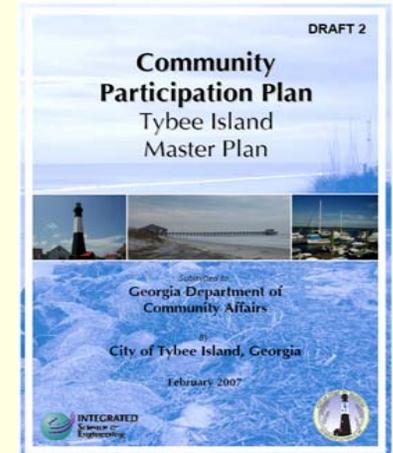
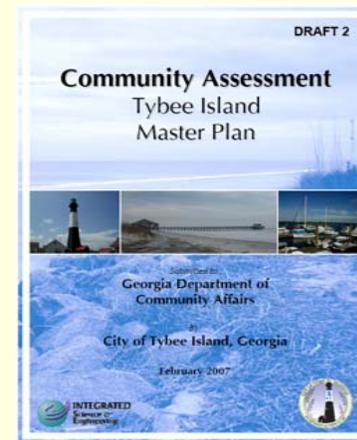


City of Tybee Island Vision

- *As concerned citizens of The City of Tybee Island, we will be conscientious stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community. We will also ensure that our growth does not exceed the island's carrying capacity.*
- *We will foster a year-round economy and support a business community that serves the needs of residents and visitors. We will provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a four-season vacation destination, while enhancing the distinctive atmosphere of our island life*

City of Tybee Island

MASTER PLAN



Presentation to:

Tybee Island Master Plan

Open House

May 23, 2007



Tybee Island Master Plan

DCA Requirements

- Rules of Georgia Department of Community Affairs, Chapter 110-12-1
 - Updated May 2005
- Comprehensive Plan
 - Community Assessment
 - Community Participation Program
 - Community Agenda
- Tybee Island Partial Update Submission Deadline: October 31, 2008
 - Assessment and Participation Program: March 2007
 - Agenda: December 2007



Tybee Island Master Plan

Community Assessment

■ Development Pattern Assessment

- Existing Land Use
- Community Character Areas
- Areas Requiring Special Attention



■ Census Data Assessment

- Technical Addendum

■ Community Issues & Opportunities

- Based on existing conditions and future vision

■ Quality Community Objectives

- Fifteen objectives proposed by DCA





Tybee Island Master Plan

Existing Land Use

- Current, parcel-based land use in November 2006
- Field GIS survey
- Land Use Categories:
 - Residential - Single-Family
 - Residential - Multi-Family
 - Commercial – Office
 - Commercial – Retail
 - Public / Institutional
 - Recreation – Active
 - Greenspace
 - Tidal Marsh
 - Trans / Commercial / Utility
 - Right-of-Way
 - Undeveloped



Tybee Island Master Plan

Character Areas



- Identify the defining and desirable character of the unique areas/neighborhoods
- Develop recommended development strategies for each Character Area
- Character Areas will influence future Land Use and Zoning decisions within the City

Tybee Island Master Plan

Character Areas



Arts, Eats, Eco Activity Center

- Encourage commercial and mixed-use infill development along Highway 80 corridor
- Establish standards and guidelines for signage
- Development should be consistent with the vision for this area
- Establish architecture and design standards
- Eliminate down zoning



Back River Neighborhood

- Encourage traffic calming measures
- Restoration/preservation of historic homes
- Preserve and enhance public access to beaches and waterways



Beaches

- Should be maintained in a natural state
- Prohibit development in beach and dune system
- Promote conservation of greenspace in adjacent areas
- Utilize crossing to provide education on beach and dune system



Tybee Island Master Plan

Character Areas



Beachfront Neighborhood

- Preserve existing tree canopy
- Enhance the pedestrian environment
- Maintain and enhance public beach access points
- Provide appropriate incentives for historic cottage restoration projects



Coastal Marshlands

- Promote the use of conservation easements to protect marshlands
- Maintain in a natural state
- Require natural vegetated buffers for development near marshlands
- Promote areas as passive use tourism and recreation



Inland Cottage Neighborhood

- Permit only compatible uses
- Develop design and architectural standards
- Encourage and provide incentives for restoration of historic cottages

Tybee Island Master Plan

Character Areas



Lazaretto Creek Maritime District

- Develop a “theme” for signage that includes signage for island landmarks
- Consider design and installation of gateway signs and island beautification
- Allow for development of retail, restaurants, and other services



