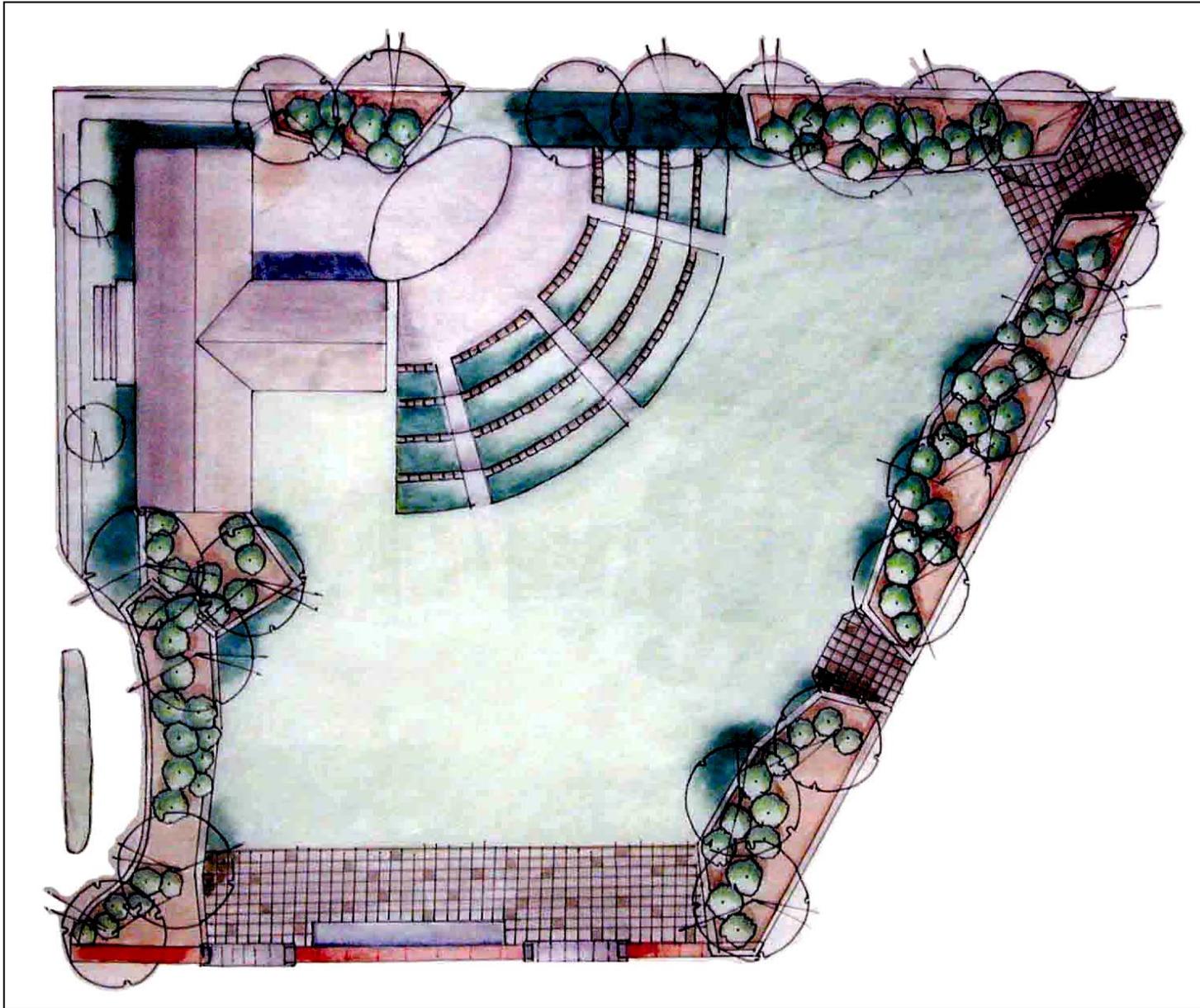


*Figure 6 – Concept for Wayfinding Signage*



Figure 7 – Concept for District Banners





*Figure 8 – Example of an Amphitheater*



