



# GEORGIA PLANNER

Newsletter of the Georgia Planning Association, A Chapter of the American Planning Association  
DECEMBER 2002

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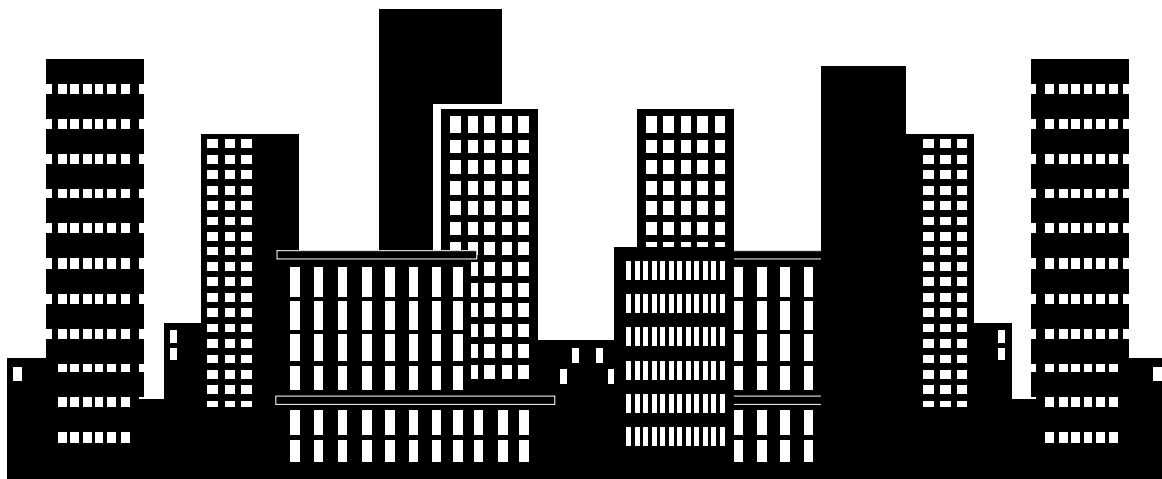
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## Atlanta and New York: Opposites but linked?



ARC recently completed a report comparing Atlanta to nine other regions of the U.S. New York City was not included in this report, but it has surprisingly many common historical links to Atlanta.

First, the differences are glaring. New York is the most densely developed area of the U.S. Atlanta is one of the least densely developed urban areas of the U.S. New York has the highest use of transit in the U.S. Atlanta has one of the lowest uses of transit for a region. New York is an urban metropolis of over 20 million people largely built on a grid street pattern. The Atlanta region has maybe 1/6th the population in a much larger area without many transportation options and predominantly separated land uses. Areas of New York have been redeveloped several times. Atlanta has largely grown to new development sites. New York consolidated into a large single government with five burrows in 1898. The Atlanta region has 73 municipal and county governments.

One origin of sprawl, the urban decay of the 19<sup>th</sup> century, originated in cities like New York. The first entirely commercial district in the world occurred in New York. The first suburbs were in New York. The first housing, workplace safety, fire safety and zoning codes were essentially in New York. The Atlanta region has taken many of these firsts that occurred in New York to extreme levels.

For a person growing up in Georgia or other similar places, New York City seems foreign. Many citizens of Atlanta region would likely not appreciate the urban scale and diverse history of New York. I have visited New York once, jogged through Central Park and stood in Time Square. The events of September 11, 2001 have produced many images of south Manhattan. However, a historical review of New York growth can offer some good lessons for the Atlanta region and even provide some insights into how New Yorkers will survive the 9/11 tragedy.

I recently watched the 14 hours of Ric Burns PBS documentary of New York City. The documentary was completed prior to September 2001 and therefore does not have any reference to recent events. The documentary provides a history of New York, and also our country, the U.S economy and the planning profession. There are a number of analogies to the Atlanta region. So what are the similarities of these two vastly different urban places?

*From the President...*

Last time in this column I talked about Paul Farmer's message at our annual meeting at Jekyll Island. Paul challenged the Planning profession, the "change agents", to make a difference in their communities. This column is continuing the theme of change – how we set the course of change for GPA.

