

Recommendations



Overall Development Concept

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

- **Conservation Areas** consisting primarily of flood plains, wetlands, marshlands, back barrier islands, and other sensitive areas not suitable for development of any kind.
- **Rural Areas** where a substantial proportion of rural land is likely to face development pressures for lower density (one unit per two+ acres) residential development.
- **In-town Neighborhoods** consisting primarily of the residential areas within the municipalities, where there is significant potential for redevelopment and new infill development.
- **Existing and Emerging/Potential Town Centers** corresponding with the city limits of Camden County's existing municipalities; the unincorporated areas of Colesburg, White Oak and Waverly; and potential areas of growth: 1) John Bailey Mill and Bailey Mill Roads; 2) Ella Park Church and Tarflower Roads; 3) Interstate 95 and State Road 25 Spur; 4) east of Interstate 95, just south of Woodbine; and 5) west of U.S. Highway 17; south of Woodbine and midway between U.S. Highway 17 and Old National Highway.
- **Suburban Areas** consisting primarily of areas adjacent to the city limits of municipalities, where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service).

- **Major Highway Corridors** including U.S. Highway 17 and Interstate 95, which face the prospect of uncontrolled strip development if growth is not properly managed.

The Resource Team recommends that the county and the cities work together to protect and conserve the many environmental resources (river, freshwater wetlands, marshlands, back barrier islands, tidal creeks, estuaries) within the county. In order to do this, the Resource Team recommends that new development, both residential and commercial, in the county and cities be concentrated in and around the existing Town Centers (Colesburg, Kingsland, St. Marys, Waverly, White Oak, and Woodbine) and potential Town Centers (which would be well-designed new town centers at suggested roadway intersections). Each of the Town Centers should strive to manage new development so that it enhances the existing charm, walkability, and livability of these communities. The Town Centers should be linked by attractive rural highways (perhaps protected as Scenic Byways) and a county-wide network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes. Outside the Town Centers, every effort should be made to encourage and maintain the existing rural and scenic character of the county. This does not mean that no development would occur outside the Town Centers – but any new development should be designed to blend with the rural landscape that makes Camden County a desirable place to live and a unique tourist destination.

Recommended specific development strategies for each character area are summarized in the following table:

Character Area	Development Strategy
Conservation Areas	Maintain rural character by not allowing <i>any</i> new development. Widen roadways in these areas only when absolutely necessary and carefully design the roadway alterations to minimize environmental and visual impact. Promote these areas as passive-use tourism and recreation destinations.
Rural Areas	These areas can be protected by agricultural zoning maintaining large lot sizes of 10 to 25 acres and promoting use of conservation easements by land owners. Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow conservation subdivision design requirements. Maintain scenic rural character while accommodating new residential development as “conservation subdivisions” that incorporate significant amounts of open space. Any new development should be required to use compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. Widen roadways only when absolutely necessary and carefully design the roadway alterations to minimize visual impact. Promote these areas as passive-use tourism and recreation destinations.
In-town Neighborhoods	Neighborhoods should remain primarily single-family residential, but offer some mixed income/multi-family residences as well, and the cities should offer assistance where needed to ensure that the more economically-distressed neighborhoods become more stable, mixed-income communities with a larger percentage of owner-occupied housing. This will mean developing a

	<p>customized revitalization strategy for each of these neighborhoods (and residents should participate in developing the strategy). Vacant properties in each of the cities' neighborhoods offer an opportunity for infill development. These infill sites should be redeveloped for new, architecturally compatible, owner-occupied housing. The neighborhoods should, however, also include well-designed new neighborhood centers at appropriate locations, which would provide a focal point for each neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</p>
Town Centers-existing, emerging, and potential	<p>Each Town Center should include relatively high-density mix of retail, office, services, and employment to serve a local and/or regional market area and each has its own niche that should be pursued. Tourist facilities (hotels, visitor centers, etc.) should be concentrated in the Town Centers. Residential development should be targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Town Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to the proposed greenspaces and trail networks.</p>
Major Highway Corridors	<p>Maintain a natural vegetation buffer (at least 50 feet in width) along major corridors. All new development should be concentrated in nodes at major intersections and set-back behind this buffer, with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways. Protect scenic quality and public safety from excessive billboards.</p> <p>☐ Appendix: "Sign Control on Rural Corridors: Model Provisions and Guidance; and Additional Guidance," by the University of Georgia Land Use Clinic, School of Law and College of Environment & Design. June, 2003.</p>
Suburban Areas	<p>Promote moderate density, traditional neighborhood development (TND) style residential subdivisions. Each new development should be a master-planned community with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Encourage compatible architecture styles that maintain the regional character, and should not include "franchise" or "corporate" architecture.</p>



Appropriate Economic Development

Character Area	Recommendation	Benefits	Status	Responsible Party
1	<p>County-wide</p> <p>Conduct Cost of Community Services study to determine impact of becoming bedroom community on overall tax base and services provided by jurisdiction.</p> <p>Contact Jeff Dorfman at University of Georgia Department of Agriculture and Applied Economics: 706/542.0754 or jdorfman@agecon.uga.edu.</p>	<p>Gives information regarding how much residential development costs the local governments for services shows need to diversity tax base.</p> <p>Information and education for local officials on how residential development effects tax base and how to allocate and raise tax monies.</p>		
2	<p>County-wide</p> <p>All development entities in the county need to meet on a regular basis.</p>	<p>Establishes communication among development entities to foster an overall development concept for the county.</p>		
3	<p>County-wide</p> <p>Utilize Joint Development Authority and other county and city development entities to determine site and location for new airport.</p> <p> Illustrations 1-3, 18</p>	<p>Establishes communication among development entities to foster an overall development concept for the county.</p>		

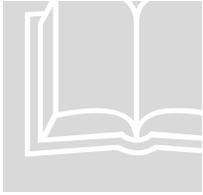
Character Area	Recommendation	Benefits	Status	Responsible Party
4	<p data-bbox="331 410 506 435">Town Centers</p> <p data-bbox="552 280 1041 394">Conduct and implement niche marketing studies to identify types of businesses that could succeed in revitalized buildings downtown.</p> <p data-bbox="552 418 1041 505">Contact Georgia Institute of Technology and University of Georgia Business Outreach Services to conduct studies.</p> <p data-bbox="600 529 1020 565"> Illustrations 4, 8, 10, 11, 13-16</p>	<p data-bbox="1077 280 1566 337">Communities would be in a better position to attract merchants to downtown districts</p> <p data-bbox="1077 378 1503 407">Improves marketability of downtowns</p> <p data-bbox="1077 448 1514 505">Successful businesses are necessary to sustain the revitalization effort.</p>		
5	<p data-bbox="331 686 506 711">Town Centers</p> <p data-bbox="552 594 1041 651">Recruit more downtown retail businesses.</p> <p data-bbox="600 675 1020 711"> Illustrations 4, 8, 10, 11, 13-16</p>	<p data-bbox="1077 594 1566 708">Increased tax base, more shopping opportunities for locals and tourists, would contribute to making downtown district a true shopping destination.</p> <p data-bbox="1077 732 1524 789">Makes downtown more marketable and appealing.</p>		
6	<p data-bbox="331 881 506 938">Kingsland Town Center</p> <p data-bbox="552 833 1041 919">Begin entrepreneur support/cottage industry program through Chamber of Commerce.</p> <p data-bbox="600 943 800 979"> Illustration 4</p>	<p data-bbox="1077 833 1482 919">Provides opportunities for local entrepreneurial development and development of cottage industries.</p>		
7	<p data-bbox="331 1027 506 1084">Kingsland Town Center</p> <p data-bbox="552 1011 1041 1068">Ensure zoning allows for home-based businesses or cottage industries.</p>	<p data-bbox="1077 1011 1377 1036">Diversifies economic base.</p>		
8	<p data-bbox="331 1190 506 1247">Kingsland Town Center</p> <p data-bbox="552 1141 1041 1227">Provide incentives such as lower water rates for specified (sunset) time-frame to encourage local retail development.</p> <p data-bbox="600 1252 800 1287"> Illustration 4</p>	<p data-bbox="1077 1141 1577 1166">Encourages retail development and success.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
9	Kingsland Town Center	Contract with Joint Development Authority to provide upkeep to industrial park.	Improves impression of city and county to prospects. Its appearance reflects more on Kingsland than other county jurisdictions.		
10	Kingsland Town Center	Work with county trails group to establish trailhead at Kingsland Depot.	Provides identity to trail and greenway through city. Easily accessible from Interstate 95 as well as other primary routes.		
11	Kingsland Town Center	Apply to Georgia Department of Transportation for Transportation Enhancement funding to rehabilitate Kingsland Depot.	Gives a place for information to tourists. Will be new destination activity for tourists. Eco-tourism important to overall tax base.		
12	Kingsland Town Center	Consider annexation and land use regulations to St. Marys River with access for eco-tourism activities, i.e. kayaking, bird-watching.	Provides access to river for Kingsland. Ties into trailhead at Kingsland depot. Increases influx of tourist dollars. Protects sensitive environmental areas .		
13	St. Marys Town Center	Utilize Downtown Development Authority to prepare downtown development strategy.  Illustrations 9-13	Downtown Development Authority can bring business owners and elected officials together to prepare downtown development strategy. The community and business owners need to a focus and the Downtown Development Authority can provide such.		