*Figure 9 – Examples of Shuttle Stops*



*Figure 10 – Concept for One Day Parking Pass*

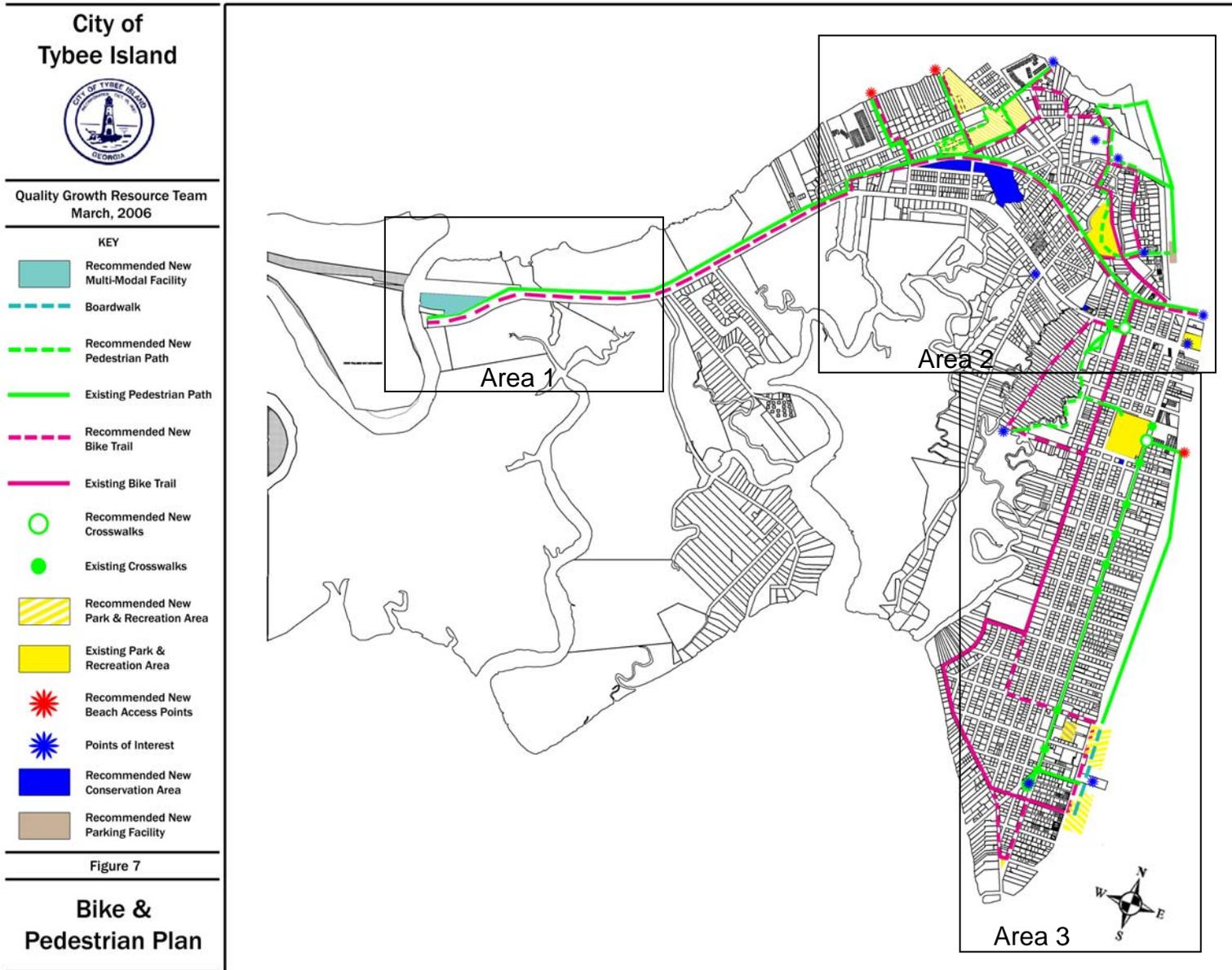
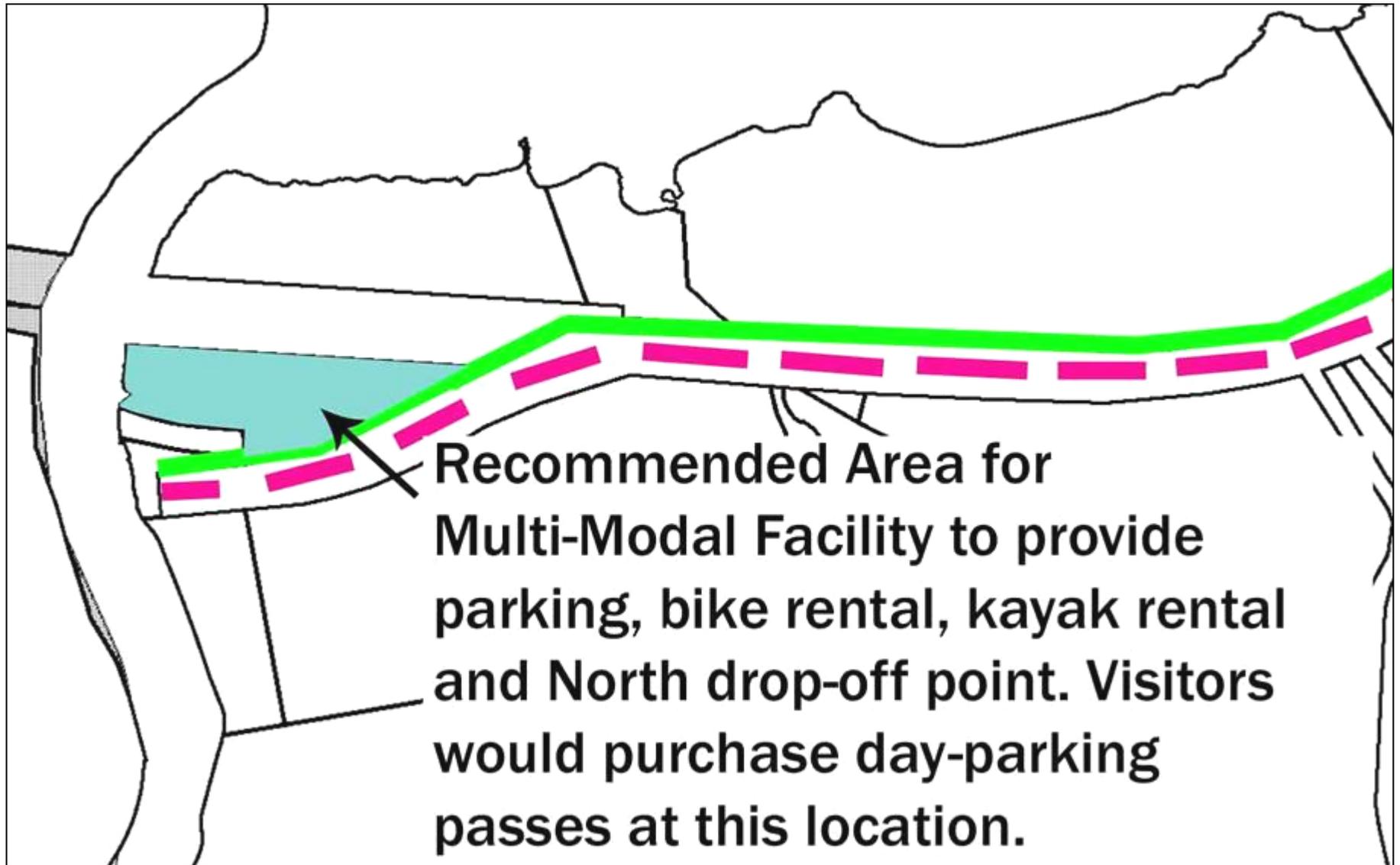


