

An aerial photograph of a coastal region in Georgia, showing a river delta with multiple channels flowing into the ocean. The land is a mix of green fields and some developed areas. The water is a deep blue, and the sky is a lighter blue. The title text is overlaid on the top half of the image.

Regional Planning in Coastal Georgia

GROUP THREE

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Growth Management Law

Travel

Our Focus

- Examine the land use, economic, and environmental planning issues of the Coastal Georgia Region.
- Determine recommendations and priorities for the Comprehensive Regional Plan.

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Regional Planning – its new again

New Regionalism (Wheeler 2002)

1. Focus on spatial planning and specific territories.
2. Addresses problems of the postmodern metro area.
3. Uses a holistic approach to planning.
4. New emphasis on urban design and sense of place.
5. Adopts a more activist stance.

Wheeler

The Coastal Georgia Region

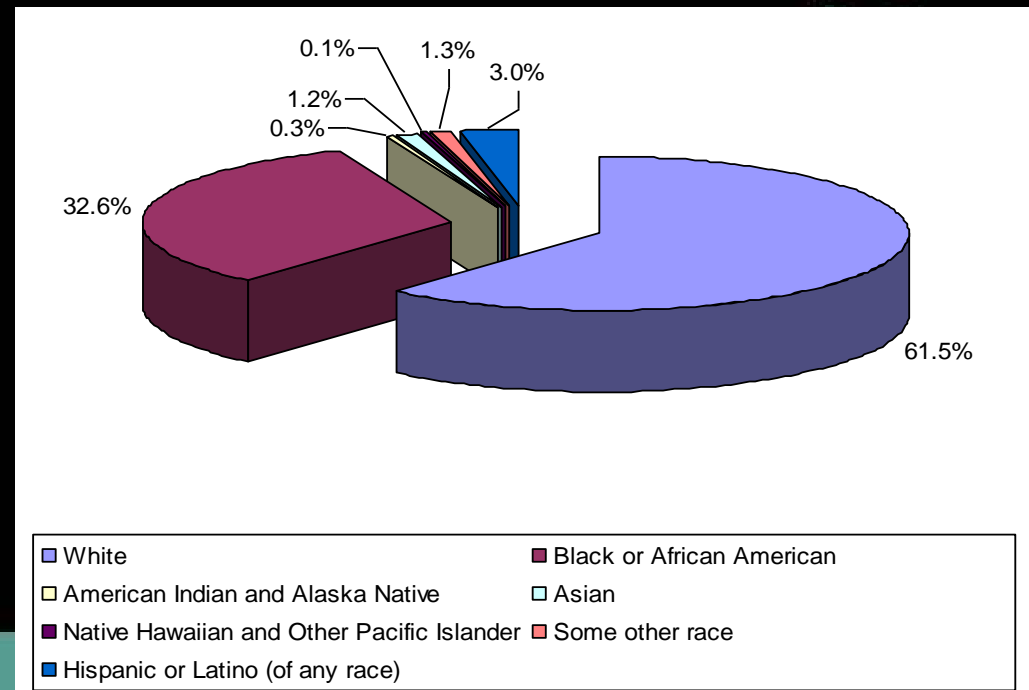
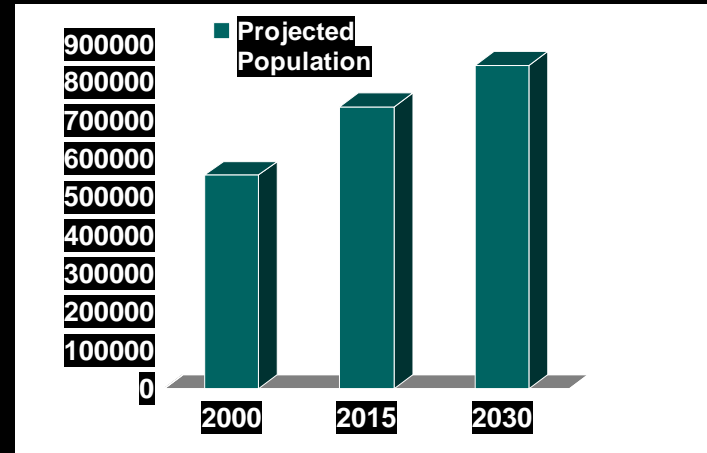


- “Coastal Georgia boasts of historic attractions, famed barrier islands, outdoor recreational opportunities and relaxation.”
coastalgeorgiadc.org
- Consists of the 6 counties with coastline, sometimes inland counties as well.