It is time to start the process of developing our 2003 Chapter Development Plan. Next month the Board of Directors will be getting together to start a discussion about our future - who we want to be. Our discussion will be patterned after the strategic planning session Paul Farmer led with the Chapter President's Council last September. The Board will be struggling with the issues of growth:

Is growth good for us? Do we want to grow? Why or why not? If we should grow, how much should we grow?

These questions sound familiar, but we are usually posing them to citizens when we are preparing a community plan. Now we are the clients of our own plan!

In order to answer these questions, we will break into three groups to discuss them from different points of reference. One group will defend the proposition that GPA should *not* grow, and then answer the above questions. Another group will defend the proposition that we should grow by 50 percent over the next five years. A third group will be charged with supporting high growth – doubling our membership over the next five years. Each group will have to answer questions like:

What are the preconditions of this rate of growth and change? What would we have to do to make it happen?  
What are the target audiences for membership? What kind of services would attract those members?  
In five years, who will be the members of GPA be, and how will they be different from the members of today?  
*How would this change our organization?*

When I think about these questions I consider our current organizational mix: We have a good mix of public and private sector planners. We have a good mix of men and women.

However, by far, the majority of our members live and work in the greater Atlanta area. We have few members who are planning officials, despite their significant numbers and their importance in the planning process. The majority of planning students in Georgia are not members of our organization.

We have very few members who would be classified as racial or ethnic minorities, yet these groups represent a rapidly growing sector of our population. Where are they in our profession?

Rapid growth is projected in north Georgia as well as the coastal region of our state. Will this influence the locational distribution of our future members?

Will GPA grow along the same lines as our state? Or, will we decide not to risk growth? If we decide not to grow, how will we change?

I hope you will also think about these issues. If you have strong opinions or have issues you think the Board should consider when drafting the Chapter Development Plan, pick up the phone or email one of us and speak your mind. Make GPA your organization! Go ahead, change it! You're a planner! Be an agent of change for GPA!



## Plans Underway for 2003 Annual Conference

by: York L. Phillips, AICP, VP for Programs

Mark your new 2003 calendar to attend GPA's annual conference in Savannah, October 22 - 24. The conference will be held at the Savannah Marriott Riverfront, which anchors the east end of the walkway along River Street. The location and the facility offer excellent opportunities to visit historic sites associated with the founding of Georgia, as well as to visit the shops and pubs that help make Savannah an attraction in its own right. As the new year progresses, we will have more information about the events and the sessions at the conference!

### HELP NEEDED

We are now forming the committees that will plan the details of the 2003 annual conference. If you would like to participate in the planning, email me at [york@mindspring.com](mailto:york@mindspring.com) or call me at 912-554-7438 (office) or 912-634-4768 (home). Among other things, we need people to participate in and chair a number of committees, including: the Sessions Committee, which will plan the actual program; the Sponsorship Committee, which will arrange for sponsors and will oversee the exhibit area; the Marketing Committee, which will

market the conference to other groups and thereby help expand attendance; the Merchandising Committee, which will develop a line of merchandise for sale to help improve revenues from the conference; and the

Art/Layout committee which will be responsible for graphics and publications. We will also be setting up a Student Committee and a Host Committee.



### SOLICITATION OF SESSION IDEAS

We are now accepting proposals for sessions. Email me at [york@mindspring.com](mailto:york@mindspring.com) and I will email you the form for submittals. **Submittals are due by February 28**, and the final program will be set and confirmed by the end of May. The conference theme will be announced as soon as it is available, and will be a consideration in selecting session topics. Please let me know if there are any questions or suggestions.

## CPDP Credit Solicitation

APA National is currently encouraging existing AICP members to continue their education through a voluntary program called the Continuing Professional Development Program. Through this program, the national organization seeks to have practicing professionals obtain and maintain a minimum of 60 continuing education credits over any three year period. The means for attaining these credits is currently rather generous. Credit hours can be obtained through any course work that covers technical, and personal, growth and development activities that are related to the practice of planning. Under the current system, one can obtain as many as 30 credit hours simply by attending the CPDP sessions at one national APA conference. The individual member is responsible for keeping their own log of these training hours, and for submitting a record of their 60 hours to the National AICP office. The log forms and registration information are available in the AICP section on the APA web site. The Chapter Professional Development Officer may accept course work other than through APA National for CPDP credit. Hence, this solicitation for additional courses, workshops, and other events of a professional nature that provide additional sources of training for planners in this state. We are asking the GPA members to submit in writing their suggestions for suitable training opportunities that may be worthy of CPDP credits. Please note when

considering making a suggestion that it is already assumed that classroom instruction at higher education institutions will be eligible for CPDP credit.