Figure 11 – Bike & Pedestrian Flow Plan (see Figures 8 – 10 for detailed areas)



*Figure 12 – Detailed Area 1 of Bike & Pedestrian Flow Plan*

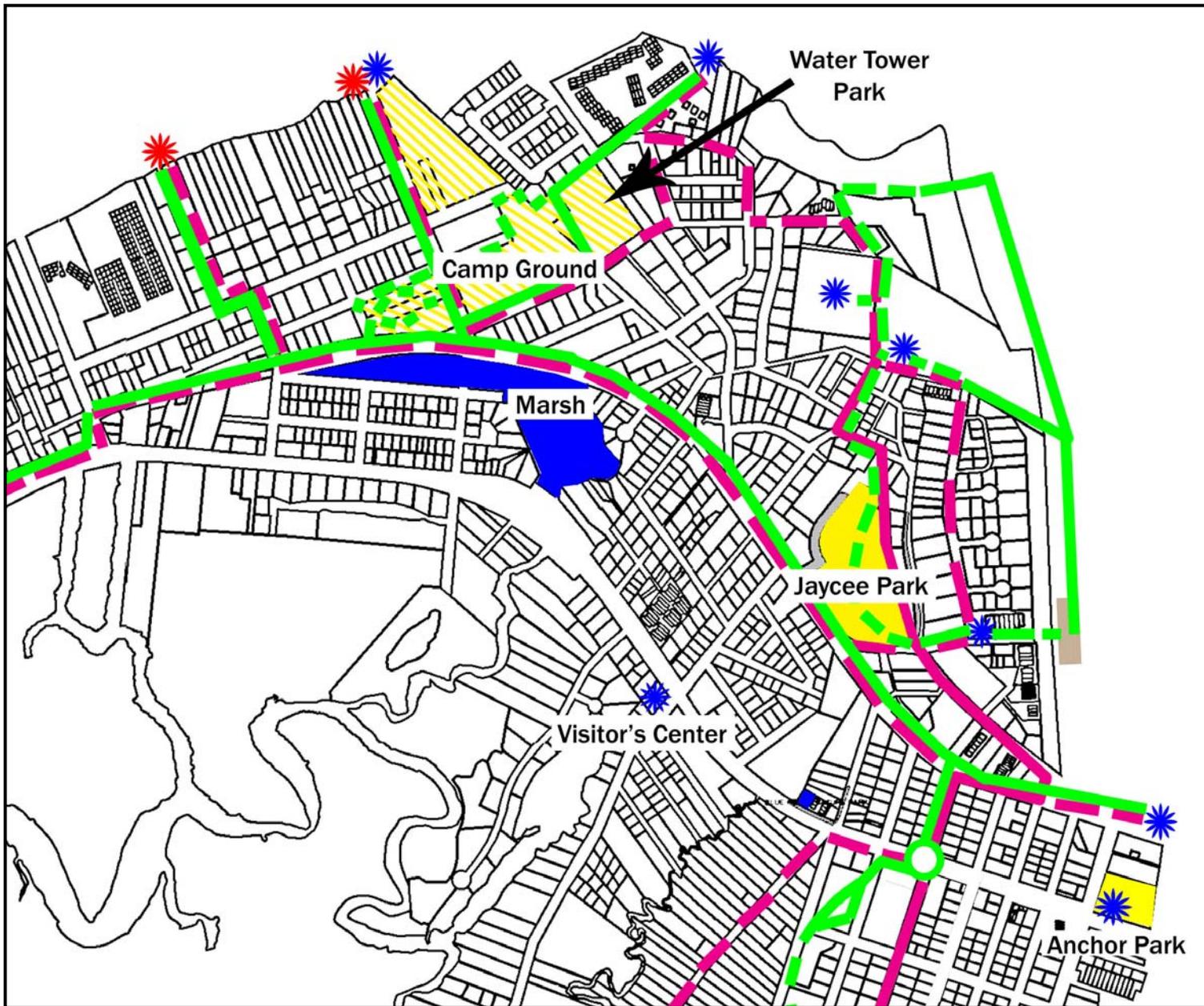


Figure 13 – Detailed Area 2 of Bike & Pedestrian Flow Plan

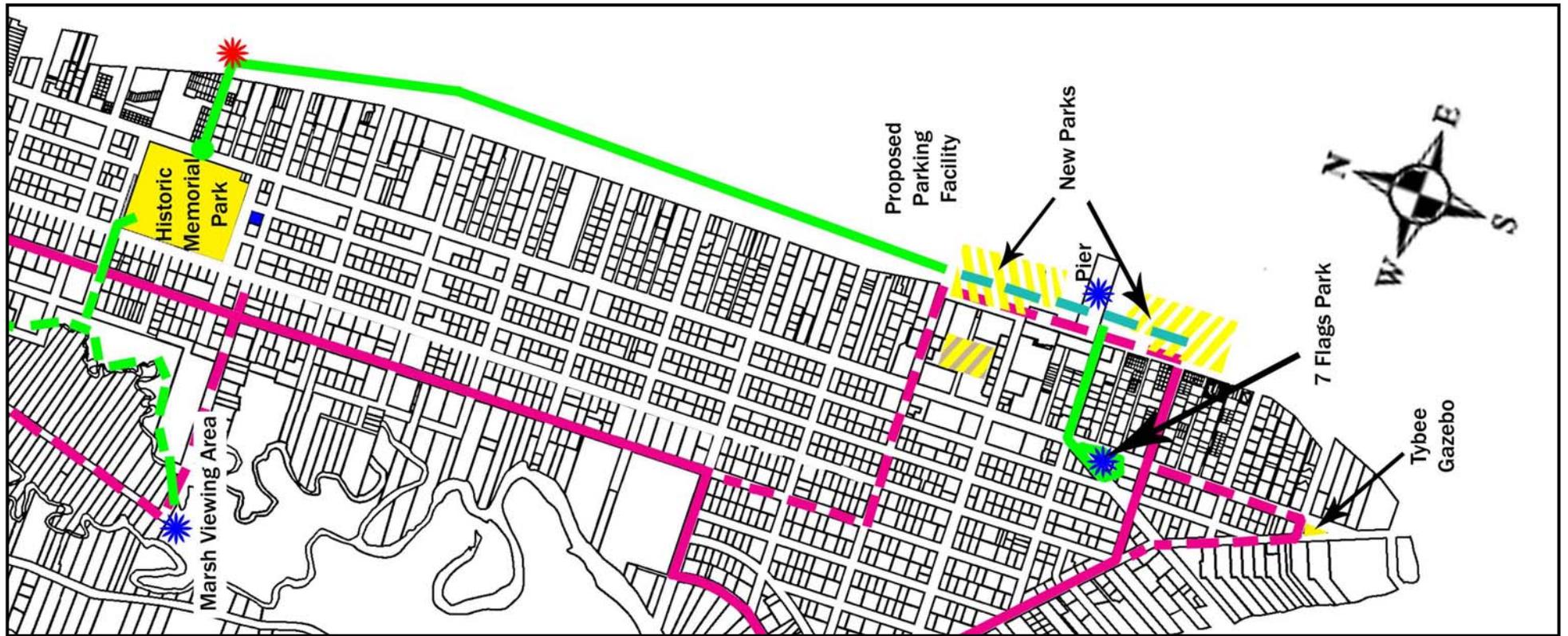


Figure 14 – Detailed Area 3 of Bike & Pedestrian Flow Plan



Figure 15 – Concept for Lighted Gateway



*Figure 16 – Example of Landscape Median and Shoulders*



*Figure 17 – Example of Modular Housing*

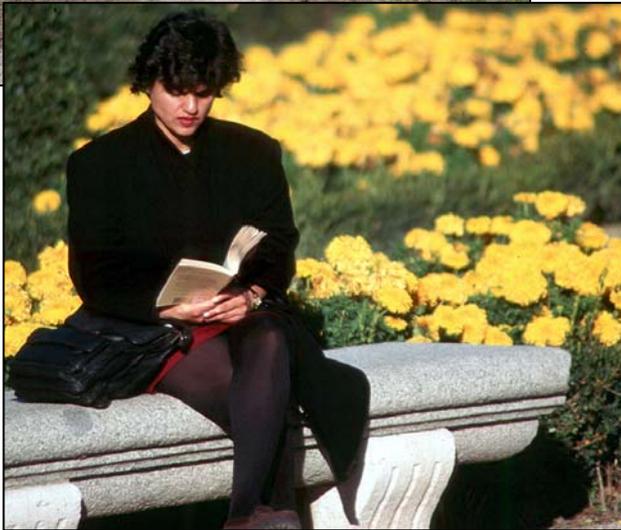


All Roadway and Parking Pavements Were Pervious

*Figure 18 – Example of Pervious Paving Use*



BEFORE



AFTER



Figure 19 – Concepts for Beautification of Breeze Road Entrance

## Shared Use Path

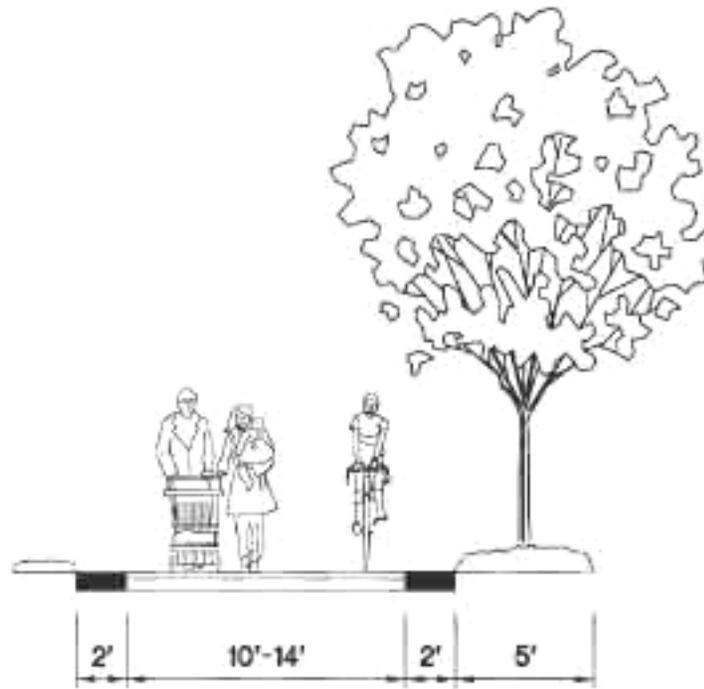
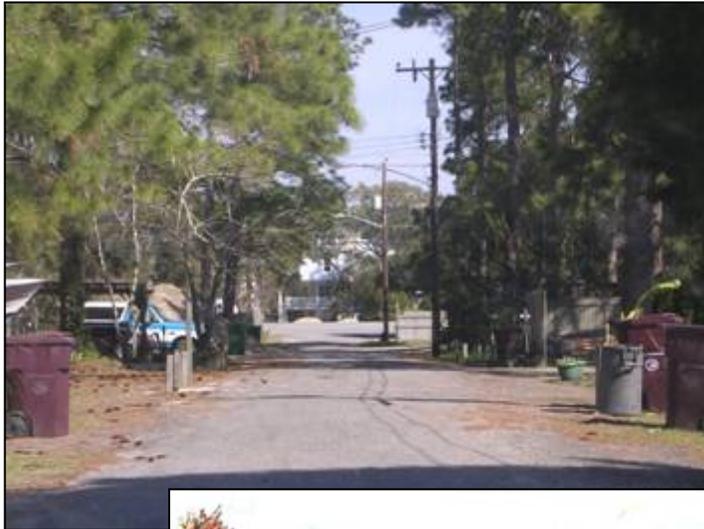