Demographics

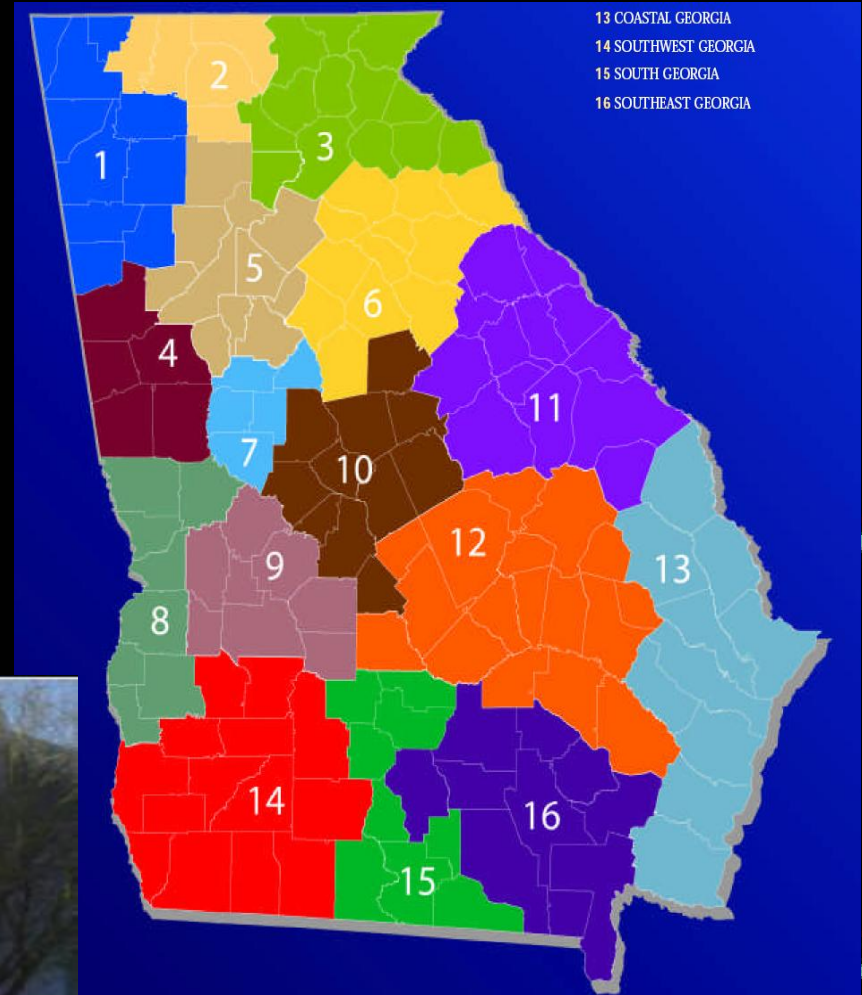
- 2000 population:
 - **558,350**
 - Projected **51% increase** in population by 2030.
- Median Age: **32** years of age
- Racial Considerations:
 - Approx. **1/3rd** of pop. Black
 - **3%** Hispanic
- Educational Attainment: **21%** Bachelor's Degree or higher
- Median Household Income:
\$36,545



Regional Planning in Coastal Georgia

Georgia Coastal Regional Development Center

- 1964 – today
- Coordinates multi-county planning activities.
- Prepared a Regional Plan 2006.



The Coastal Comprehensive Master Development Plan (DCA)

- Mandated by governor's executive order in 2005.
- Builds upon the DNR Coastal Management Plan of 2003.
- Clearly focuses on tourism and protecting the environment.
- Stated Goal:
 - “To outline a vision for Georgia's coastal area that promotes sustainable future development without compromising the region's valuable and vulnerable natural resources.”
- DEADLINE: September 2007

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The Coastal Comprehensive Master Development Plan (DCA)

- Advisory Committee
- Coastal Regional Assessment
- Public Workshops
- Draft Vision Statement:

“The vision of coastal Georgia is to be a unique and cohesive region based upon innovation and excellence in all we do to preserve, nurture, enhance, and develop our abundant human, natural, historic, cultural and economic resources.”