The Chapter PDO will take the suggestions and evaluate them against these criteria:

- 1) Does the activity meet a specific planning related training objective?
- 2) Is the activity led by one or more experts on the subject?
- 3) Is the material offered by organizations that provide either some form of documentation and are considered eligible providers of such services?

Once determined that the activity meets the criteria for CPDP credit, the Chapter PDO will forward a list of these activities to the national APA office for registration on the national data listing of such activities. But, before this can happen, we NEED YOUR PARTICIPATION in nominating workshops, conferences, and so forth that meet the eligibility criterion above. Please respond in writing with your requests BY FEBRUARY 1 to Professor Larry Keating, City Planning Program, College of Architecture, Georgia Institute of Technology, Atlanta, GA 30332-0155 or via email at [larry.keating@arch.gatech.edu](mailto:larry.keating@arch.gatech.edu).

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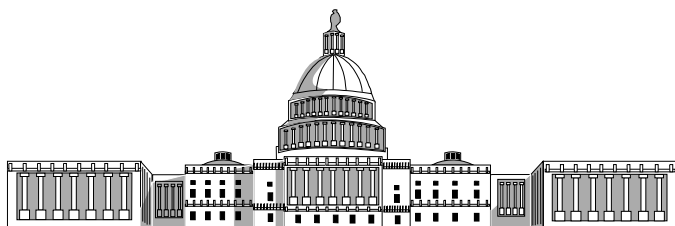
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Irene Wong  
Student Representative

## APA Conference News

### 2003 APA Legislative and Policy Conference

May 11-13, 2003  
Washington, D.C.  
Hyatt Regency Capitol Hill



Plan now to join APA in Washington for this special conference. Learn the latest about what's happening in Washington. Meet the newly elected Congress and bring the planning and smart growth message to the Nation's Capital. 2003 is the year Washington will reauthorize the nation's surface transportation law - TEA-21. This conference will give you an opportunity to be informed and engaged in this vital debate. Transportation policy and its implications for making great communities happen will be a major focus of the conference. For detailed information, see <http://www.planning.org/legislation/2003policyconf.htm>

Future National Planning Conference cities and dates are available online at

<http://www.planning.org/conferences/future.htm>.

### APA Board of Directors

The process of revising the Organizational Development Plan (ODP) is underway. Ideas and direction provided by the constituent groups at the Regional Exchange at the Leadership Meetings in Providence is being used to develop new ODP. The Development Plan & Budget Committee met via teleconference on November 12th, and the Board will meet in January to continue their work.

### AICP Commission

Highlights of Commission actions and discussion at the Fall Leadership Meetings in Providence: The AICP Commission asked that the question of how the AICP President-Elect is elected be removed from further consideration by the APA Board of Directors. The Commission advised PAB not to offer accreditation to schools outside of US or Canada, and that suggested that PAB further explore offering consultation services to other regions in order to share the experiences

which the US and Canada have gained in their accreditation program. The Commission directed staff to explore the cost of development of a 15-year membership recognition pin.

### Chapter News

**Chapter Grants** - In fiscal year 2003, the CPC will make available more than \$17,000 from funds provided by APA and profits from past CPC projects. Priority will be given to those projects that correlate with the APA Organizational Development Plan and those that meet the criteria as listed in the application guidelines. Applications must be received at APA no later than Monday, December 2, 2002.

The CPC Grants Committee evaluates the grant applications with assistance from APA staff, and provides funding recommendations for the CPC Executive Committee's review. The CPC Executive Committee makes the final decision on grant awards. Chapters will receive award notifications by January 2003. Should you have any questions, please do not hesitate to contact Lynn Jorgenson ([ljorgenson@planning.org](mailto:ljorgenson@planning.org)).