Figure 20 – Concepts for Greenway/Multi-Use Trail along Highway 80



*Figure 21 – Examples of Share the Road Signage*



BEFORE



AFTER



Figure 22 – Concepts for Residential Pedestrian & Bike Paths



Figure 23 – ECO/ARTS/EATS Character Area Map



*Figure 24 – Solomon Avenue as a Bike Trail*



Figure 25 – Concept for North Beach Parking, Commercial, & Activity Area



*Figure 26 – Traditional Historic Tybee Beach Cottage*

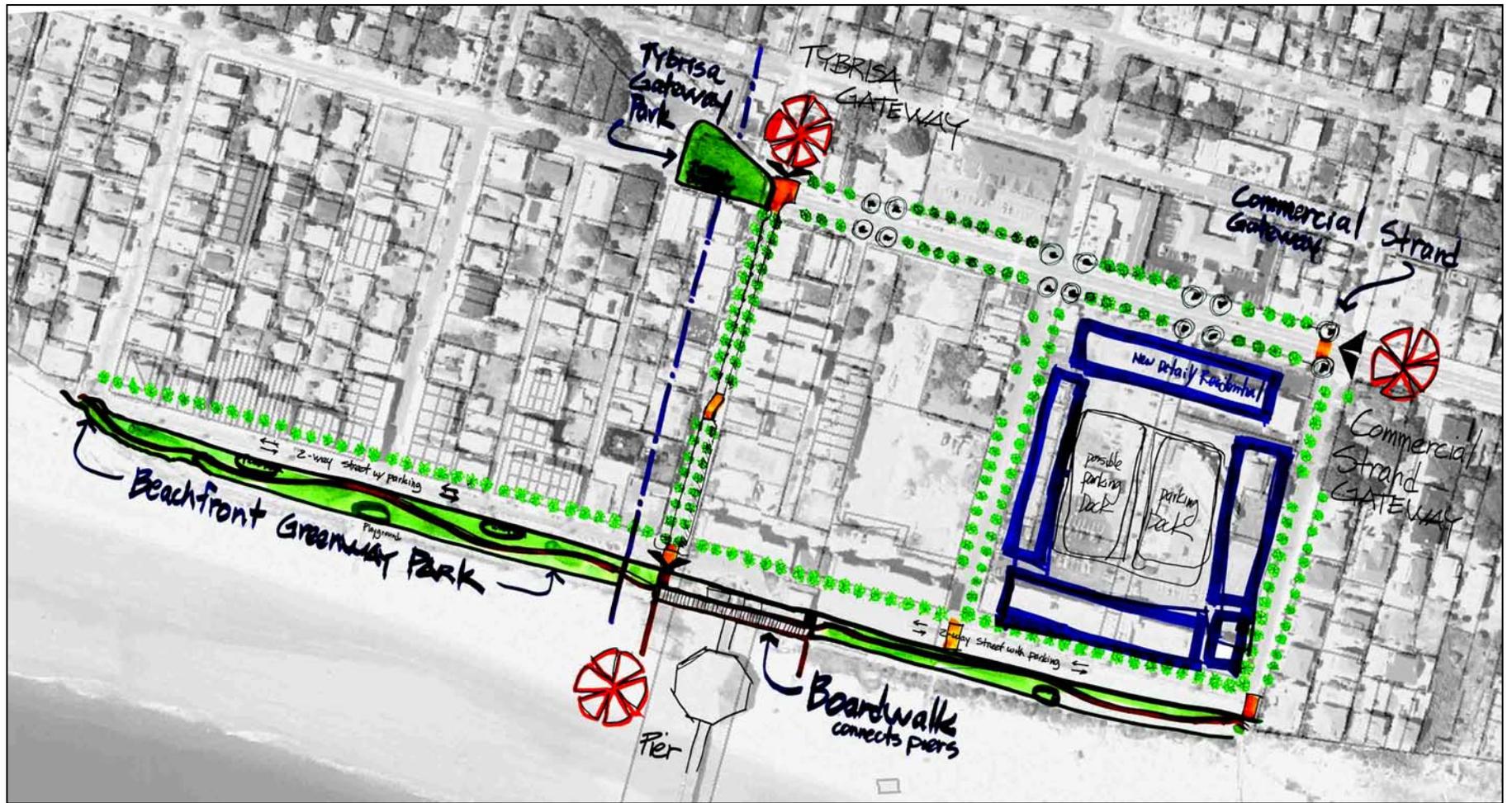


Figure 27 – Tybrisa Character Area Map



*Figure 28 – Example of the Proposed Beachfront Linear Park*



*Figure 29 – Concept for Tybrisa Street and Pier Connection*



*Figure 30 – Concept for Tybrisa Street and Pier Connection*

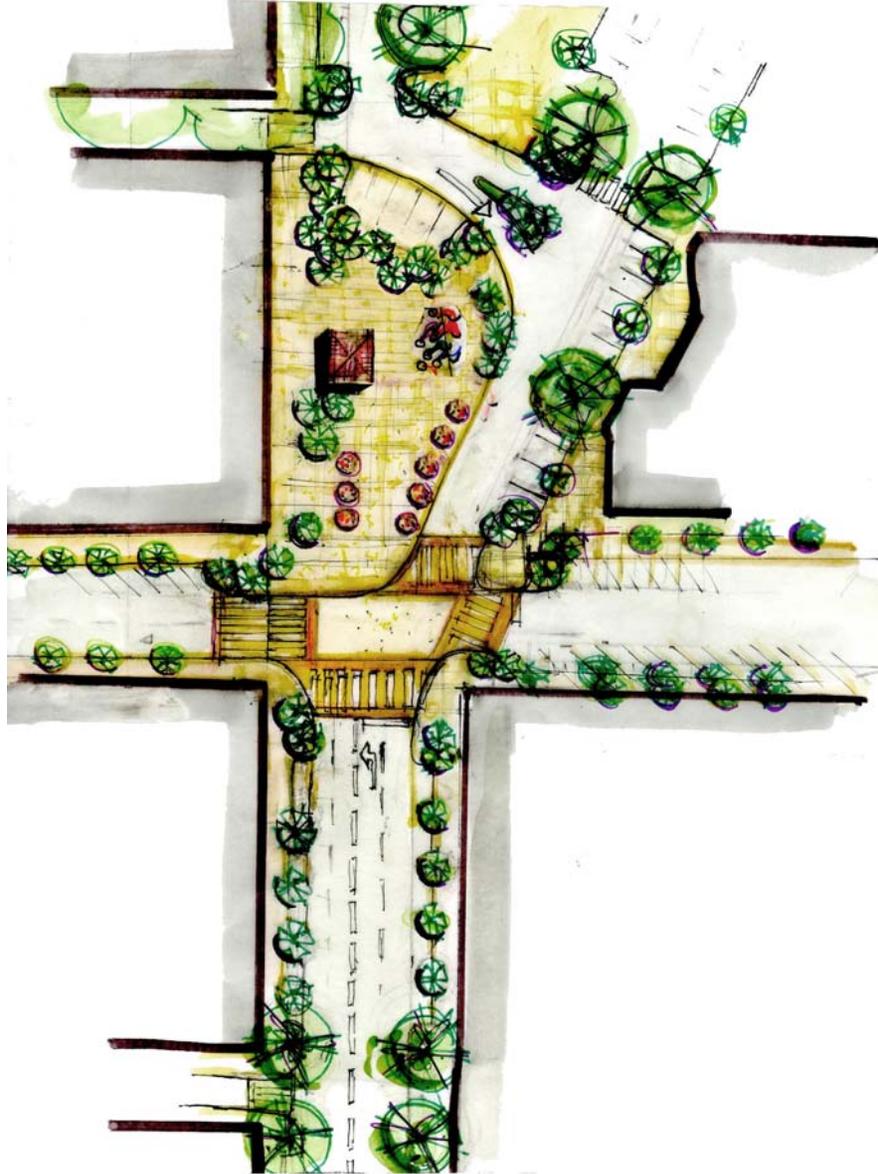


Figure31 – Concept for Tybrisa Street Gateway and Seven Flags Park



Figure32 – Concept for Tybrisa Street Gateway and Seven Flags Park



*Figure 33 – Examples of Mixed-Use Development that includes ground floor retail, loft housing, and parking garage*



Figure 34 – Example of Mixed-Use Development that includes ground floor retail, loft housing, and parking garage



Figure35 – Example of Reconfigured Parking, Landscaping, and Banner Placement on Tybrisa Street

(Not Site Specific. This is a concept.)