Coastal

The Coastal Comprehensive Master Development Plan (DCA)

Regional Land Use Map

- Alternative Development Scenarios
- Quality Growth Principles – Maryland Model
- DRIs – Cape Cod Model
- TDRs – New Jersey Pinelands Model

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Land Use Considerations for the Coastal Georgia Regional Plan

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Land Use

- Zoning
- Transferable Development Rights
- Takings

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Zoning

- Core tool of land use control
- Exercise of the police power
- Village of Euclid v. Ambler Realty Co., 272 U.S. 365 (1926).
- Power to zone is not unlimited

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Home Rule

- Source of power to control land use
- State power distributed to local governments
- Provides for power not recognized by the U.S. Constitution
- Ga. Const. Art. IX, § 2, ¶ 2

Home Rule

Purposes of Zoning

- Separate inconsistent uses of land
- Preservation of property values
- Preservation of character

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Transferable Development Rights

- Owners of restricted land sell their rights to develop the land
- Purchased by owners of land permitted to be developed
- Accommodate both the need to preserve land and the right to develop the land

Transfer

Transferable Development Rights

- Allow payment of compensation without cost to taxpayers
- Can be used to control beachfront development
- O.C.G.A. § 36-66A

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Takings

- “Nor shall private property be taken for public use, without just compensation.”
- Regulatory actions that create an obligation to compensate
- Regulatory takings

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Important Takings Cases

- Pennsylvania Coal v. Mahon, 260 U.S. 393 (1922).
- Penn Central Transportation Co. v. New York City, 438 U.S. 104 (1978).

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Important Takings Cases

- Nollan v. California Coastal Commission, 483 U.S. 825 (1987).
- Dolan v. City of Tigard, 512 U.S. 374 (1994).
- Lucas v. South Carolina Coastal Council, 505 U.S. 1003 (1992).

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Economic Indicators

- Four major categories of Region 12 indicators*:
 - Demographics (population trends)
 - Governments (# of cities, counties in region, financial data)
 - Economy (per capita income, unemployment & poverty rates)
 - Social Conditions (teen pregnancy rates, mortality rates, etc.)

(*GA Dept. of Community Affairs www.dca.state.ga.us/regions/profiles/region_12/indicators)
- Additional Indicators for Project Focus
 - Housing (Home Ownership, Rental rates)
 - Employment Trends
 - Dominant industry sectors / Major Employers (Past, Emerging)
 - Job quality
 - Reservation Wage Range
 - Skill level
 - Types of Informal Economy in absence of opportunities in Formal Economy
 - Environmental Impacts and effects on local residents' economic viability
 - Impact on Social and Human Capital in Coastal Georgia

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Infrastructure

- R&D (many local universities, including GT Savannah)
 - Retention of Age 25-under cohort difficult
 - High-school level education has highest percentage rate; undergraduate & graduate level completion significantly lower
 - Income (& resulting tax) disparities lessen support of public education
- Transportation
 - Highway Access (I-95, US 301, US-25, US-280, US-84)
 - Air Traffic (direct flight connections, airport hub)
 - Ground Transportation (warehouse storage capacity, highway access, ports)

Savannah

Industry Presence in Coastal Georgia

- Emerging Industries
 - Ambulatory/Hospital Services
 - High-tech sectors
 - Service
- Declining Industries
 - Manufacturing
 - Consistent with national trend of declination
- Industry Incentives
 - Ports Activity Job Tax/Investment Tax Credit
 - Job Tax Credit
 - Special Headquarters Tax Credit
 - Computer Equipment Sales Tax Exemption
 - Tax Exempt Industrial Revenue Bond (IRBs)
- Dominant Local Industries
 - Manufacturing
 - Government (Military, Federal Civil, State & Local)
 - Tourism/Hospitality
 - Nature-based businesses*