### Division News

**PAB: Divisions Council Recommendation** - The Divisions Council adopted a report of Recommendations to the Planning Accreditation Board (PAB). In the report, a work product of a committee of DC members, the Divisions Council recognized that the trend toward universities drawing back from participation in APA and AICP needs to be reversed. The Divisions Council plans to submit these recommendations to the APA Board of Directors. **Standardization of Division Dues, 3 for 2 Pricing** - The Divisions Council decided that individual divisions should consider bylaws changes to remove specific dues rate language. It was moved, seconded and passed to approve a rate standardization at \$25 for members and \$10 for students and 3-for-2 pricing.

### Student News

In Providence, the Student Representatives Council (SRC) approved creation of a mentor page on the student website, which will connect protégés with mentors. Three regional representatives of the SRC have recently been involved in hosting student conferences at Universities around the country. At the recommendation of the SRC, the APA Board approved a proposal to provide student conference attendees at future National Planning Conferences with the conference proceedings CD-ROM.

*Continued on Page 8*

## Membership Statistics Georgia Planning Association

September 2002

Substate District	Location	Number of Members, Sept. 2002	% of Total Members	Number of Counties in Substate District	Members Per County
1	Rome/Dalton	24	3.2	15	1.6
2	Athens/ Gainesville	74	10.2	25	3.0
3	Atlanta	451	61.9	10	45.1
4	LaGrange	19	2.6	10	1.9
5	Macon	18	2.5	11	1.6
6	Augusta	15	2.1	14	1.1
7	Columbus	17	2.3	16	1.1
8	Albany/ Valdosta	30	4.1	24	1.3
9	Waycross	12	1.6	25	0.5
10	Savannah/ Coastal	60	8.2	9	6.7
Not in GA	FL, AL, APA staff	6	0.8	--	--
Not classed		3	0.4	--	--
Total		729	99.9	159	--
		GPA members			
Total AICP Members		255 AICP Members	35%		

Source: Georgia Planning Association 2002 Membership Directory. Compiled by Jerry Weitz.

### Bids For Market Study Of Liberty County's Unincorporated Areas Are Being Accepted

The Liberty County Board of Commissioners is now accepting proposals for the selection of a consulting firm to provide a market study of selected unincorporated areas in Liberty County to support housing rehabilitation and public water system implementation.

Proposal packets outlining instructions for preparation and submission may be obtained at \$25 per set by contacting the Grants Administrator, Liberty County Board of Commissioners, Courthouse Annex, 112 N. Main Street, Room 201, Hinesville, GA 31313, (912) 876-2164.

All proposals must be received by January 6, 2003 at 10:00 am at which time the proposal will be publicly opened and read.

### Please Welcome Our Latest Board Members

Irene Wong - Student Rep

Lee Sutton - Distr. 10

Sian Llewellyn - Distr 3

Dan Basso - AICP At-Large



*Blueprints from the Future, Continued from Page 5*

statement for Sandfly. Sandfly residents face significant challenges as they confront the forces of development. Yet they bring remarkable strengths to this task. "They are undaunted in their commitment and remarkable in their energy, even when they encounter setbacks," said Patty McIntosh, The Georgia Conservancy's director of coastal programs, who is also working with the Sandfly Blueprints initiative. The Conservancy will continue working with Sandfly to develop community design goals.

The Conservancy's work with Sandfly demonstrates the key to any Blueprints initiative's success: the continuous and vigorous involvement of all local stakeholders. Blueprints offers both education and technical assistance. The Georgia Conservancy provides planners, architects, engineers and other professionals to help communities chart their future in ways that protect the traits they value most. Community design workshops bring together a cross-section of local leaders to identify challenges and opportunities residents face.

Since its inception, Blueprints has worked with in-town neighborhoods such as Lakewood Heights and Home Park in Atlanta; small communities like Covington in Newton County; the counties along the Atlanta - Athens transportation corridor; the Middle Chattahoochee watershed; and the Ocmulgee River Corridor. Blueprints initiatives are now under way in Columbus and Macon, as well as Sandfly.