Marshfront Neighborhood

- Permit only compatible uses
- Ensure development is consistent with existing character and desired character of the neighborhood
- Require natural vegetated buffers for development near marshlands



North Beach Neighborhood

- Ensure development / redevelopment is consistent with existing character
- Encourage restoration of historic structures
- Preserve old trees, parks, and greenspace
- Allow development of low impact commercial uses





Tybee Island Master Plan

Character Areas

Riverfront Neighborhood

- Work with Ft. Pulaski on preservation of battery park areas
- Encourage projects that will implement the proposed multi-use trail
- Consider providing parking in this area with transportation to other areas

Tybrisa District

- Development should place high priority on pedestrian movement
- Area should contain a variety of residential densities
- Encourage mixed-use developments

The Strand

- Streetscaping and beautification projects are needed to improve aesthetics
- Encourage infill development projects on vacant lots
- Develop a plan to “re-install” the Strand boardwalk and multi-use trail





Tybee Island Master Plan

Areas Requiring Special Attention

- Areas where current land use patterns, environmental issues, and development trends necessitate special attention
- DCA requirements:
 - Natural or cultural resources
 - Areas where rapid development is likely to occur
 - Areas where the pace of development has and/or may outpace the availability of public facilities and services
 - Redevelopment areas
 - Large abandoned structures or sites
 - Infill development opportunities
 - Areas of significant disinvestment and/or under-utilized areas

Tybee Island Master Plan

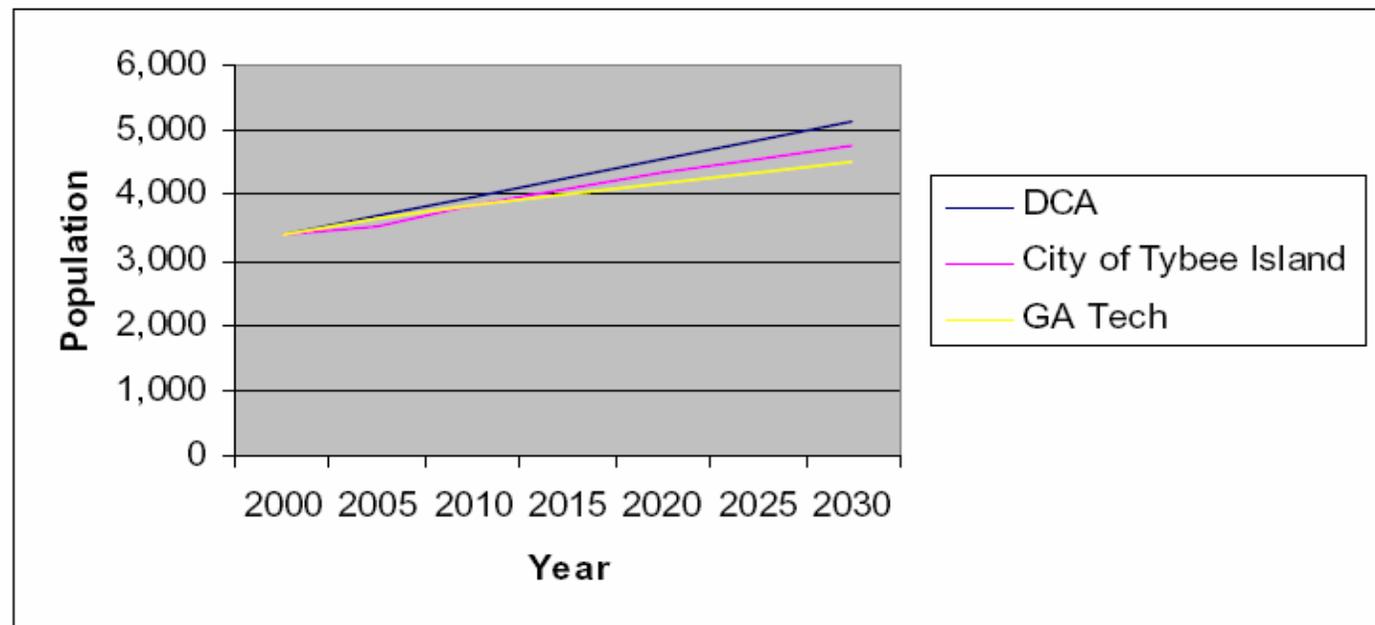
Data Assessment



■ Population Projections

	2000	2005	2010	2015	2020	2025	2030
DCA Projections	3,392	3,680	3,968	4,256	4,544	4,832	5,120
City of Tybee Island (COs)	3,392	3,536	3,832	4,100	4,346	4,564	4,746
GA Tech Study	3,392	3,626	3,832	4,021	4,193	4,347	4,495