Character Area		Recommendation	Benefits	Status	Responsible Party
14	St. Marys Town Center	<p>Prepare Capital Improvement Plan to identify infrastructure and community facility needs to promote tourism development and affect overall economic growth.</p> <p> Illustrations 9 - 13</p>	<p>Assists the city in setting priorities for future infrastructure investment; therefore setting priorities for location of future development.</p> <p>Tourism requires infrastructure to provide desired services.</p>		
15	St. Marys Town Center	<p>Create a tourism recruitment package.</p>	<p>Assists in promoting the city as a destination point.</p> <p>Makes investment and recruitment for tourism development easier and more thorough.</p>		
16	St. Marys Town Center	<p>Utilize Downtown Development Authority to investigate the potential for ferry service to Fernandina.</p>	<p>Ferry service with Fernandina can create day trips and economic opportunities for local businesses .</p> <p>A study on development of ferry service can determine economic feasibility.</p>		
17	Woodbine Town Center	<p>Pursue waterfront development, by creating a development plan and seeking control of waterfront properties within the city and annexing property across the Satilla. The city should find a suitable partner for development and also utilize the existing waterfront docks and riverwalk as amenities.</p> <p> Illustrations 14 -16</p> <p>Get sample plan from Darien for information on how to develop a public-private partnership and secure appropriate funding sources.</p>	<p>Allows the city to control waterfront development to insure compatibility with the image and character of Woodbine.</p> <p>Protects coastal resources through planning and appropriate development.</p>		

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18	Woodbine Town Center	<p>Seek assistance from Georgia Department of Natural Resources Coastal Management Specialists for appropriate waterfront development practices.</p> <p> Illustrations 14 - 16</p>	Protects coastal resources from intensive and insensitive development.		
19	Woodbine Town Center	<p>Draft and implement an overlay district and design guidelines for waterfront parcels. Include 300 ft. septic setbacks from river or marsh edges (see county ordinance for St. Marys River).</p> <p> Illustrations 14 - 16</p>	<p>Protects viewshed.</p> <p>Encourages appropriate types of development along the waterfront.</p> <p>Maintains the pristine character of the waterfront.</p> <p>No guidelines for waterfront development in place.</p>		
20	Woodbine Town Center	<p>Identify and delineate waterfront parcels.</p> <p> Illustrations 14 - 16</p>	<p>Determine development status and zoning.</p> <p>Identify ownership of lots.</p> <p>Need to be able to develop a waterfront plan to provide community access and amenities.</p>		
21	Woodbine Town Center	<p>Adopt business district market study already contracted for by the city.</p>	<p>This document deals with many of the issues that need to be addressed in the central business district.</p> <p>Central business district does not fulfill the needs of current or future residents. Business mix also needs to be compatible with future retail development along the waterfront.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
22	Woodbine	<p>Identify Brownfield areas and seek assistance to redevelop those areas.</p>  Illustration 6	<p>Cleans up un-used and contaminated property.</p> <p>Puts land back into productive use.</p> <p>Provides infill development opportunities .</p>		

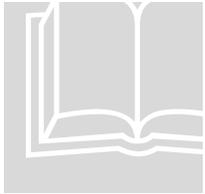


Compact Development

Character Area	Recommendation	Benefits	Status	Responsible Party
23	<p>County-wide</p> <p>Develop a long-range land use plan consistent with the Overall Development Concept of this report.</p> <p> Illustrations 1 - 3, 18</p>	<p>Camden has the opportunity to learn from other growth areas (like Gwinnett County and North Fulton county) to truly have smart growth via careful planning and “partnering” with land owners and developers. This would result in a beautiful, high quality of life community that could take advantage of the beauty and amenities of the county including waterways</p> <p>The leaders of Camden County have an obligation to preserve the coastal characteristics of the county.</p>		
24	<p>County-wide</p> <p>Develop a phased sewer and water plan to support recommended development patterns in the Overall Development Concept of this report.</p> <p> Illustrations 1-3, 18</p>	<p>Directs growth to areas identified as appropriate for development and away from areas unsuitable for development by its provision of infrastructure to determined growth areas.</p> <p>Private water and sewer providers have no accountability to customers.</p> <p>A large percentage of the county’s soil is not suitable for septic tank use. Septic tanks frequently fail, leading to groundwater contamination.</p> <p>Developers and builders will be more</p>		

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			interested in doing upscale and mixed-use developments including clustered housing if county sewer and water are available.		
25	County-wide	<p>Identify and promote nodal development—new development to occur at existing crossroads. Appropriate areas for new nodal development based on existing recognized crossroad communities, environmental resources (floodplains, wetlands, soils) and location of infrastructure and transit service availability.</p> <p> Illustration 1-3, 18</p>	<p>Increases connectivity, sense of place, and preserves community character.</p> <p>Protects rural character and produces more efficient development patterns.</p> <p>Strip development along roads transforms a pleasant scenic road into a placeless agglomeration of low-quality development.</p> <p>Keeps development out of the floodplain to the maximum extent possible and minimize costs of services.</p> <p>Allows for a county-wide transit system that could make stops at each node, rather than having to provide more stops at more locations across the county.</p>		
26	County-wide	<p>Develop a conservation subdivision ordinance.</p> <p> Illustrations 1-3, 18</p>	<p>Protects county’s abundant natural resources, preserves quality of life, protects water quality (important for fishing, recreation, seafood industry), and promotes eco-tourism (low-impact economic development).</p> <p>Sprawl development degrades quality of life and natural resources.</p>		

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27	County-wide Allow for flexibility in lot sizes and dimensions; use zoning to look at OVERALL density (units/acre) rather than mandating lot sizes - i.e., four units per acre rather than quarter -acre lot sizes.	Allows for protection of natural resources and environmentally sensitive areas in designing lots. Avoids cookie-cutter subdivisions, encouraging sense of place.		
28	County-wide Create Transfer of Development Rights program (TDR).  Illustrations 1-3, 18	Allows for all property owners to achieve financial return on their property while promoting development in the appropriate locations. Typical development patterns encourage individual property owners to develop their property independently without regard to whether or not development is appropriate in that area - see Chattahoochee Hill Country Alliance for example case study: www.chatthillcountry.org .		
29	Town Centers Allow for smaller lot sizes in exchange for conservation of natural areas and/or park space surrounding nodes of development.  Illustrations 1-3, 18	Preserves of rural character through the formation of hamlets/villages. Large lot development consumes land at a much faster rate, therefore degrading rural character.		
30	Town Centers Require new development to conform to the existing grid patterns in the cities.	Retains the “small town” character of the community and provides connectivity and walkability. Provides consistency of design and traffic calming.		