A dynamic process, Blueprints is continuously enhanced to help Georgia communities develop tools to plan for growth in ways that protect their quality of life and sense of community. During the Blueprints strategic planning process, a group of its partners recently redefined the program's purpose and produced this new mission statement: *Blueprints for Successful Communities teaches Georgians to achieve successful communities by creating sound conservation and growth strategies and building consensus for action at the local, county, regional, and state level.*

The Blueprints process has been revised to increase emphasis on flexible, community-based technical assistance. Every Blueprints initiative begins with an invitation to the Blueprints team from local residents. Blueprints staff members first help community stakeholders identify key issues. With other professionals, the staff then educates participants on planning alternatives, current research and other communities' case studies to help them determine the best planning strategies. Next, Blueprints facilitators help stakeholders reach consensus on the best planning strategies.

"Blueprints is an ever-evolving process. The beauty of it is that we are always learning from communities we partner with and are constantly working to make the process even more effective," said Susan Kidd. "Building healthy communities is the bottom line. We have to protect natural resources while helping communities plan for economic success. It's that balance that supports a healthy community."

For more information about Blueprints for Successful Communities, contact Crystal Jackson at

cjackson@gaconservancy.org or 404-876-2900 ext. 24.

*Blueprints for Successful Communities began in 1995 when The Georgia Conservancy partnered with the Urban Land Institute (Atlanta District Council) and the Greater Atlanta Home Builders Association to host its first symposium. The original partners were joined by: Georgia Tech, the Atlanta Neighborhood Development Partnership, the American Institute of Architects (Atlanta Chapter), the American Society of Landscape Architects, the Homebuilders Association of Georgia, the Institute of Transportation Engineers, the American Council of Engineering Companies of Georgia, the Georgia Planning Association, the Georgia Trust for Historic Preservation and the National Association of Industrial and Office Properties.*

*APA Conference News, continued from Page 4*

## Staff Notes

APA's marketing staff has prepared a resource for APA's elected leaders to use in "telling the planning story". This CD-ROM contains several customizable versions of a PowerPoint presentation describing what APA is and what APA does. The CD-ROM has been well received by the Board of Directors, and recognized as a potentially valuable resource. The CD-ROM was developed as a tool to help APA leaders in their presentations to various groups, including chapters and sections, allied organizations, and engaged citizens. A copy of this disk has been sent to all Leadership. If you have not received the CD-ROM please contact Kriss Blank, at [kblank@planning.org](mailto:kblank@planning.org).

## Calendar of Upcoming Events

- March 29 - April 2, 2003: National Planning Conference, Denver, CO
- 
- May 11-13, 2003: APA 2003 Legislative and Policy Conference, Washington, DC
- 
- September 11-14, 2003: APA/AICP Fall Leadership Meeting, Wyndham Hotel, Chicago, IL

## CITY OF GADSDEN

**Position Title:** Transportation Planner**Salary Range:** \$32,718 - \$51,001**Closing Date:** January 15, 2003**Department:** Planning**Reports To:** Director of Planning

Contact Information: Resume/Cover letters should be mailed to Charles Ball at:

Planning Department,  
City of Gadsden,  
Post Office Box 267,  
Gadsden, AL 35902

or faxed to (256) 549-4851.

Please call Charles at (256) 549-4520 for additional information.

The City of Gadsden is an Equal Opportunity Employer.



#### *Atlanta and New York, Continued from Page 1*

New York and Atlanta have both largely grown as a result of transportation infrastructure. New York's harbor is one of the best harbors in the world. The Erie Canal and Brooklyn Bridge at the time of their construction propelled New York far beyond cities on the east coast in trade and commerce. Atlanta as a southern city can give similar historical credit to railroads, Hartsfield International Airport and the interstate system with ties to the port of Savannah.

New York grew from 100,000 in 1800 to 5,000,000 in 1900 as a result of an incredible flood of immigration. In the year 1907 alone, 1.2 million immigrants came to New York including 289,000 Italians and 256,000 Russians. New York has experienced phenomenal growth from a diversity of races for its entire history. During the last 30 years, the Atlanta region comparatively has experienced substantial immigration and will likely continue to expand an already diverse mix of races.

At the time of the Civil War the trade economy of New York was almost as dependent on slavery as the Atlanta economy. New Yorkers were initially indecisive about entering the Civil War as the earlier Dutch colony focus on trade and profit were threatened by war. Race has also had a strong influence in the historical events and growth patterns of New York.

Commerce, a pro-business environment and real estate deals are primary elements of the New York and Atlanta identity. Government funded infrastructure that facilitates growth and real estate development are also key aspects of both urban areas. The infrastructure legacy of the Ports Authority of New York under Robert Moses surpasses the construction level of the Georgia Department of Transportation and local governments in the Atlanta region.