Source: DCA, City of Tybee Island, Georgia Tech





Tybee Island Master Plan *Data* *Assessment*

■ Seasonal Population

Total Residential Properties	3,091
Total Rental Properties	852
Percentage of Rental Properties	27.6%



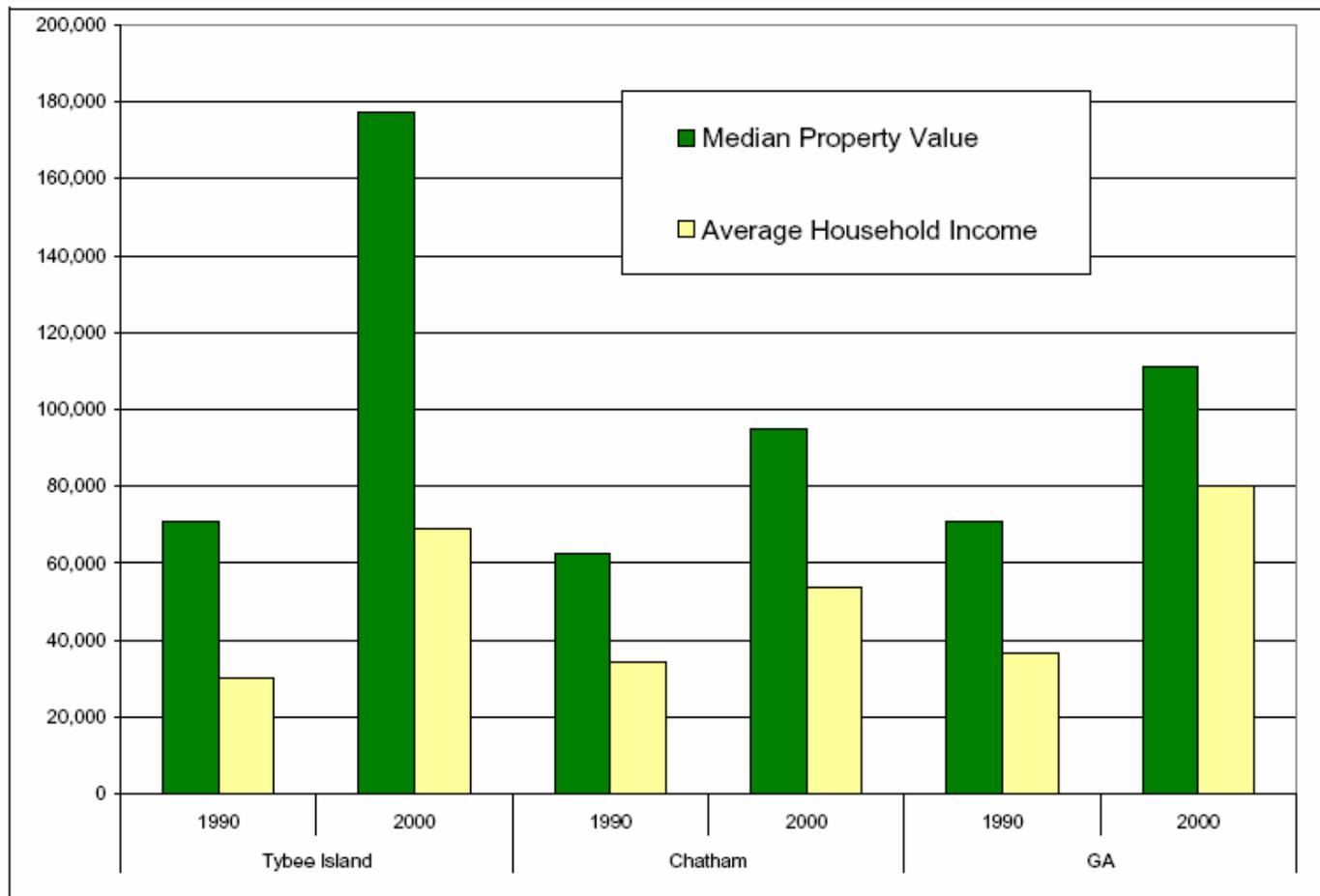
Type of Seasonal Rental	Number of Units
Residential Seasonal Rental Units	852
Atlantis Hotel	11
DeSoto Hotel	37
Dunes Inn	53
Howard Johnson's Admirals Inn	41
Ocean Plaza Beach Resort	200
Royal Palm Motel	22
Sandcastle Inn	60
Sea Breeze Inn	60
Tybee Beachside Inn	15
Total Units	1351
Seasonal Population (2 people per unit)	2702
Population Increase	76.41%