Effective Development Process

Character Area	Recommendation	Benefits	Status	Responsible Party
31	County-wide Improve intergovernmental communications by holding monthly meetings of mayors, county commission chair to discuss issues and ways to work together.	More effective and efficient plans and programs.		
32	County-wide Use existing intergovernmental agreements (parks and recreation maintenance) as template for consolidation of other services --water and sewer, housing, etc.	More effective and efficient governmental services in order to save taxpayer money and give impression to prospects of well-managed community.		
33	County-wide Conduct audit of all development regulations to eliminate barriers to quality growth and quality development.  Illustrations 1-3, 18	Development regulations do not allow for quality development, protection of environmentally sensitive areas or conservation of natural resources. The county's natural resources are its number one strength. Development regulations that do not recognize their sensitivity and significance are not appropriate.		
34	County-wide Adopt a site plan review procedure that ensures application of natural resource protection requirements.	Ensures that development review includes consideration of required resource protection measures; consolidates decision making. These processes are conducted separately, which can create conflicts in decision-		

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		making and unintended damage to natural resources.		
35	County-wide Create a staff position for natural resources development review that would be tasked with ensuring that proposed development meets all natural resources requirements.	Better protection for natural resources.		
36	County-wide Adopt and apply a procedure for evaluating cumulative impacts of development during site plan review and approval.	Better protection for natural resources.		
37	County-wide Evaluate city and county development regulations for consistency and make revisions as necessary  Illustrations 1-3, 18	Good development patterns will stabilize. Consistency in development regulations will bring more rationality to growth and development in the municipalities and county and reduce the tendency of developers to locate projects in the jurisdiction with the most favorable development requirements.		
38	County-wide Consolidate planning, plan review and code enforcement with joint development regulations.	Provides consistency in quality of developments and protection and conservation of environmental and natural resources. Enhances staff capacity to work effectively. More effective and efficient. Easier to manage existing and future housing stock. Makes planning, zoning and code		

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			enforcement strategies proactive as opposed to current reactive strategy.		
39	County-wide	Adopt and enforce building codes that address the site, condemnation, demolition, and abandoned and dilapidated structures.	<p>Improves the quality of new construction.</p> <p>Helps to recycle existing housing stock.</p> <p>Removes substandard properties that affect the health and safety of the community.</p> <p>Improves the overall quality of the housing stock.</p>		
40	County-wide	Review zoning procedures and ensure compliance with Zoning Procedures Act.	Prevents legal challenges to planning and zoning procedures and insures public opportunity to comment.		
41	County-wide	<p>Begin Comprehensive Plan Update process and use Resource Team Overall Development Concept and Recommendations as basis for plan and future land use map.</p> <p> Illustrations 1-3, 18</p>	<p>Sets overall direction for county and cities and define the future and vision to plan towards.</p> <p>Provides a decision-making structure, incorporating a participatory public involvement process to plan and prioritize improvements.</p>		
42	County-wide	Create a Vision for county through public participation and involvement.	<p>Sets overall direction for county and cities and defines the future and vision to plan towards.</p> <p>Provides a framework to prioritize expenditures based on policy goals and objectives.</p>		

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43	County-wide	Determine redevelopment ideas for major sites and consider developing Urban Redevelopment Plan, including but not limited to Durango and the St. Marys Airport.	Provides redevelopment incentives and allows local government to participate actively in development future.		
44	County-wide	Conduct field trip for elected officials and staff to see model characteristics of nearby communities: Hilton Head, Bluffton, Savannah.	Elected officials and staff can see tangible examples of good development regulations. New development regulations need to be implemented to direct the type and quality of development		
45	Kingsland Town Center	Review zoning for inappropriate uses and intrusions into commercial area.	The commercial area will benefit from the removal of storefront churches (for safety reasons, churches should be located in free-standing structures) and mobile homes and other non-commercial enterprises from the area. Without adequate and enforced zoning, revitalization efforts are undermined.		
46	St. Marys Town Center	Analyze the challenges and opportunities of redeveloping major part of St. Marys Airport site as neo-traditional village-styled community to include a portion of the Coastal Georgia Greenway Trail.  Illustrations 2, 3	Provides opportunity to enhance the gateway into the community. Provides sites for high paying jobs within close proximity to downtown. Provides excellent opportunity to link critical segments of the East Coast Greenway from Kingsland to St. Marys. If the city chooses to adopt an urban redevelopment plan Incorporate site into		

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		the urban redevelopment plan boundary.		
47	St. Marys Town Center Utilize Downtown Development Authority to prepare a Request for Proposals for St. Marys Airport site re-development.	Allows city participation and identification of desired project. The airport site has some limiting factors that must be determined and considered early in process.		
48	St. Marys Town Center Utilize Downtown Development Authority to prepare Request for Proposals for Durango site.	A Request for Proposals for the Durango site will allow city and county participation and identification of desired projects The Durango site offers many opportunities for St. Marys and the county for major economic redevelopment.		
49	St. Marys Town Center Hire full-time executive director of Downtown Development Authority.  Illustrations 9-13	Would be a meaningful way to carry out the day-to-day operations and work plan of DDA; also would help to market the downtown district to potential investors. To create strategic economic development and quality investment within the context of historic preservation.		
50	St. Marys Town Center Establish a downtown façade grant program and use other financial incentives to encourage revitalization and reuse of underutilized downtown buildings.  Illustrations 9-13	Increased tax base, increased quality of life, employment opportunities for local folks. To gain more investment in downtown areas and to match public and private sector funds.		

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51	St. Marys Town Center	<p>Develop an Urban Redevelopment Plan for the paper mill site in order for city to have an active involvement in negotiations and to ensure that proper and desirable development takes place.</p>	<p>St. Marys needs to be involved because this will re-shape the community.</p> <p>To ensure that the community has a voice in the development that takes place at this site.</p> <p>Plan would provide redevelopment incentives and allow city to determine the city's future.</p>	
52	Woodbine	<p>Revisit zoning ordinance and subdivision regulations to ensure provisions for Low Impact Development and quality growth best practices are included.</p>	<p>Will ensure more environmentally, socially, and economically viable development.</p> <p>Easier for development community to employ smart growth principles if they do not need to seek variances from Planning Commission and City Council.</p> <p>Existing regulations require that a developer wishing to employ LID or smart growth principles into a development plan seek variances to ordinances. This is a deterrent to those wishing to do that type of development.</p>	