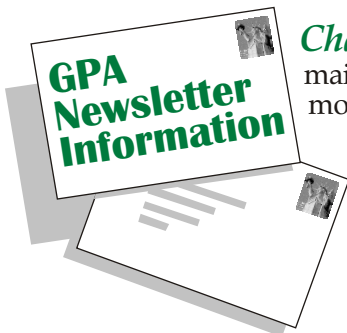
Atlanta and New York are two of the most important regions of the U.S. for vastly different reasons. New York has already experienced most of the problems and conditions that the Atlanta region faces now and will face for decades to come. If New York is too different from Atlanta to be a peer region, is New York a model for a future Atlanta region?

New York has become densely developed around the locations of employment, transit infrastructure with critical mass where location matters. The Atlanta region through outward expansion, infrastructure and zoning has made many remote places have greater value. The areas closest to infrastructure, jobs and centrally located to provide good access to a variety of amenities have the most value and should be developed with appropriate density.

Consolidation of governments was embarked upon by New York over 100 years ago. While a similar scale of consolidation is beyond the Atlanta region, some future consolidation of governments may make sense or be necessary. As areas of the region become urbanized and maintenance of infrastructure or services more costly more city/county consolidation may occur.

New York has Central Park. It is difficult to understand how amazing Central Park has become without seeing aerial photo's, possessing a knowledge of the surrounding population density or value of the land, and a stroll through the park. The Atlanta region needs more quality public spaces within walking distances to our residential areas.

A tough work ethic and pro-business attitude will continue to sustain New York. As William Hartsfield once said: "Atlanta is a city to busy to hate". Atlanta and New York also share this characteristic. If you have forgotten some of what made America, New York and Atlanta great places, consider watching the Ric Burns PBS special.



***Change of Address:*** The Georgia Chapter does not maintain address lists. All lists are maintained at the national office and are mailed to the local chapters each month. If you have moved, e-mail: [addresschange@planning.org](mailto:addresschange@planning.org) or write to:

Membership Department  
APA National Headquarters  
122 South Michigan, Suite 1600  
Chicago, Illinois 60603-6107

***Membership Information:*** If you are in joining the American Planning Association, contact the national headquarters at the address above or call (312) 431-9100.

***Submission:*** The Georgia Planning Association welcomes articles, letters to the editor, photos of planning events or state happenings, calendar listings, job notices, planners on the move, etc. We are always interested in publishing anything you think may be of interest to others throughout the state. Articles may be edited for space. Articles printed in any issue of The Georgia Planner are not the expressed opinion of the Chapter.

***Graphics:*** Graphics are especially welcome - pictures, photos, graphs, charts, etc. We would be happy to return them to you upon request.

***Deadline:*** The deadline for the next issue is January 30, 2003.  
Send Items for the newsletter to:

Lucy Jenkins  
323 East Church Street, Suite 106  
Cartersville, Georgia 30120  
[lucyjenkins@mindspring.com](mailto:lucyjenkins@mindspring.com)



## GEORGIA PLANNER

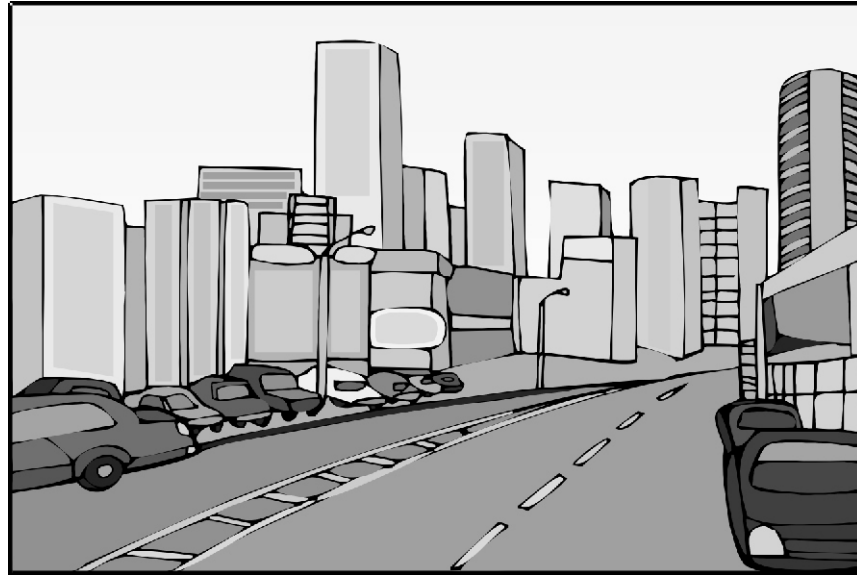
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**APA... Making Great Communities Happen**