*Figure36 – Concept for Redeveloped Area along the Westside of Butler Avenue*

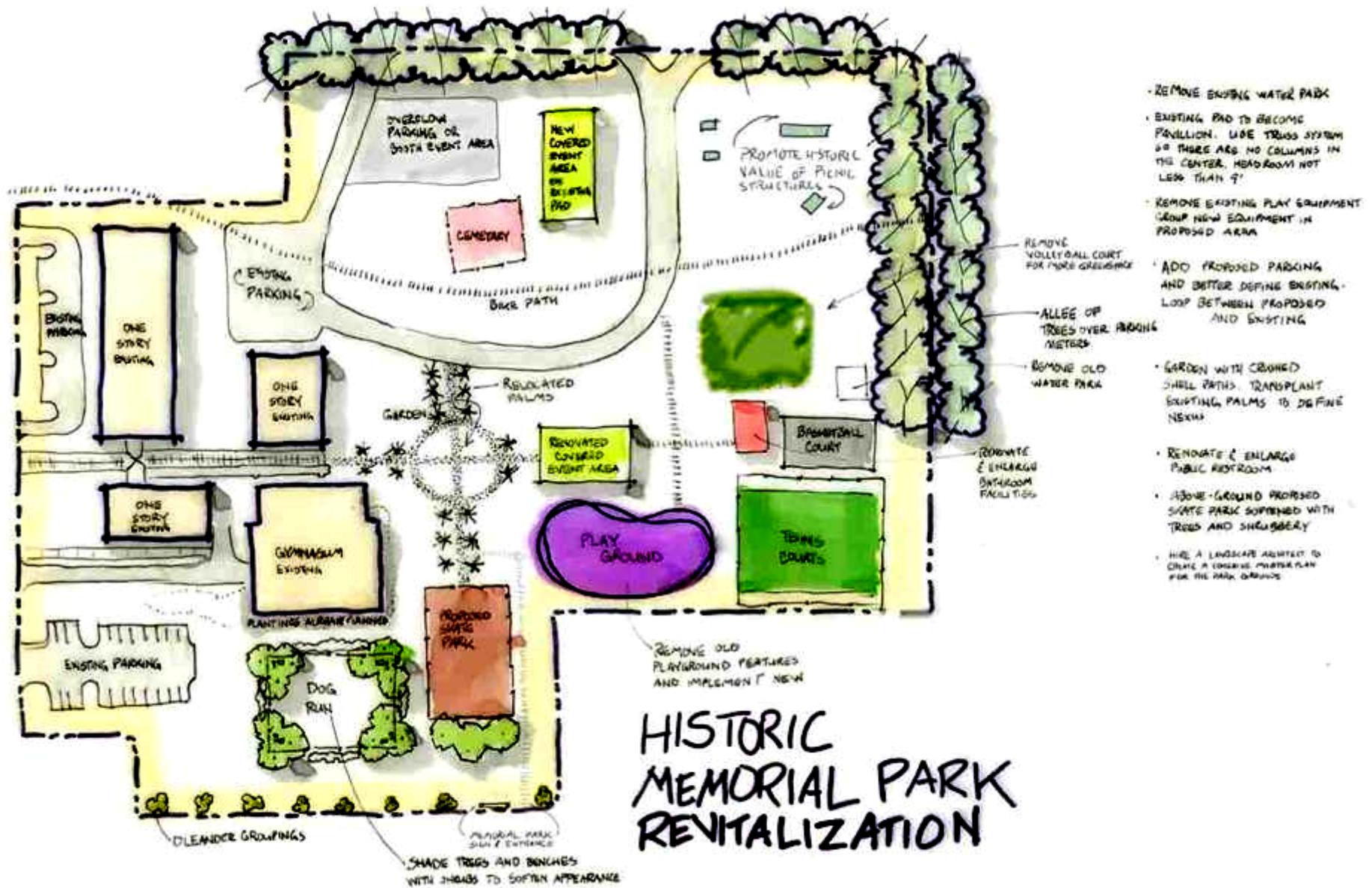


Figure 37 – Concept for Redeveloped Historic Memorial Park



*Figure38 – Concept for Pad B at Historic Memorial Park*



# Appendix A

## Tybee Island Quality Growth Resource Team Stakeholder Meeting

### Exercise 1

Please indicate your reaction to each of the following “quality growth” concepts (A-R) by ranking with the following scale:

1. If you do not like this concept: *it should definitely not be implemented.*
2. If you are indifferent about the concept: *it is not particularly important whether it is implemented or not.*
3. If you are somewhat supportive of the concept: *it would be nice to implement but is not urgently needed.*
4. If you are very supportive of the concept: *it should be implemented as soon as possible.*

Concept	Support
K. Sidewalks and bike trails/lanes should be provided in the community to reduce auto congestion by encouraging more trips that involve walking and bicycling and fewer trips that involve driving.	3.8
N. A community should prepare a post-disaster redevelopment plan that anticipates the impacts of probable disasters and provides guidance and direction for pre-disaster development decisions to help minimize hardships that could result from such disasters.	3.7
M. Street trees should be planted throughout the community to enhance appearances and provide shade for pedestrians and bicyclists.	3.6
H. Development of marsh or tidal creek properties should be designed in ways that both provides scenic views of marshlands and rivers from the developments and preserves the scenic views from other properties opposite the marsh or waterfront developments.	3.5
G. Where feasible, upland natural areas that provide habitat for wildlife and endangered species should be set aside from development.	3.5
A. Town centers should include an attractive, pedestrian-friendly mix of retail, office and residential uses connected by sidewalks to surrounding neighborhoods to encourage more walking and less driving.	3.5

Concept	Support
Q. Building exteriors should be visually interesting, pedestrian friendly and add to the area character.	3.4
F. Buildings should be designed to reduce their use of energy in order to reduce the future cost of operations and to protect the environment.	3.4
O. Development should blend with the city streetscape.	3.3
R. Greater development density should also bring a better selection of businesses, parks, and improved streetscapes.	3.2
J. Parking should be accommodated in structures that are designed to be attractive or have minimal impact on the views of residences and businesses.	3.2
D. Infill housing should be designed to complement the architectural style and respect the development patterns of older historical areas of the community.	3.2
B. Traffic calming measures should be employed in residential and commercial development to slow traffic speeds and thereby create a more pedestrian-friendly environment.	3.2
E. Areas of the community in need of redevelopment should be identified and targeted as districts to direct the majority of future growth and development.	3.0
L. New commercial structures should be located near the street front, with parking provided in the rear of these buildings – to make the community more attractive and create a friendlier environment of pedestrians.	2.9
C. Neighborhoods should include an appropriate mix of housing sizes and types to allow people with different ages and incomes to live near one another.	2.9
P. Compatible uses like homes, offices, shops and schools should be located in close proximity.	2.6
I. Schools should be located within neighborhoods with sidewalks, making it possible for children to walk to school, and for school facilities to be used for other neighborhood purposes when school is not in session.	2.6

## Exercise 2

The following local issues were identified through discussions with local officials in advance of the Resource Team visit. Which of the following issues do you feel are most urgent (need to be addressed first)?

Please rank these from 1-10 using each number only once:

Most urgent = 1

Least urgent = 10

Issue	Urgency
a. Creating an Overall Development Plan for the city by updating development regulations to accommodate quality growth, including zoning, subdivision regulations, design guidelines, signage controls, or other strategies for avoiding unattractive development patterns, and providing a plan for public participation during an upcoming master plan revision.	3.4
d. Preserving and acquiring parks and green space parks and green space, creating family-oriented recreation opportunities.	3.7
g. Addressing traffic congestion by providing transportation alternatives, such as bike and pedestrian paths or linkages to existing transportation system and parking in downtown and in neighborhoods/vacation rentals.	4.3
h. Upgrading the viability and appearance of commercial corridors, including creating more attractive gateways to downtown.	5.4
i. Encouraging preservation of historic structures and resources.	5.5
b. Encouraging new development consistent with "smart growth" principles.	5.5
e. Building tourism infrastructure/facilities and a tourism marketing strategy focusing on distinct themes.	5.7
f. Recruiting & retaining appropriate businesses and industries.	5.9
c. Encouraging appropriate infill development on vacant lots.	7.2
j. Addressing need for senior housing.	8.3

### Exercise 3

1. On what other development issues would you like the Resource Team to focus attention?
  - Prevent salt water intrusion into the aquifer
  - Lower density of development with greater green space per lot
  - Upgrade and improve Highway 80, but not to a 4-lane road, especially with a \$73 million price tag!
  - Water and sewer infrastructure/capacity- need to ensure before more building occurs
  - Financing infrastructure development...what other ways besides tax increases?
  - Infrastructure studies
  - Parking tickets due to lack of parking space
  - Infrastructure is not keeping up with the development, infrastructure needs to be improved and development needs to be better managed and balanced so as not to overload the infrastructure.
  - No high-rises
  - Master plan 1992 to be updated every 5 years but hasn't been-
  - Environmentally friendly storm water systems
  - How to encourage or develop neighborhood services such as drug stores, etc.
  - Serious economic incentives for small businesses
  - We need to slow growth in this area. No more condominiums, only single-family homes.
  - A better way of handling summer visitors and be more "pro-resident"
  - Improved landscaping along roads - tree yard vegetation
  - Reduce excessive restrictions on use of private property
  - Survey in 1992 stated low density development needed, but hasn't occurred – community wanted this
  - Consider architectural review to maintain Tybee's character
  - Water supply issues to accommodate future growth
  - See more adequate public restroom facilities across the island.
  - Parking meter removal from all streets
  - Reducing density in commercial areas, reduces income potential for business owners.
  - Placing utilities underground
  - What happens to parking after the highway is four-laned? Should the highway be four-laned? Do we need alternative parking?
  - Housing for singles renters and service personnel. Most working class been forced off the island.
  - Daily parking pass implementation
  - Refinement and follow through of initial plans...revisit highway 80 plan specifically
  - More frequent trash collection/ compactor/ Litter/ Recycling at bars
  - Separate visitor parking in designated areas
  - Distinguish between short term and long term parking.
  - Homeowners have reserved spaces on street
  - Narrow streets that does not permit for tour buses and does not permit for cars. The combustion, noise, and fumes, safety etc.