Environmental Protection and Open Space

Character Area	Recommendation	Benefits	Status	Responsible Party
53	<p>Develop and adopt appropriate ordinances to meet the Part V Environmental Planning Criteria for the Comprehensive Plan. This includes wetlands protection, ground water recharge area protection, and river corridor protection.</p> <p> Illustrations 1, 3</p>	<p>Provides protection for these vital areas and help meet comprehensive planning requirements.</p> <p>Part V requirements must be met by June 30, 2006, but would provide more protection if addressed now.</p>		
54	<p>Develop a natural resources and infrastructure inventory working with University of Georgia Geospatial Technology Laboratory.</p>	<p>Provides up-to-date data, pre-planning alternatives, and options for land-use.</p> <p>Vital for land use decisions, environmental protection and future development planning.</p> <p>Identifies low-lying areas, jurisdictional and isolated wetlands, marshlands, rivers, streams, endangered species, etc.</p> <p>Identifies all resources available for greenspace, habitat, development of residential and commercial/industrial areas.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
			Lands not deemed not suitable for development will be justified by inventory.		
55	County-wide	<p>Increase public education and awareness of environmental issues by hosting environmental planning workshops for local government officials, citizens and developers. Topics should include: non-point source pollution, (fertilizer, pesticide, petroleum products, sediment, and pet waste), marina pollution prevention, septic tank maintenance, back yard buffer protection, water conservation, illegal dumping, and recycling.</p> <p>Can draw upon assistance from University of Georgia Geospatial Technologies Laboratory, the Georgia Conservancy, and the Georgia Coastal Management Program, as well as other regional planning agencies.</p>	<p>Reduces costs and liability to local governments resulting from pollution sources and environmental impacts (for example, 303d list of impaired waters, permit violations, public health issues, etc.).</p> <p>Public involvement and cooperation in pollution prevention is critical for sustainable economic development.</p> <p>Augments and supports joint water and sewer planning, code enforcement (to include judges, law enforcement and code enforcement officers) recycling efforts, quality growth development tools, etc.</p> <p>Raises awareness, effectiveness and efficiency of public officials in protecting the environment.</p> <p>Encourages developers to employ low-impact development and smart growth development techniques.</p>		
56	County-wide	Initiate recycling program to create synergy between the county and cities to create regional results.	<p>Reduction in solid waste costs and litter in the community.</p> <p>No existing comprehensive recycling program.</p>		

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57	County-wide	<p>Adopt a unified natural resource protection ordinance that incorporates protection measures for the following:</p> <ul style="list-style-type: none"> - Land clearing and tree protection - Soil erosion and sediment control, including land disturbing activities and post-construction runoff management - Storm-water management - Flood damage prevention - Wellhead protection - Marsh protection - Back barrier island (marsh hammocks) standards - Water supply watershed protection - Greenspace standards - Lighting regulations - Litter regulations - Water supply (allocation and conservation). 	<p>Strengthens individual protection measures, eliminates duplication, makes administration of ordinances more efficient, and provides developers with all environmental protection requirements in one place.</p> <p>Some of these resources are not currently protected at all by ordinance; also, a unified approach is not currently available—which makes more work for the county.</p> <p>Development in coastal areas, particularly along waterfronts typically involves review by a number of agencies at the local, state and federal level. A coordinated development and permit review process would better ensure protection of natural resources and local planning goals.</p>		

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58	County-wide	<p>Obtain and permanently protect county-owned greenspace and repetitively flooded land through easement and land acquisition made possible by Federal Emergency Management Agency, grant funding, and Special Local Option Sales Tax. Where appropriate, make acquired and protected land available for passive recreation.</p>	<p>Protects critical habitat areas and provides recreational amenities for community residents and tourists.</p> <p>Protects properties from flood damage and protects natural hydrological (flood protection) capacity.</p>	
59	County-wide	<p>Adopt a county flood ordinance that requires all development impacts within the floodplain to be mitigated and provide for “no net loss” of floodplain capacity.</p>	<p>Protects properties from flood damage and protects natural hydrological (flood protection) capacity.</p> <p>Flooding currently occurs in many parts of the county.</p>	
60	County-wide	<p>Adopt zoning regulations that require special review and application of appropriate standards to back barrier islands:</p> <ul style="list-style-type: none"> - Create a back barrier island (marsh hammock) zoning classification with development standards that protect back barrier islands and surrounding marsh ecosystems. - Coordinate review of proposed marsh front and back barrier island development with Georgia Department of Natural Resources permit review process for bridges, docks and marinas. - Work with the Georgia Department of 	<p>Protects habitat and scenic value of these critical resources as well as their storm protection value.</p> <p>Georgia Department of Natural Resources appointed a stakeholder group to make recommendations for protection back barrier islands. No local protection for back barrier islands is currently available.</p> <p>Encourage the preservation of back barrier islands (hammocks) in their natural, undisturbed state.</p>	

Character Area		Recommendation	Benefits	Status	Responsible Party
		<p>Natural Resource Coastal Resources Division to compile an inventory of back barrier islands in the county, including location, size, habitat characteristics and ownership.</p> <ul style="list-style-type: none"> - Permanently protect all back barrier islands under Camden County ownership through conservation easements or restrictive covenants. Allow for daylight passive recreation on preserved back barrier islands. - Prioritize privately owned back barrier islands for purchase with greenspace funding using criteria recommended by the DNR Wildlife Resources Division. - Encourage and provide incentives (e.g., property tax reduction) to private back barrier island owners to permanently protect their property through conservation easements. 			
61	County-wide	<p>Create policies and incentives that encourage new development to protect naturally forested uplands as community greenspace:</p> <ul style="list-style-type: none"> - Prioritize naturally forested uplands for acquisition with greenspace funding - Strengthen county regulations to improve tree preservation and 	<p>Trees provide scenic, erosion prevention, habitat and cooling benefits, all of which add value to property.</p> <p>Canopy roads are a unique asset to Camden County and help establish its sense of place.</p> <p>Strong citizen interest in tree protection; existing trees often damaged in site preparation; clearing of trees often occurs</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
		<p>replanting during development</p> <ul style="list-style-type: none"> - Adopt incentives for leaving established trees undisturbed, protecting established trees during construction, and ensuring that new trees will remain healthy or be replanted - Provide education to homeowners on native and drought tolerant plants and appropriate maintenance - Develop a canopy roads program. Identify potential conflicts between scenic tree canopy and the requirement for utility easements and public road right-of-way; explore alternatives to preserve the canopy. 	in new developments.		
62	County-wide	Create policies and incentives to require and encourage preservation of greenspace and environmentally sensitive areas in all new development and redevelopment projects. Incentives may include decreased lot area minimums, allowances for zero lot lines, and decreased front setback minimums, property tax reductions for conservation easements, Transfer of Development Rights, etc.	Development pressure is strong in Camden and opportunities for capturing open space are dwindling rapidly.		
63	County-wide	Adopt a countywide storm-water ordinance to include post-construction run-off provisions requiring storm-water Best Management Practices as outlined in the Georgia Storm-water Manual to treat	Protects waterways; protects value of downstream properties. Creates funding mechanism and improves administration of storm-water management system.		

Character Area	Recommendation	Benefits	Status	Responsible Party
	<p>water quality as well as water quantity.</p> <ul style="list-style-type: none"> - Amend county engineering policies and development review criteria to encourage on-site solutions to storm-water issues through incentives and credits. - Research funding mechanisms to finance an expanded storm-water management program. - Develop riparian buffer regulations that are effective for storm-water control and pollutant removal and that are based on best management practices. - Encourage the use of buffers with vegetation native to coastal Georgia as a best management practice for storm-water quality control. Establish minimum vegetative standards for riparian buffers and allow selective clearing in the view corridor provided that all healthy trees over 4 inches DBH (diameter at breast height) are preserved. - Discourage variances that would allow intrusion into the established buffer. 	<p>Coastal estuaries are among the most productive ecosystems in the world and need to be kept healthy to support commercial and recreational fisheries and protect property values.</p>		
64	County-wide	<p>Survey septic tank systems and assess their functionality.</p>	<p>Determines parcels not yet on city sewer. Locates septic tank systems that are failing and potentially discharging waste</p>	