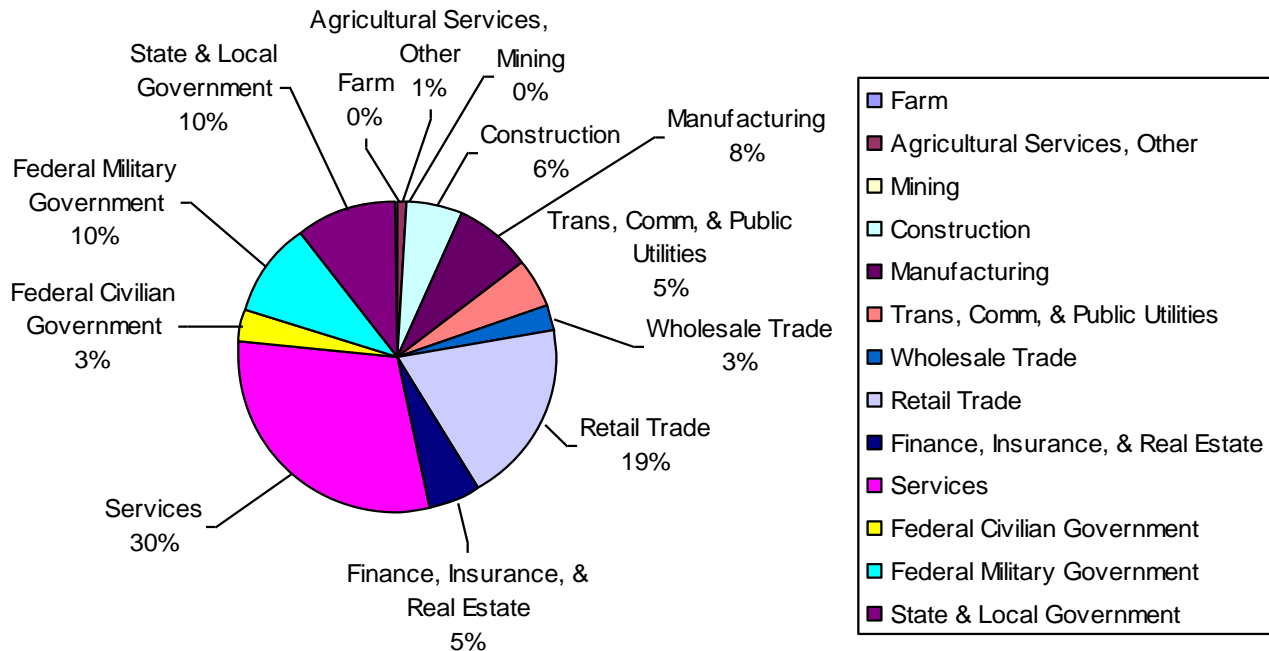
"Nature based businesses are a major economic force in coastal Georgia, although some segments are in decline, due in part to environmental disruptions caused by unsuitable development. These jobs depend directly on the diversity and health of coastal ecosystems."
<http://www.sustainablecoast.org/coastmain2.html#VISION>

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Employment

**Regional Profile of Georgia's Coastal Counties –
Coastal Comprehensive Plan Advisory Committee*

Regional Employment by Sector - 2005 Estimate



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Employment & Wage Compensation



- WIA 20: 9-county target area
- Range of Median Wages: \$8.81/hr (Service) - \$21.14/hr (Civil Engineers)
 - Increasing wage disparities and surging housing costs further polarizing residents, redistributing population through sprawl to rural areas
- Unemployment: **4.1%**
 - Lower than national average, but among highest in GA
- Annual Job Growth Rate: **1.4%**
 - ...but low wages of increasing job types an issue

Handwritten note: 2022

ED-Related Programs in complement to CZM

- “The Creative Coast” Initiative
<http://www.thecreativecoast.org/>
 - Application of Richard Florida’s model; attracting technical and creative industries, intellectual talent to the region

SUGGEST LOCAL IMPLEMENTATION OF:

- **Opportunity Zone Tax Credit Program**
 - Targets areas with 2 or more census block groups with 20%+ poverty rates, within EZs with an urban redevelopment plan
- **Regional Assistance Program (RAP)**
 - Grants in support of multi-county & regional collaboration in economic development; Savannah a one-time participant 10 years ago; no longer involved since attaining “Tier 3 County” status*
- **Regional Economic Assistance Projects (REAP)**
 - Local & state governments and private sector cooperate on large-scale tourism-related projects for job creation, local tax base expansion
- **OneGeorgia Authority**
 - Most Georgia Coast counties eligible or conditionally eligible for the financial assistance of economic efforts in rural counties