- More activities for young people, tourists...generated for young. Activity centers with things such as movies, putt-putt golf, water slide, carnival. Teenagers.
- Free parking passes for residents
- Want professional city planner to help implement
- Put utilities underground.
- Safety concerns of on-street parking - for cyclists, runners, intersections
- How to get GDOT to build road that Tybee wants...not happy with their proposal
- Look at the feasibility of a 2-lane vs. 4-lane road for Hwy. 80 between Bull River and Lazaretto
- Serve our visitors but respond to the "burden" they bring like trash and traffic
- Visibility issues at intersections (landscaping)
- Conduct research to track potential impact of multi-family housing
- Downtown area rundown, feels like it needs sprucing-up and not as many touristy type shops, more towards full-time residents
- Put a turn lane at Ft. Pulaski
- Incentives to bring in new businesses and support existing businesses
- Develop transportation alternatives to parking
- More playground facilities...grant for Memorial Park??????
- Turtle-friendly lighting
- Parking for home owners that aren't residents full time
- Support ecotourism
- Light pollution on the beach
- How can we capture more visitor dollars
- Encourage local government to assess infrastructure status before moving any further along in development
- Limit development of condos to maintain adequate services for current residents, including emergency services, etc
- More family activities for tourists besides the beach
- Playground areas on the beach...swing sets...very California. Two on North Side one by the pier. This may help with the roving teenagers.
- Looking at the possibility of generating wind energy through wind farms, taking into account visual and environmental factors
- Two level landscaped parking garages, sensitive to surrounding design and character
- Encourage more single-family aesthetics, infrastructure concerns
- Better support for sea turtle season and dark sky initiative
- Implement HDR plan for Tybrisa St area
- 4-laning Tybee Rd. without additional parking for cars it will bring in- where are you going to put the increased traffic
- Add water fountains and benches around town
- Affordable single-family
- Keeping people on the island for longer than just during the day
- Lack of public bathroom facilities
- High season trash pickup is inadequate
- Drop parking fines in off peak season

- Commercial properties bear tax burden, as they don't benefit from municipal homestead exemption.
- Respond to property owners, not visitors
- How do you keep long-time Tybee island residents on the island, not get priced out
- Improving some of the public properties around the beaches, including possibility of relocating some public uses.
- Parking issues...shuttles or updated meter system that doesn't require quarters
- Want to be able to do what you want to do with your own property consistent with the context
- Community programs that support the needs of children
- Put in alternatives to road/no road that DOT is planning- other alternatives for community to decide upon
- Need higher quality landscaping public property
- Embrace day visitors and encourage seasonal businesses to locate here thereby gaining benefits of higher spending
- Consolidate public facilities into a better location.
- Short term rentals do not have parking requirements and this causes congestion.
- Removal of parking meters during the off season. Amen!!! Reasons: Not a tourism friendly environment. The money they spend on parking meters or tickets should be spent in local businesses.
- Modern public restrooms
- Water re-use through collection of storm water run-off
- Explore remote parking for day-trippers/ shuttle service
- Playgrounds around parks
- Moving forward with boardwalk proposal
- Open up other space at (ballparks that are unused, etc) during peak times
- Increased waterway access to non-motorized watercraft
- Develop a plan to encourage eco-friendly tourism.
- Need for a better parking fee system, such as credit cards, etc.
- Address ADA issues - ribbed ramps
- Improving public facilities especially bathrooms
- Parking meters: charge only during posted times...free parking in off season M-Th at least. Use as developmental tool. Possible free parking day...maybe a Tuesday or a Wednesday.
- Need more public restroom facilities
- Businesses taxed on year round sales but only have seasonal income. Island bears burden for county
- City to take up south parking lot and create a park (at strand parking lot)
- Encourage activities and destinations for the visitors.
- Bridge safety concerns/ limited access when bridge blocked
- Clean up of Tybrisa
- Sewer in C2
- Keep marine science center at its current location
- Rails-to-trails extended to Tybee
- Signage is needed to direct people to activities

- Parking collection is too greatly emphasized and overly enforced driving off tourists
- Daily parking pass.
- Workforce Housing
- Dark Sky Initiative--limit streetlights, etc... to enhance night sky
- Chus donate store when and if marine science center needs to expand
- Prioritize parking to accommodate more cars by acquiring Tybrisa St. to create parking decks in nautical theme w/retail on 1st, parking on 2nd and 3rd levels
- 16th street developed as business district
- More activities for teens and youth to help address delinquency problems.
- Better define the tourists areas from the residential areas.
- Seasonal daily visitor traffic/parking problem vs. normal traffic
- Parking Overzealous parking enforcement drives away visitors
- Boardwalk tied in with 16th St.
- No parking garage because a residential neighborhood community and want to encourage use of beach by residents
- Aggregate density relative to the infrastructure, parking, water lines, can be calculated and then integrated into regulations
- Reduce the recent decision of city council to limit the density allowed on each lot
- Raise max height elevation to allow for greater arch. diversity.
- Dog hours on beach
- Tybee Island is a state beach and should get more state funding.
- Manage parking in order to preserve quality of life for full time residents2
- We don't need a four-lane out here
- Approach green space and walkways/bike trails from the perspective of helping residents.
- Beach re-nourish every 6-7 years, lobby to get support for the state
- Streetscape program for 16th street to improve image
- Butler should have a median, slow down traffic, trees in middle
- Specific parking areas designated for homeowners
- Revitalizing the businesses in the area.
- Regulate signage as to size, lighting, location, and consistency
- Median returned to Butler Ave to slow traffic patterns
- Would like to see trailer parks replaced, especially since its a gateway
- Dog friendly beaches in the off season...away from birding season...licensing...day licensing, monthly licensing.
- 16th street and redefine the uses of the public pier.
- City should take back the public pier from the county.
- Toll road allows people to pay up front and then not worry about parking, thus ensuring that visitors return.
- Coming to a consensus on the status of water availability, taking into account both the tourist and non-tourist seasons. Giving the community measurable results to plan from.
- The historic district by the lighthouse.

- Tourism development should be directed to the south end and historic preservation toward the north end.
- Keep the marathon. It's one of the most positive things we do and it attracts people from over 40 states and other countries to Tybee. We need to embrace those visitors when they are here.
- Develop Lazaretto Creek as a tourist fishing village.
- Master planning for memorial and Jaycee parks to freshen them up and make them more attractive
- Develop more shopping venues that are oriented to the day trippers.
- Public transportation...this could aid in the Where for the new parking structures.
- Better development of the pier area, restaurants, vendors or family oriented businesses.
- New development off island--send to Savannah
- Bike path and hiking trail from Tybee to Savannah.
- Bring back the palm trees down Butler.
- Extend water & sewer to all residents
- Multi-family housing, condos
- Beach facilities: bath houses, doggie facilities, etc.
- Density leads to lawn chemical runoff. Protect water quality.
- Cell Phone Reception????!!!!???? Non-existent on South End.
- Train Museum on the South End of the Island.
- Shrimper's Museum.
- Transferable development rights: if I have a lot with trees, I can sell my development rights to someone who has a lot with no trees
- Keep Tybee Clean! Work on all that goes with this...getting the community behind it...making trash receptacles more attractive and accessible. Signage starting at Johnny Mercer that reminds everyone that Tybee is a no litter zone!
- Incentives for not building such as tax breaks that last as long as no construction occurs
- Community character should be protected; no more spot zoning

2. Where would you like to see new development and redevelopment occur?

- Tybrisa
- Along the strand (Hwy 80) - just after Lazaretto Creek
- More than one business district
- Lazaretto Creek area -
- North Beach parking lot
- Better organized and landscaped parking areas
- Parking garages - close but not on the beach - north end, strand
- Tybrisa
- Move Marine Science Center to North Beach
- Tybrisa St.
- Lazaretto Creek
- Infill in the inner island.

- Hwy 80; C2; Tybrisa St.
- I don't want any new development
- Perpendicular with the beach along the Strand; convert parking lot to pedestrian park
- Don't really want new development, so much as infill
- Redevelopment gateway promote fishing community
- Move Marine Science Center as planned
- Highway 80 due to being the entrance to the Island.
- On every other island but Tybee
- Attraction to Tybee for more than the 4 months of the year like conferences
- Redevelopment of Tybrisa (16th St) as a business center
- If residents want something they should have it because they pay taxes, live here, etc
- Increase restaurants and attractions at North Beach
- Parking lots need redevelopment.
- Strand Ave business dist.
- Restore trees and median to butler avenue
- North Beach and South Beach Parking Areas.
- It's not the zoning, it's the variances that are undermining it.
- Eliminate blight on strand
- New development in c1 district that is commercial not residential
- Tybrisa and Strand areas
- Downtown Area.
- Would like to see trailers replaced, especially since some are in the gateway
- Establish set aside for facade improvements, grants
- Hwy 18 before you come into town needs more commercial development
- Rehab of city recreation facilities i.e. tennis courts, Jaycees bldg., community center, etc.
- Hwy 80 along C-2 district redeveloped
- Open area near the police dept....move dog park there.
- Small scale home development not larger homes - develop incentives
- Revitalize downtown, better parking, more streetscapes
- Bussing people from north end parking to south end in some sort of system
- Locate new commercial development near existing development
- Downtown area into pedestrian area (Tybrisa to Butler)
- No new C development, to preserve residential and business districts
- Not giving out variances to existing set backs
- Consider zoning in R2 that would allow artists to live in and work in the area
- Preserve character of neighborhood, as in preserve character of residential areas
- More off-season tourist development festivals, bird watching, ecotourism