## Blueprints for the Future: Managing Growth for Healthier Communities

There is growing consensus that unplanned, unchecked growth seriously threatens America's quality of life. Sprawling, decentralized development, where people must depend on automobiles, is costly for local governments and devastating for the environment. Emissions from cars create toxic air pollution. Storm water runoff from asphalt poisons rivers and streams. Thousands of acres of farms, woodlands and open space are sacrificed to non-sustainable forms of growth.



Blueprints for Successful Communities, The Georgia Conservancy's community planning program, helps Georgians achieve healthy communities by creating sound conservation and growth strategies, and by building consensus for action at the local, regional and state level. The Georgia Conservancy staffs the Blueprints program, working with the Blueprints partners steering committee (listed below). This committee provides input to help ensure the program builds more successful communities.

One place currently benefiting from Blueprints is Sandfly. This small community lies about nine miles south of downtown Savannah, just west of the Wormsloe historic site on the Isle of Hope. Its memorable name comes from slave boatmen who, plagued by gnats, used to sing the song "Sandfly Bite Me." Sandfly is one of Georgia's oldest African-American settlements and, historians say, probably one of the oldest in the United States. Sandfly is one of the places where the Geechee culture is still found. It was settled by slaves freed from Wormsloe and Modena Plantations at the end of the Civil War. Sandfly connects Savannah to other important historic sites, including Wormsloe, Bethesda Home for Boys, America's oldest orphanage, and Modena Plantation on Skidaway Island.

Savannah's recent growth has made it difficult for Sandfly to preserve its heritage, quality of life and unique character. As Savannah has expanded south, Sandfly has lost part of a Civil War-era cemetery, several homes, a spread of church property and a canopy of live oaks. Residents have fought to stop the building of a Target store and, most recently, a Wal-Mart. Their

efforts have been highlighted in *The Savannah Morning News*, *The Atlanta Journal-Constitution* and the regional newsletter of Smart Growth America, a national coalition promoting better ways to grow. The Sandfly Community Betterment Association recently asked The Georgia Conservancy for help through Blueprints for Successful Communities. The Conservancy's work with Sandfly goes beyond specific issues

like stopping a retail chain; its goal is to help residents address key concerns and develop a vision for the future.

James Miller, a member of the Sandfly Community Betterment Association and community spokesperson, says residents are grateful for the partnership with Blueprints. "It has brought us together and given us a sense of what we can do by planning for the future," he said. "Many communities could benefit from Blueprints." The partnership with Sandfly reflects the Blueprints process, which begins with local stakeholders identifying the community's assets and challenges.

On August 19, Susan Kidd, The Georgia Conservancy's vice president for education and advocacy, and Sierra Neal, former program associate of the National Trust for Historic Preservation, facilitated a meeting with more than 80 residents and others interested in Sandfly's future, including elected representatives and planning officials.

At this meeting, residents explained that in Sandfly, neighbors know each other, walk to church together and watch deer in their back yards. Here, people still sit on front porches, enjoying the breeze from the marsh and listening to older people talk about the community's heritage. They still gather oysters and clams from the marsh and catch fish, shrimp and crabs in tidal creeks. Mike Dillon, an Isle of Hope resident and supporter of Sandfly's efforts, said, "This is an area of low crime and strong family ties. Sandfly epitomizes what family values are all about."

On October 7, about 60 people worked with Blueprints facilitator Susan Kidd and Melissa Jest of the Historic Savannah Foundation to prioritize community issues and begin drafting a vision

*Continued on Page 8*

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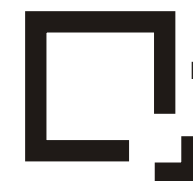
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