Economic Needs of Coastal Georgia

- Significant portion of working population earn wages on the low-end range (service industry)
- Better quality public education
- Disparities in income, housing choices, taxation
 - Inclusionary housing zoning ordinances
- More diverse industry base
 - Balance development with TDRs, moderate incentive use via tax credits & exemptions
- Active retraining efforts to address skill mismatch, declining wage rates for blue-collar sector shift; paramount to economic revitalization
 - Promote 'Quality Growth' in all facets, especially for working-class coastal residents
- More attainable housing/more reasonable costs
- Reintroduce collaboration between CZM, ED, Conservation groups
 - 'Coastal' area assessments vary in spatial scope

Handwritten note: Coastal



Environmental Considerations for the Georgia Coastal Regional Plan

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Wetlands in Georgia

- Georgia has over 5.3 million acres of wetlands.
- 600,000 acres are coastal wetlands.



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Rivers and Harbors Act

- Applies only to navigable waterways.
- Requires a Federal permit for activity that may effect navigation.

Clean Water Act

- Section 404 is the primary statutory provision regulating the development of wetlands.
- Regulates discharge of fill material and drainage of wetland.
- Penalties for violation include:
 - Cease and desist order
 - Civil penalties
 - Criminal penalties
 - Administrative penalties.

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Clean Air Act

- Created to fight the war against air pollution.
- Must consider in light of increased traffic and congestion.

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Coastal Zone Management Act


- Purpose to develop overall strategy for comprehensive coastal management.
- Encourages state involvement through two incentives
 - State control over federal and state activity in coastal zone and
 - Funding to implement program.
- Adopted by Georgia in 1998.

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Georgia Planning Act

- Includes planning for:
 - Watersheds,
 - Ground Water Recharge Areas,
 - Wetland and
 - River Corridors.

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Implementation and Evaluation:

Georgia's Coastal Regional
Development Plan

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Implementation

- **Addresses concerns with:**
 - Inequity- socio-economic conditions
 - Conflict- unsustainable resource use and practices
- ***Common Problems in Implementation:***
 - Lack of agreement about resource use priorities
 - Lack of management resources
 - Inadequate enforcement procedures
 - Lacking political consensus over issues
- ***Coastal Management Initiatives:***
 - Shift to incorporate more bottom-up policies
 - Renewed focus on communities
 - State-local regional growth management

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Role of localities in implementation:

- **Context-based:**

- Elected officials- set 'tone' for local commitment
- Planners- facilitate, develop, and implement planning

- **Advocacy Coalition Framework:**

- GA's coast has two competing coalitions:
 - Development Coalition
 - Environmental Coalition
- Need for institutional support

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Effective Implementation Needs

- Develop institutional and community capacity
 - Training for local authorities and managers
 - Stable funding sources
 - Consolidation of training and resources
 - Information one-stop for those interest in GA Coast
- Monitoring
 - Ongoing and Transparent
 - Local Involvement
- Funding Sources for Implementation
 - Coastal Zone Management Funds (Federal)
 - State Grants
 - Non-profit/ Foundation grants
 - Local taxation mechanisms

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Current Implementation Concerns

- **Permit Coordination in Coastal GA**
 - Report (GA Conservancy)
 - stakeholder discussions of the permit process as it effects development in Coastal GA
 - Main points that came of the forum:
 - Goal setting- what is being protected through permitting
 - Regulations- Standardized policies about permitting
 - » Procedures and Rules
 - » Requirements and Standards

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Evaluation

- Needs to address:
 - Impact assessments of goals
 - Adapt program goals as changes occur
 - Re-assess management issues
 - Identify and new issues as a result of planning
 - Continuous Documentation

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Recommendations

- **Inclusionary zoning ordinances to provide sufficient workforce housing**
- **Continuous engagement of stakeholders.**
- **Enhance Smart Growth approaches with people-oriented foci (special needs, elderly, low-income constituents)**
- **Strengthen working collaborations with economic development, government, and conservation-oriented entities**
- **All regional plans, initiatives, and agencies must be integrated**
- **Clearly and consistently define coastal region.**
- **Maintain uniformity with existing federal and state statutes.**

Final

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