- Public transportation
- Trailer area at the beginning of the Island - remove. Put up convention center.....Nature Center. Basically, first impressions at gateway to the Island.
- Between Lighthouse and gun battery areas
- Tennis courts need to be redone
- Help business district (Tybrisa)
- Unopened streets should remain green space
- Some of the old battery areas near the fort.
- No new development please
- Develop artist thing that is unique to Tybee
- Creating a tourism support and development plan, to promote year-round utilization of the island through tourism
- Enhance development on the pier to accommodate visitors
- Problem for parking is a perception rather than necessarily reality, lots rarely full other than July 4
- Renew volley ball courts, basketball courts big complaint from general public
- Incentives for rehabbing older homes to discourage teardowns
- Revitalize business district so its clean, safe, well lighted, inviting, family oriented Tybrisa)
- Tybee is a small island and we need to keep/preserve the open space we have. It adds to the quality of life we have here, and value to everything we have.
- Need to bring in businesses that support Tybee off season
- Parking meters a deterrent to tourism
- Development/redevelopment needs to happen as planned--no variances
- Increase licensing fees of alcohol establishments to limit number of new bars, compensate family oriented businesses to encourage their growth and creation
- Anywhere but Tybee
- Maintain status quo, no new development
- Recreational facilities are urgent, basketball, volleyball, etc
- Very little development needed - Tybee is practically built out
- Development should only happen outside of environmentally sensitive areas (marsh edge).
- Beautification of ugly buildings
- Convention center
- Provide list of specific family oriented businesses, establishment, encourage their growth, provide incentives
- No more development!
- Provide a specific list of incentives to encourage business development
- Get rid of advertising at bus stops
- Parking areas to be redeveloped; add shade trees
- Don't let people pave their front yard
- Parking is key. How can it be related to support for the arts, retail opportunities and fit with the public supported areas of town?

- Consider moving police station and jail and free land up for more appropriate development.
  - Better use of the school property acquired by the city.
  - Extend pier to allow for more boat traffic.
  - Separation of permanent and temporary residents by zoning and development patterns
  - Better define the tourists areas from the residential areas.
  - 16th street and redefine the uses of the public pier.
  - Bring back the palm trees down Butler.
  - Bike path and hiking trail from Tybee to Savannah.
  - Better development of the pier area, restaurants, vendors or family oriented businesses
  - Develop more shopping venues that are oriented to the day trippers.
  - Develop Lazaretto Creek as a tourist fishing village.
3. What development-related things have happened in the past that you do or do not wish to see repeated?
- Gym - not favored by the public; not a binding referendum
  - Convention center to attract off-season group
  - Structures are being that in compliance w/city ordinances, especially beach lighting
  - Do not want more development blocking the view to the beach from Butler
  - Change of one-way lanes to two-way avenues without commensurate widening
  - Condos without setbacks
  - Do not want more invasive dune cross-overs (8th Street)
  - Building over right-aways and eliminating access to the beach
  - Do not rezone to increase density
  - Development irrespective of neighborhood character/ commercial and residential
  - No more development on wetlands (both freshwater wetlands and marsh)
  - Do not have another gym or facility shoved down the throat of tax payers
  - South parking lot is functional nightmare
  - Private roads should be banned
  - Want to see skate park - Jaycee Park by the teen center
  - Not enough room to respond to this issue
  - Gym should have been better geared to mixed use; locker room and concession facilities inadequate
  - Smaller residences to encourage year-round residents
  - Zero setbacks- not again
  - Architectural boredom!
  - Where it is occurring it has been too dense. Example: condos
  - Sub-standard construction
  - No more zero lot lines
  - Like the historic preservation

- Stop removal of trees - increase fines, stronger tree ordinance
- Liked park of seven flags
- Zero setback is ugly
- Don't like cottages being replaced by McMansions
- No more single use condos (with no ground-floor business use) in the business district. Give "teeth" to recently instituted measures.
- Not following the master plan...how do we get on track?
- So many condos in C-1 district - too small an area for numbers of condos existing now
- Allowing commercial facilities in residential areas that do not have proper application to the area
- Get ordinances consistent with master plan
- Lack of strategic planning in anticipating growth...for example...not taking advantage of avail. open space for the development of retail, green space and additional parking
- No more condo projects without green space
- Don't like the tear down of the old hotels
- Building on the marsh
- We have too many condos (everywhere).
- 15 houses on S Campbell. Anything designed by Penn Myrick, the Clarks and Jeff Kramer
- Low density development- do wish to see in the future
- Consistent and active code enforcement
- Architecture and character that is consistent with Tybee
- Didn't like the sale of some of the fort stuff to private parties
- Enforce the master plan and update
- Increases in density per unit (don't want to see)
- Eliminate more inappropriate condo development
- Do not want more trees removed on Butler
- Bike/ped facilities to be ADA accessible, paved
- Restoration of Tybee cottages- do wish to see repeated
- No development that endangers our marshes and wildlife areas
- Require trees with new construction
- Past lack of planning for new development to fit into the Character of Tybee. Condos can work for Tybee...they just need to fit in.
- Loss character of island with lots of condos
- Return median to Butler
- No more big signs
- Spot zoning can place inappropriate uses in difficult areas
- Return to smaller, cottage/bungalow type houses
- Stop tearing down our historic buildings.
- Don't grant variances
- GYM!

- Doggie Poo Park
- Beach access ramps are not stable and sand keeps blowing on them
- Jamming in condos within regulations
- Development in the marsh
- Slower pace of life, little or no fast food type environment- no strip centers
- Don't like the raising of the cottages and then turning into "big box"
- Septic systems should be phased out
- Ensuring environmental integrity of the community (trees, green space, etc.)
- Would like a provision for work-force housing. People who work here need to be able to live here.
- Zealous enforcement of parking regulations
- No more buildings were there isn't significant green space
- Moratorium on significant historic building demo
- Don't like SFH being converted to multi-family density
- Penalty for cutting trees need to be increased
- Continue and enhance efforts for eco-tourism
- No more height in buildings
- More height in buildings
- Like the height restriction, don't want to see height restriction removed
- Unplanned growth without planning or attention to infrastructure resources
- Not have private individuals building their own board-walks to the beach
- Height up to 42 feet in residential areas
- No more parking meters
- If laterals need to be extended, developer should pay to extend infrastructure to serve the new development.
- Dog park facility not adequate, not needed
- Drainage plans that do not protect and/or destroys the natural vegetation
- Rebuild the old child/family recreation areas... carousel, Ferris wheel, putt-putt.
- Rebuilding of the pier was a good thing
- Less condos.
- Like the restoration of lighthouse and surrounding museums
- Like the focus on historical structures
- Restoration of historic structures
- Ordinances that prevent property owners from using their land, inverse condemnation
- Destruction of historic buildings
- Stop splitting the lots.
- No more indiscriminate loss of green space
- Problems with sewer and water cuts settling and causing inverted speed bumps.

- No major changes without thorough process to propose the changes, personal contact with property owners who are affected, 90 day minimum for notice of changes, specific notices to each resident, mail to the house for notice of changes, notice of proposal for property owners affected
  - Parking a problem for rentals with multiple families multiple cars along the residential streets- possible caused by high rental rates causing sharing of residences
  - Stopping construction in environmentally sensitive areas
  - Protect property owners' right
  - Like to see more compatible development...have new buildings blend in more with existing structures
  - No more elimination of green space, trees, vegetation of any kind for parking spaces
  - Lack of water pressure on the south end.
  - Recent limitations on how property owners can develop their property
  - Tearing out median with palm trees
  - Don't need to phase out motels because fill a need in rental for average families, with parking provided
  - Historic society giving awards for renovations
  - NO more removal of family oriented business/attractions
  - Government employees should have due-diligence (proactive) in helping to identify and rectify issues and helping the citizens to be better stewards of their environment
  - We do want to see more protection of historic properties
  - Spec homes that sit vacant diminish the community character
  - We do want to see more oversight of construction on marshlands
  - People leaving cats on the island.
  - Heritage Tourism projects like the Lighthouse.
  - No more dog park on butler
  - We need to address single-family vs. multi-family housing
  - Former police station on the strand needs to be torn down
  - Develop community outreach programs that engage community members and city departments
  - Parking services building on Strand needs to be torn down
  - No more development like cul-de-sac behind number one Chinese takeout
  - What is proper balance between single-family and multi-family residences?
  - We want to take a look at Butler avenue, and pedestrian safety through crossings with pedestrian friendly design
  - No more suburban style development, we are a beach community!
  - No more sale of city owned land, only buying of city land
  - We want to see more code enforcement
  - Preservation of buildings, facilities, houses that have historical relevance
4. Are there other places you've seen that would be a good model for Tybee Island?
- Downtown Beaufort, SC