Character Area		Recommendation	Benefits	Status	Responsible Party
			<p>into nearby waterways.</p> <p>Uncertainty as to whether septic tank systems in use within the city have been maintained.</p>		
65	County-wide	<p>Adopt regulations that require the regular maintenance of septic systems, including periodic inspection; certification of septic system inspector(s), requiring a current septic tank inspection letter for sale of property:</p> <ul style="list-style-type: none"> - Prohibit septic systems within the 100-year floodplain. - Require connection to county sewer system for all new subdivisions with lots of less than one acre. - Establish minimum setback from wetlands and waterways for septic systems on lots larger than one acre. - Educate homeowners about proper septic system maintenance. 	<p>Septic tanks frequently fail without the homeowner's knowledge, leading to contamination of groundwater.</p> <p>Private water and sewer providers have no accountability to the customers.</p> <p>A large percentage of the county's soil is not suitable for septic tank use.</p>		
66	County-wide	<p>Establish an impervious coverage limit on new development and redevelopment and allow additional coverage if Best Management Practices (e.g. pervious materials, green roofs, rain gardens, rain barrels) are employed to reduce run-off quantity and/or improve quality.</p>	<p>Reduces flooding and storm-water impacts.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
67	County-wide	Adopt county freshwater wetlands protection regulations, including isolated wetlands. Provide incentives for protection, including smaller lot sizes, increased density, reduced setbacks and tax relief.	Protects water quality.		
68	County-wide	Establish an Environmental Court.	Places nuisance, litter and substandard housing hearings into one court. Lessens environmental issue hearings to once a month (based on caseload). Increases effectiveness of environmental protection measures .		
69	County-wide	Survey Camden County for protected species habitat as identified by the Non - Game and Natural Heritage Section of Georgia Department of Natural Resource's Wildlife Resources Division.	Identify endangered species and their habitat to provide adequate information for developing protection measures.		
70	County-wide	Acquire and permanently protect land identified as containing protected species' habitat through grants, the Governor's Greenspace program, and SPLOST. Protection should include regulations requiring special review and mitigation for any impacting development.	Protects endangered species and their habitats.		
71	County-wide	Develop a large (1000 acre minimum) wilderness park, probably fronting U.S. Highway 17.  Illustrations 1, 2	Reintroduces natural settings of the more pristine undeveloped barrier islands. Develops appreciation for native vegetation of county.		

Character Area		Recommendation	Benefits	Status	Responsible Party
72	County-wide	<p>Hire staff and begin certification process to become Keep Georgia Beautiful Affiliate and participate in the Great American Clean Up and Bring One for the Chipper.</p> <p>Contact Lynn Cobb, Georgia Department of Community Affairs, 404-679-4910 or lcobb@dca.state.ga.us.</p>	<p>Educates citizens and local elected officials of benefits of a clean and beautiful community.</p> <p>County has illegal dump sites and no recycling program.</p>		
73	County	<p>Develop and implement regulations that establish acceptable light levels for specific uses; prevent up-lighting, glare, light trespass, and excessive light levels emanating from commercial development; and prohibit excess and disturbing lighting in environmentally sensitive areas:</p> <ul style="list-style-type: none"> - Encourage use of lower, pedestrian friendly lighting and discourage use of cobra lighting. - Provide incentives to developers to offset the cost of installing cutoff and/or pole top lighting in residential developments. 	<p>Reduces intrusion of commercial lighting into residential areas and onto roadways where safety can be an issue.</p> <p>Existing commercial lighting is invasive and can create hazardous driving conditions on roadways abutting commercial corridors.</p>		
74	County	Create natural vegetated marsh-edge buffers.	Protects the viewshed of the water.		
75	County	<p>New regional park north of Woodbine along Satilla River .</p> <p> Illustrations 2, 3</p>	<p>Protects Satilla River floodplain and enhances greenway corridor along U.S. Highway 17.</p> <p>Protects properties from flood damage and protects natural hydrology (flood</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
			protection).		
76	County	<p>Work with Woodbine to further develop the proposed trail along Highway 110 between Woodbine and State Road 40 west to Folkston.</p> <p> Illustrations 2, 3</p>	<p>Increase alternative transportation options in the county.</p> <p>Provide visitor's with a new bicycle route to an established tourism destination: the Okeefeenokee Swamp.</p>		
77	County	<p>Adopt the proposed 6- mile abandoned rail corridor greenway trail between the Sugar Mill Site off of Charlie Smith Road and Laurel Parkway.</p> <p> Illustrations 2, 3</p>	<p>Requires acquisition of the abandoned rail corridor, and Bessie Road for use as a greenway trail. Links St. Marys Middle School and Camden County High School and recreation complex.</p> <p>Can be funded through Transportation Enhancement "Safe Routes to School" program.</p>		
78	County	<p>Work with CSX railroad to allow rail with trail between Seals and Florida, utilize the depot in Kingsland as a trail head.</p> <p> Illustrations 2, 3</p>	<p>Will provide two connections to Florida for the Coastal Georgia Greenway Trail system. Alternative is to provide trail access on US 17 AND provide passive park improvements within the rail corridor in Kingsland.</p> <p>Will enhance sense of place and provide alternative transportation link to Florida.</p>		
79	County	<p>Work with Department of Natural Resources to create a new regional park off of U.S. Highway 17 north of Woodbine.</p>	<p>Allow passive recreation, water access, new recreational site for residents and tourists.</p> <p>Will enhance Camden County as an eco-</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
		 Illustrations 2, 3	tourism destination (in conjunction with Cumberland Island National Park, and Crooked River State Park).		
80	Kingsland	Hold amnesty day for the recycling of white goods (appliances).	Reduces the illegal dumping of these items, and the potential health and safety hazard that they can create; beautification of the community. Eliminates illegal dump sites in community.		
81	Kingsland	Adopt ordinances to preserve green space, existing trees, (replace crepe myrtles with more substantial shade-producing trees), and pocket parks. Add additional natural parks and better maintain existing ones.  Illustrations 5, 7	Green areas with trees decrease storm water runoff, provide shade for businesses, pedestrians, parking lots and provide attractive buffers between businesses, parking lots and the street. Preservation and planting of vegetation needs to be regulated to ensure that adequate green space is part of the revitalization plan.		
82	Kingsland	Adopt requirements for rain sensors on new irrigation systems and recommend retrofit of existing systems.	Eliminates irrigation during periods of rain Helps conserve water.		
83	St. Marys	Ensure public access to scenic views and water use areas after development and redevelopment.	Preserves these amenities for residents and visitors. Views and water access is important to character of town.		

Character Area		Recommendation	Benefits	Status	Responsible Party
84	St. Marys	Focus on acquisition of low lying lots, vacant lots and abandoned houses for public uses, greenspace, pocket parks, storm water management and utility.	Provides environmental services to more usable/developable areas as well as public access and use of greenspace. To increase greenspace that provides more than one function for the community.		
85	St. Marys	Participate in existing and future Greenway Master planning, i.e., Coastal Georgia Alternatives.  Illustration 3	Provides linkage to greenway activities of the county and other cities . Ensuring consistent connectivity via recreational pathways .		
86	Woodbine	Identify lands suitable for development.	Avoids development in wetlands. Buffers streams, rivers, and river edges . Maintains and protects natural resources. Minimizes the potential for flooding.		
87	Woodbine	Define buffers along waterways that are greater than 25 feet in width.	Maintains the pristine character of the waterfront. No guidelines for waterfront development in place.		
88	Woodbine	Consider regulating the density of private recreational docks.	Maintains the pristine character of the waterfront. No guidelines for waterfront development currently in place.		