Tybee Island Master Plan *Data*

Assessment

■ Income vs. Property Value





Tybee Island Master Plan

Issues & Opportunities

- Population Growth
- Economic Development
- Natural & Cultural Resources
- Facilities & Services
- Intergovernmental Coordination
- Transportation
- Housing
- Land Use





Tybee Island Master Plan

Issues & Opportunities



■ Population

- Population growth
- Permanent Population vs. Seasonal Population

■ Economic Development

- Business Retention
- Drawing New Businesses
- Off season economy





Tybee Island Master Plan

Issues & Opportunities

■ **Natural & Cultural Resources**

- Redevelopment vs. Restoration
- No inventory of Historic Structures
- Growth can adversely impact natural resources



■ **Facilities and Services**

- New development will require the City to address existing facilities and services
- Residents not aware of Services



■ **Housing**

- Affordability
- New development is often out of character with existing neighborhood





Tybee Island Master Plan

Issues & Opportunities



■ **Transportation**

- Traffic congestion during peak season
- Address the movement along Butler
- Lack of public transportation / island shuttle services
- Signage
- Streetscape improvements

■ **Land Use**

- Development patterns in the City should be reflective of the community vision
- Demand for property



Tybee Island Master Plan

Quality Community Objectives

DCA has adopted fifteen QCOs:

1. Traditional Neighborhoods
2. Infill Development
3. Transportation Alternatives
4. Regional Identity
5. Resource Conservation
6. Open Space Preservation
7. Environmental Protection
8. Growth Preparedness
9. Appropriate Business
10. Employment Options
11. Housing Choices
12. Education Opportunities
13. Local Self-Determination
14. Regional Cooperation
15. Sense of Place

QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.

Tybee Island Master Plan

Community Participation Plan



■ Community Participation Strategies:

- Project Team
- Public Meetings
- Stakeholders Committee
- Community Survey
- Open House
- Handouts
- Website
- Utility Bill Insert
- General Mail-out
- Press Release

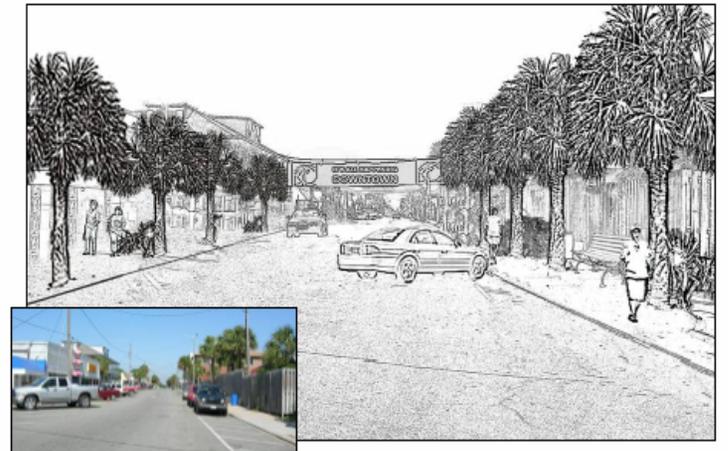


Tybee Island Master Plan

Community Agenda



- Vision
 - Character Areas
 - Future Land Use Map
 - Quality Community Objectives
 - Desired Design Patterns and Architectural Styles
- Issues and Opportunities for Tybee Island
- Implementation Plan
 - Policies
 - Short-Term Work Program



A wooden swing set is positioned on a sandy beach. The swing set consists of a horizontal top bar supported by two vertical posts, with two chains hanging from the bar. The background shows the ocean with waves breaking on the shore under a cloudy sky.

Contacts:

Courtney Power

Ed DiTommaso

Ron Feldner

Integrated Science & Engineering, Inc.

7 E. Congress St. Suite 309

Savannah, GA 31401