- Fernandina Beach downtown
- Downtown Asheville, NC
- Neptune Beach
- Marathon Key, FL
- Jekyll - natural landscaping, toll vs. parking meters, path
- Downtown St. Simon's - village feel, pedestrian-friendly
- Fernandina Beach - quaintness of downtown
- St Mary's
- Islamorada, FL - city park complex, village
- St Simons and Key West without the condos. St Mary's set the standard for coastal GA
- Tybee Island is an original, can't think of any place that we want to emulate besides Tybee
- Not like Hilton Head!!!
- Isle of Palms
- Signage of Hilton Head
- Don't recreate Tybee to be a cookie cutter community. Keep unique flavor that's been Tybee's allure
- Causeway from downtown Tampa to Clearwater
- Tybrisa St area could look more like the Clemson square area
- Virginia Beach- a lighted sidewalk/bike path running along the top of the beach
- Not Hilton Head
- Boardwalk on the Jersey Shore....no alcohol very family oriented
- Individuality of Key West
- Key West - development control
- Carmel CA has trees, is pet friendly and has a business district
- Stone Harbor, NJ- houses to scale with community as a whole with lots of green space
- St. Simons Island, Hilton Head (segregated business/residential)
- Fernandina Beach
- Shopping Dist of St. Simons Island...lots of variety, public restrooms, restaurants
- Don't like Isle of Palms downtown area, too sterile
- Seaside Florida.
- Preserve quaintness of Tybee... no prefab Hilton Head
- Cape May NJ - older beach community that has kept historic character
- No Myrtle Beach
- Savannah Historic District
- Parks, bike trails and historic districts of Jekyll Island
- NOT Myrtle Beach or Hilton Head
- Any place with a raised boardwalk, with food and shop kiosks.
- Sanibel Island, FL

- Highlands, NC
- Rockhill, South Carolina - beautiful streetscapes, smart growth principles
- Santa Barbara
- Don't like Hilton head or myrtle beach
- Venice Beach style Strand. Street performers, kids skating, bicycles.
- Places with more street trees.
- Rosemary Beach Florida
- Saugatuck Michigan
- St Simons Island, Lake Worth Florida
- Places with more bicycle trails.
- Sea Side Florida
- Palm Beach Florida, vegetation, buried utilities, pocket parks, shade structures, beautiful landscaping, free parking in shopping zone
- Wrightsville Beach and Flagler Beach feature diverse architectural styles and examples of different styles
- Fernandina Beach, Florida - Viable business district and healthy beach, historic areas
- A place with a small community feel...where you can feel safe walking anywhere.
- Palm Beach
- Ocean City New Jersey
- Awful model- Hilton Head- homogeneous, no character, can't find your way around, 4-lane hwy. going into town
- The variety on Tybee Island is its charm
- St. Joe Company developments in panhandle of Florida, Rosemary Beach, Sea Crest, Carillon, Water Sea, Apalachicola, as in porches, no parking meters, buried utilities, single family, natural materials, pedestrian friendly, more community oriented business, basic services as in hardware store, groceries, basic needs
- Sutton's Bay, Michigan - Beautiful beach, viable business areas and affordable residential areas
- Fernandina Beach
- Key West
- Sea Pines: residential development on larger lots, reserved green space, clustered commercial.
- Taking a look at other (non-beach community) tourist destinations
- City Market in Savannah
- Edisto Island, SC - family oriented
- Harbor Town, Hilton Head
- Tybee Island visual/eclectic character of pre-development pressure (60s or so)
- Regulations that are all or nothing (e.g., don't cut trees) inhibit architectural and building options
- Monterey, CA- like Tybee- by the ocean, maintained its sense of place, well-run, well maintained
- Jacksonville Beach - lifeguards
- Beaufort SC - small scale/historic/no large condo development or large building
- Pawley Island, SC - viable residential
- Seaside beach access

- Porches, nice yards, natural
- Ft. Lauderdale - redevelopment a1a, south beach - pedestrian friendly
- Deerfield Beach Fl, green inviting, good traffic flow, clean
- St Simons regs that allow transfer of construction rights in order to save a tree.
- Florida anywhere on 30 A in Walton County
- Fairhope, AL - quaint, restored houses
- Coronado Calif.
- Bethany Beach Del, management of tourism and cleanliness

5. What do you want your community to become?

- Mixed economic base, not wholly dependent upon tourism
- Multi-generational living opportunities (those that grew up here can live here)
- Gear businesses to residents not just tourists
- Entrepreneur friendly
- Consistent signage by local artists
- Event friendly: festivals, concerts, etc.
- Quaint
- More economically diverse
- A beautiful calm beach side town where the natural resources are preserved and appreciated
- Environmentally-conscious
- Tourist friendly
- A place with cultural activities
- A place that is welcoming to visitors, newcomers , and long term residents
- Last Master Plan said most wanted low density, single residences development. We need to follow the plan until an improved one is developed
- Embrace large events such as the Tybee Marathon
- Family friendly: children activities, pool, etc.
- Little art colony
- More dog friendly - dogs on the beach
- More year-round functioning community, more facilities for permanent residents (i.e. place to make copies)
- We need friendlier signage for visitors on the beach
- More visitor friendly through parking management
- Being more friendly to visitors, more outdoors activities to offer, nicer park facilities
- Develop consistent with our infrastructure resources
- A cohesive unit of mixed use development where visitors, residents, and wildlife can coexist in a comfortable and aesthetically pleasing environment.
- Maintain its sense of place and unique quality of life. Growth is inevitable, but keep the small town character

- Artsy/ecotourism community
- A FAMILY friendly place to live and visit.
- Vary parking hours on meters (no meter after 5)
- Take advantage of SCAD... accommodates tourists businesses but doesn't allow for too much crowding
- No street mailboxes, everyone must have P.O. box
- We like being known as "quirky"... we like the mix of backgrounds
- Less restrictive parking regulations, be more inviting to visitors
- Reduce feral cat population
- Keep diversity (don't endanger the rednecks)
- More loggerhead turtle friendly
- A residential community that does not feel compelled to support overnight motels. No more growth in the tourism industry. Noise is an issue.
- An eclectic tourist/residential community where quality for all comes before profit of drive-through developers
- An environmentally sensitive, with sustainable infrastructure community
- A place where all interests are balanced: businesses can survive alongside trees and the needs of the elderly, etc
- Creating and keeping a sense of place that welcomes its residents
- Friendly residential community
- More recreational activities for "green" tourism
- Want to integrate business/development community with the permanent residents
- Well controlled tourist area
- Infrastructure should be able to support the population of Tybee- need to find out where we are before we can go forward
- Less seasonal and more economically stable
- Keeping the focus on families
- Full time residential and less short time rentals
- Multi-functional community that supports both tourism and residential development
- Want community to become one without overhead wires, want it aesthetically beautiful, similar to what has taken place at St Simons Island
- provide better traffic and remote parking for all tourists
- 4-lane highway 80, improve emergency response system, improve public awareness on safety
- To remain an eclectic mix of diverse social, economic and aged people
- user friendly
- A sustainable 12 month economy
- A friendly, small residential town with focus on nature and enjoyment of nature, healthy exercise, self sustained, not suburban savannah
- Retain its small town "sense of place"
- Change the type of tourism to eco-tourism, conferences, etc.
- Walking and biking friendly
- Change lanes on bridge during morning and afternoon to facilitate traffic flow
- Want tourists to pay more for their impact on our community

- A balanced of business/single or multi-family dwellings, preserving green space instead of condo condo condo...
- Fun place for people of all ages
- Develop a more family friendly reputation
- Help us keep Tybee beautiful....make this a community effort.
- There needs to be a focus on keeping affordable housing for people who live and work on this island. Look at how the public sector can support this goal.
- A place where a grandmother and a granddaughter could walk anywhere without it being unpleasant or dangerous.
- Nice place to visit and great place to live
- A community where people come and invest their time, mix of unique retail, galleries, eco tourism, beautiful non invasive, charming, unique, prosperous, laid back
- Continue art galleries and fine dining
- Don't lose the community character that made it what most people move here to begin with.
- Maintain family orientation
- Free range asylum
- Encourage cultural enterprises
- Keep economic diversity
- Controlled commercial district
- Residents take more pride in the island, less trash and more pride in their yards homes
- Kiosks, vendors, stands, friendly to pedestrians
- Make the park more user friendly for families
- Maintain laid-back lifestyle, managed growth,
- A community of stronger neighborhoods
- Focus on single family homes
- Support of local businesses, especially in the off-season (ordinances?)
- Incentives for water conservation
- All public servants to go to hospitality training
- Keep safe, peace of mind
- Kid friendly water fountain in public parks



# Appendix B

Due to the length of the reports referenced in the appendix row of each recommendation, links to the documents on-line can be found with the recommendation or copies of the reports are provided digitally on the Compact Disk provided to the City of Tybee Island.



Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329  
(404) 679-4940