Character Area		Recommendation	Benefits	Status	Responsible Party
89	Woodbine	<p>Ensure public access to waterfront - in perpetuity.</p> <p> Illustrations 14-16</p>	<p>Public can utilize the waterfront.</p> <p>Attracts visitors to the waterfront.</p> <p>Many waterfront areas are privately held, so access is currently limited.</p>		
90	Woodbine	<p>Create public greenspaces, or pocket parks, particularly at low-lying or vacant lots.</p> <p> Illustration 14</p>	<p>Community/neighborhood amenity.</p> <p>Serves as areas of natural drainage.</p> <p>Infill lots and vacant lands that have wetlands, or are too small to develop make good pocket parks.</p>		
91	Woodbine	<p>Place permanent protections (conservation easement or deed restriction) on city greenspaces, particularly on land on North side of Satilla River.</p> <p> Illustration 14</p>	<p>Maintains connectivity in pedestrian corridor.</p> <p>Protects view shed across river from public waterfront.</p> <p>Controls development on north river bank.</p> <p>Ensures public access to the river.</p> <p>Creates permanent parks for residents.</p> <p>Greenspaces without permanent protection may be converted to private uses.</p>		
92	Woodbine	<p>Address drainage issues according to the 1996 engineering report for the city's</p>	<p>Fixes current drainage problems.</p> <p>Minimizes future drainage issues.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
		<p>storm drainage system.</p> <p>Focus on area between Satilla Bluff Road, Brewster Avenue, and Crestview Drive.</p>	<p>Implements existing plans .</p> <p>Ensures clean storm water enters the Satilla River</p> <p>Flooding currently pervasive throughout 3 quadrants of the city.</p> <p>Many lots available for development are wet, and their conversion will result in more significant drainage issues .</p> <p>City must take action to address drainage in problem areas before it becomes heavily developed.</p>		



Housing Choices

Character Area	Recommendation	Benefits	Status	Responsible Party
93	County-wide	<p>Conduct a county-wide Housing Inventory and Assessment and create database of information.</p> <p>Identifies housing challenges and opportunities, such as substandard, dilapidated and infill opportunities.</p> <p>Establishes consistent definitions of housing condition.</p> <p>Important component of Affordable Housing Plan.</p> <p>Assists county with identification of funding sources to address the various housing needs.</p> <p>Locate all vacant housing sites.</p> <p>Increases management and code enforcement capabilities . Region 12 had a larger percentage of vacant housing units than the state in 2000 (Georgia Department of Community Affairs State of the Housing Report).</p>		

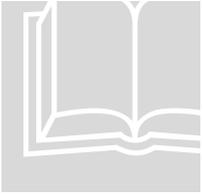
Character Area		Recommendation	Benefits	Status	Responsible Party
94	County-wide	Establish the process to access homebuyer education and federal and state homeownership resources.	<p>Increase homeownership rates and contribute to neighborhood stabilization and revitalization.</p> <p>Builds personal wealth for the home buyer.</p> <p>Creates tax benefits for the home purchaser.</p> <p>Will establish a sense of pride for your local citizens.</p> <p>As of the 2000 Census, Region 12 had the lowest homeownership rate in the state even though they also had lower monthly costs than those statewide.</p>		
95	County-wide	Provide multi-family and single family housing alternatives for workforce population.	<p>Insures that residents with mixed incomes can continue to co-exist (live and work) in municipalities.</p> <p>Without housing options for families with low and moderate incomes, large upscale developments will force higher property values and exclude the county's workforce (teachers, hospitality workers, government employees) to leave the area and commute in. In 2000, Region 12 had fewer single family houses, more mobile homes, and fewer multi-family units than the rest of the state.</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
96	County-wide	Encourage rehabilitation of dilapidated housing stock.	<p>Increases the tax base.</p> <p>Assists with provision of safe, sanitary and stable housing conditions for citizens.</p> <p>Increases housing occupancy percentages.</p> <p>Eligible for various funding opportunities such as Community Development Block Grants, Community HOME Investment Program, Single Family Development Subsidy, United States Department of Agriculture, and other state and federal programs.</p> <p>Increases the county's housing options and therefore, its quality of life.</p>		
97	County-wide	Create Camden County Land Bank Authority with all three municipalities.	<p>Provides legal entity to transfer property to non-profit housing agencies.</p> <p>Provides opportunity to forgive tax arrearage if so desired.</p> <p>Increases inter-jurisdiction cooperation in housing efforts.</p> <p>Insures equal representation through required Inter-local Agreement.</p> <p>A collaborative effort to put non-revenue producing property to a productive use.</p>		
98	County-wide	Amend current zoning ordinance to address: subdivision standards, inclusionary-zoning, infill development, conservation subdivisions, planned-unit developments and nodal development	<p>These types of practices are designed to increase the affordability and diversity of the housing stock. Affordability is promoted for everyone, but particularly those with moderate, low and very low</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
		<p>along with other quality growth elements.</p> <p> Illustrations 1, 2, 18</p>	<p>incomes; for them, documented housing shortages exist.</p> <p>Subdivision Standards to implement walkability strategies and storm-water management (streets, vegetated runoff channels, sidewalks, etc.).</p> <p>Conservation Subdivisions preserve greenspace and provide recreational opportunities and natural characteristics of the area while addressing housing needs.</p> <p>Inclusionary Zoning requires that 20% of all newly platted lots be set aside to accommodate affordability for 15 years.</p> <p>Planned Unit Development allows for mixed income, increased density and mixed-use.</p> <p>Nodal development develops around existing crossroads with a focus on infill. Saves transportation costs, enables public transportation, saves cost to provide services, and takes advantage of existing infrastructure.</p> <p>Infill development utilizes existing infrastructure and assists with neighborhood revitalization.</p>		
99	County-wide	Consider creating a non-profit Community Development Corporation (CDC).	<p>Offers programs and services unavailable to local government.</p> <p>Serves as a non-profit developer.</p> <p>Bridges the gap between the public and the private sector. Upon implementation</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
			budget and services can be equally divided by four.		
100	County-wide	Jointly apply for Community Development Block Grant and Community HOME Investment Program funds with all municipalities to address dilapidated housing. Base dollar allocation to each local government on their percentage of very low-, low- and moderate-income residents.	Equalizes funds based on documented need and improves quality of housing stock in existing neighborhoods. Shows state funding agencies cooperation between all local governments. Increases the chances of being awarded funds because of a collaborative housing effort.		
101	County-wide	Interface with state and local homebuilders association to utilize programs that will enhance accessibility and environmentally friendly construction (e.g. Easy Living Homes, EarthCraft Homes).	Provides additional options to elderly and disabled populations. Reduces energy consumption. Energy efficient construction saves costs long term, providing workforce, aging, and disabled populations with additional housing choices .		
102	In-Town Neighborhoods and Town Centers	Accommodate need for new housing by incorporating appropriate infill and new construction in and around city centers.  Illustrations 1, 2, 18	Preserves small-town fabric and atmosphere. Enables higher density in an unobtrusive, comfortable way. Historic resources and existing fabric do not allow for second story loft additions in cities' downtowns, but additional residential development will help insure viability of existing downtowns as city centers.		

Character Area		Recommendation	Benefits	Status	Responsible Party
103	Kingsland	<p>Create incentives to develop around existing, emerging, and potential nodes incorporating mixed-use, mixed-income development.</p> <p> Illustrations 1, 2, 18</p>	<p>Encourages sustainable development based on smart-growth principles.</p> <p>Development adjacent to the historic city center must occur in a traditional pattern to maintain small town feel.</p>		
104	Woodbine	<p>Implement housing strategy proposed by University of Georgia College of Environment and Design 2001 Woodbine Charrette Report.</p>	<p>Plan addresses issues associated with historic and environmental resources, in particular the Ralph Bunch Community.</p> <p>New development in the area has created a distinct need for housing options in the city. The report provides a completed strategy for the town to implement.</p>		



Sense of Place

Character Area		Recommendation	Benefits	Status	Responsible Party
105	County-wide	<p>Appoint a representative to the Southern Passages: The Atlantic Heritage Coast—an organization that markets the history, culture and natural history of the backroads of the southeaster seaboard coastline -www.southernpassages.com.</p> <p> Illustration 2</p>	<p>This ongoing tri-state effort promotes heritage tourism in coastal Georgia.</p> <p>Unified marketing of heritage tourism sites, increased visitation to county and a positive economic impact.</p>		
106	County-wide	<p>Adopt and implement the “Design Guideline Manual For Coastal Communities Located on the US 17 Corridor,” sponsored by Coastal Georgia Regional Development Center and prepared by WK Dickson, June 2002.</p>	<p>This resource offers specific guidelines for implementing the recommendations.</p> <p>There is no reason to replicate quality work already completed.</p>		
107	County-wide	<p>Adopt and implement “The Coastal Georgia Alternative: Developing Heritage and Eco-tourism on the Coast,” prepared by Hinsley-Hickson, December 2003 and participate in all future and existing greenway master-planning.</p> <p> Illustration 2, 3</p>	<p>Recommends a through-corridor trail that will link to Glynn County and Florida, by means of a proposed ferry from St. Marys to Fernandina Beach, Florida.</p> <p>Recommends a means to implement the trail system: county should work with Woodbine, Kingsland and St. Marys and with other coastal towns and counties to enact state legislation to create the Coastal Georgia Greenway Regional Development Authority to implement the trail plan, work to foster increased</p>		

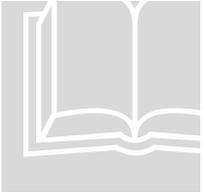
Character Area		Recommendation	Benefits	Status	Responsible Party
			<p>heritage and eco-tourism in coastal Georgia.</p> <p>The economic impact the Coastal Georgia Greenway Trail is estimated at \$15 million per year, upon completion of the trail system, expected to be generated by 500,000 new tourists to Georgia's coast.</p>		
108	County-wide	Acquire vacant and rundown properties and offer for redevelopment.	<p>Expedites the revitalization process.</p> <p>It will not be necessary to wait for owners of neglected properties to enhance property.</p>		
109	County-wide	<p>Institute Historic Preservation protection tools: ordinance, historic district(s), guidelines and architectural review.</p> <p> Appendix: Secretary of Interior's Standards for Preservation</p>	<p>Historic Preservation Ordinance -Allows protection of historic resources including historic housing inventory.</p> <p>Historic District - Allows placement on federal and state historic registers and access to federal and state financial incentives for rehabilitation.</p> <p>Design Guidelines (illustrated) - Provide the proper framework for rehabilitation and new construction to promote compatible design (particularly important for infill development).</p>		
110	County-wide	Design/re-design shopping centers and retail structures along major arterials, particularly State Road 40, and add rear parking.	<p>Foster attractive communities, aesthetics and functionality.</p> <p>Provide street connectivity to strengthen and direct development.</p>		
111	County	Nominate the historic residential district of White Oak for National Register of	National Register listing creates interest in historic preservation.		

Character Area		Recommendation	Benefits	Status	Responsible Party
		<p>Historic Places designation.</p> <p> Appendix: Secretary of Interior's Standards for Preservation</p>	National Register designation helps gives validity to revitalization efforts, offers tax incentives for rehabilitation, and helps reinforce the historic nature of the town.		
112	Town Centers	Map vacant or under-utilized parcels city-wide.	<p>Identifies opportunities for infill and redevelopment.</p> <p>Helps guide development.</p>		
113	Kingsland Town Center	Establish an organized group to envision the desired look for the town and to implement the vision; i.e., Downtown Development Authority, Main Street Board of Directors, or a locally organized non-profit.	<p>Impetus needed to start the downtown revitalization program.</p> <p>Provides responsible entity for implementing the vision of downtown revitalization; downtown revitalization is often beyond the scope of city government.</p>		
114	Kingsland Town Center	<p>Nominate the historic residential district for National Register of Historic Places designation.</p> <p> Appendix: Secretary of Interior's Standards for Preservation</p>	<p>Creates interest in historic preservation.</p> <p>Offers tax incentives for rehabilitation, gives validity to revitalization efforts, and helps reinforce the historic nature of the town.</p>		
115	Kingsland Town Center	<p>Develop design guidelines for rehabilitation of existing historic structures, infill construction and signage that incorporate Secretary of the Interior's Standards for Rehabilitation .</p> <p> Appendix: Secretary of Interior's Standards for Rehabilitation</p>	Insures integrity of the historic district and that new downtown development is compatible with existing historic architecture.		

Character Area		Recommendation	Benefits	Status	Responsible Party
116	Kingsland Town Center	Implement financial incentives for rehabilitation such as a façade grant program, a low-interest loan program, and historic tax incentive programs.	Financial incentives encourage revitalization and re-use of properties .		
117	Kingsland	Initiate Mobile Home Recycling Effort (See Keep Liberty Beautiful as an example).	Eliminates unsafe, unsightly mobile homes, allows scrap metal to be recovered and reused. Creates areas for the addition of “pocket parks” in existing neighborhoods. Improves overall look of community, eliminates a public health and safety hazard.		
118	Kingsland	Develop a wayfinding system using a hierarchical system of signs using a consistent logo. Graphically coordinated variations would include major welcome signs for scenic entry routes and individual attraction signs pointing out individual businesses and attractions. Route visitors and tourists to downtown via these routes using the wayfinding system of attractive, appropriately scaled signage.	Adds to the appeal of the town. Helps visitors find downtown from any entryway, and directs tourists to the best of Kingsland.		
119	Kingsland	Relocate city vehicle fleet to Refuse Road from gateway entrance of city and create a community park in the existing lot.  Illustration 5	Provides for a much more attractive entrance into Kingsland. Provides greenspace for local residents to enjoy. Provides a much better community image.		

Character Area		Recommendation	Benefits	Status	Responsible Party
120	St. Marys Town Center	<p>Improve the entrances and gateways into downtown-need good quality signage at the curve (close to the Gilman site).</p> <p> Illustration 9-12</p>	<p>Reinforces that one is entering a special place.</p> <p>Develops an image.</p>		
121	St. Marys Town Center	<p>Improve the landscaping, street-scaping, parking, and walkability in the following areas:</p> <ul style="list-style-type: none"> - Welcome Center and City Hall - Add landscaping to medians on Wheeler and Ready Streets. - Extend medians on Osborne Street out to Durango site; and in both directions down Conyers Street. - Create landscaped medians along St Marys Road and parking lot in middle of Wheeler Street. - Widen, landscape, and maintain sidewalk along St. Marys Street, opposite the waterfront. - Establish and clearly mark a bike path from waterfront to the cemetery. - Find alternatives to the gigantic parking spaces along St. Marys Road. <p> Illustrations 9-12</p>	<p>Creates a better entrance into the historic district, creates a better sense of place, and provides more green space.</p> <p>Creates a better sense of walkability, improves pedestrian safety, and slows traffic speeds.</p> <p>Surplus of parking along St. Marys Street making the street unattractive and unfriendly to pedestrians.</p> <p>The currently parking lot in the middle of Wheeler Street is both unattractive and dangerous to pedestrians as well as other cars.</p> <p>Currently there is no linkage from the waterfront to the cemetery.</p> <p>Encourages business to put out attractive street furniture, more attractive.</p>		
122	St Marys Town Center	<p>Establish and enforce clear guidelines for development outside the historic district which include maximum setbacks, parking behind the buildings, limited curb cuts, minimum percentages of greenspace on a lot, etc.</p>	<p>Creates a better sense of place, continuity, more pedestrian friendly, more greenspace, more attractive.</p> <p>The sprawling development outside the historic district creates a sense of</p>		

Character Area		Recommendation	Benefits	Status	Responsible Party
		 Illustrations 8-13	discontinuity and randomness.		
123	St Marys Town Center	Use appropriate infill on vacant and underutilized sites (especially beside First Baptist Church, corner of Weed and Osborne Streets and the old post office.	Maintains community character.		



Transportation Alternatives

Character Area	Recommendation	Benefits	Status	Responsible Party
124	County-wide Maintain communications with CSX concerning the excursion train and potential extension and expansion of routes in the future.	Provides transportation alternatives and tourist attraction along with transportation to Kingsland and St. Marys. Moves tourists around the county; supports trailhead at Kingsland Depot. Provides connectivity.		
125	County-wide Decrease cost of ride of St. Marys Railroad.	Has potential for use as transit to job centers. Expands use of railroad and, therefore, increased financial support. Helps get people out of single-occupancy vehicles and lessens traffic on roadways.		
126	County-wide Encourage development outside the historic districts and town centers to continue the grid pattern of the historic district.  Illustration 18	Creates a better sense of place, more attractive. The sprawling development outside the town centers creates a sense of discontinuity and randomness.		
127	County-wide Adopt a Best Management Practices program for existing dirt roads; require	Reduces erosion, maintenance needs and costs and protects of water quality.		

Character Area		Recommendation	Benefits	Status	Responsible Party
		all new roads to be paved .			
128	County-wide	Require connections between adjacent developments.	Reduces traffic on arterials and increases connectivity; more efficient service delivery.		
129	County	Provide incentives and/or regulations for grid street patterns instead of cul-de-sac developments as well as redundant road systems for commercial centers.	Provides better connectivity. Decrease demand on arterial roads, allows for pedestrians/cyclists to easily and safely transition from one development to the next. More available routes for traffic disbursement.		
130	County	Require dedication of new roads to the county.	More sustainable long-term service delivery; increased connectivity and long-term higher level of services . Even though keeping new roads private may be an immediate cost savings to the county, the long-term consequences may lead to more expense and citizen dissatisfaction. Once a development is completed, the developer is no longer involved and no one is accountable for maintenance (homeowner associations are a questionable mechanism for maintenance and frequently homeowner associations do not form). Private roads are not accessible to the public at large and therefore discourage connectivity, increasing the demands on existing county roads .		

Character Area		Recommendation	Benefits	Status	Responsible Party
131	County	Adopt a curb cut policy on county roads.	Maintains higher levels of service on roads, and enhances pedestrian safety (fewer conflict points between pedestrian/automobile). Multiple curb cuts lead to traffic congestion and degrade community character.		
132	Corridors	Prepare, adopt, and implement corridor management plans for the following road systems: -Laurel Island Parkway / Colerain Road* -U.S. Highway 17/Southern Passages* -State Road 110* -State Road 40* -Charlie Smith Highway -St. Marys Road -State Road Spur 40 -Dover Bluff -Harriet's Bluff -Horse Stamp Road  Illustrations 1, 2, 9-12, 17 (*highest priorities)	Appropriate corridor management helps attract higher quality industry and higher paying jobs. Corridors are important gateways into county and cities and currently make poor impression on visitors and citizens. Enhance the visual appearance of routes frequently traveled by residents and tourists, to generate a greater positive feeling about the experience of residing in and visiting Camden County. Sprawling development along corridors is unattractive, visually distracting, and a poor representation of county's beauty. A lack of regulation creates an economic environment in which developments vie for the brightest, highest and most visible signs.		
133	Corridors	Create and implement corridor overlay districts and design guidelines (both for new construction and retrofitting of existing buildings.)	New development will be constructed closer to the street with sidewalks, street trees, parking in rear for more pedestrian-		

Character Area		Recommendation	Benefits	Status	Responsible Party
		 Appendix: “Walnut Avenue Corridor Revitalization: Overlay Ordinance and Menu of Quality Growth Options,” by University of Georgia Land Use Clinic, School of Law and College of Environment & Design, 2004.	<p>friendly and human-scale development.</p> <p>Corridors currently are cluttered with signs and curb cuts and large expanses of paved parking—not attractive gateways to the county or cities.</p> <p>Growth along corridors needs to be managed to ensure new development is not detrimental to tourism and other development efforts.</p>		
134	Corridors	<p>Designate US 17 as a Scenic/historic byway with corridor management between Glynn and the Florida line.</p> <p> Illustration 6, 17</p>	<p>This route typifies the REAL Camden County. It includes over 20 historic sites, 10 archaeological sites, 8 coastal river viewsheds, mature hardwood forest buffers, adjacent wetlands and marshes.</p> <p>This designation requires an active corridor management plan and oversight to carry out the recommendations that can include preserving existing historic and environmental assets, protection of scenic view sheds, sign control, a comprehensive wayfinding and interpretive sign plan.</p>		
135	Corridors	<p>Construct streetscape and roadway improvements through access management practices (primarily on State Road 40/Osborne Road).</p>	<p>Provides traffic calming and beautification.</p>		
136	Corridors	<p>Work with Woodbine and Kingsland to create gateways to these communities on U.S. Highway 17.</p>	<p>Enhances the sense of place of these communities in Camden County.</p> <p>Should be done as part of overall corridor</p>		

Character Area	Recommendation	Benefits	Status	Responsible Party
	 Illustration 6, 17	management.		
137	Town Centers  Illustration 18	Incorporate the historic street grid pattern into newer parts of the city. Traffic calming, consistency of design. Establish street pattern that connects with the historic areas establishes sense of character and identity. Consistency of design, traffic calming. Establish street pattern that connects with the historic areas establishes sense of character and identity.		
138	St. Marys Town Center  Illustration 3	Promote the development of an alternative transportation plan that includes public transit, bike and pedestrian amenities in conjunction with other local governments. Provides a variety of transportation choices and inter-modal coordination. Provides a single plan for promoting alternative transportation options.		
139	St. Marys Town Center	Establish a public transit system with handicapped access in conjunction with the other local governments. Allows for traffic reduction, improves air quality and encourages community and stakeholder collaboration. Connects major activity centers, and allows access to jobs and services.		
140	St. Marys Town Center	Determine the feasibility of a ferry system from St. Marys to Fernandina, Florida. Promotes tourism, connections to the greenways system. Provide a alternative transportation		

Character Area	Recommendation	Benefits	Status	Responsible Party
		option.		
141	St Marys Town Center Conduct a parking study to determine the city's parking requirements.  Illustrations 9- 12	Appears to be surplus of parking along St. Marys Street, making it unattractive and unfriendly to pedestrians.		
142	St Marys Town Center Develop a parking masterplan.  Illustrations 9- 12	Identifies parking needs and allows for pedestrian friendly parking and clearly designated parking areas. Existing lots (such as the wooded lot on St. Marys Street) are not clearly labeled.		
143	St. Marys Town Center Create striped bicycle lanes along roadways.	Creates a bike-friendly city and a safe, alternative transportation option.		
144	St. Marys Town Center Create informational signage of consistent design in various locations throughout the city.	Provides sense of direction and reduces confusion when visiting a new place in attractive, recognizable way. Provides direction to governmental offices, recreation, commercial, and parking areas.		
145	Kingsland Complete Laurel Island Parkway extension and provide for buffers.  Illustrations 9, 12, 17	Provides an alternative to Highway 40. Eliminates visual blight. Provides an alternative transportation route that is free from visual clutter (see Hilton Head Island's Cross Island Parkway as an example).		

Character Area		Recommendation	Benefits	Status	Responsible Party
146	Kingsland	Extend turn lane into Camden County High School.	Reduces back up on roadway. Provides safer alternative than traffic stopped in major thoroughfare.		



Mixed Use and Walkability

Character Area		Recommendation	Benefits	Status	Responsible Party
147	County	<p>Require sidewalks or walking trails in new residential communities.</p> <p> Illustration 12</p>	<p>Provides safe pedestrian routes and encourages community interaction.</p> <p>New developments should provide adequate services for new residents.</p>		
148	Kingsland Town Center	<p>Promote a comprehensive sidewalk network by repairing existing sidewalks and providing new sidewalks (especially connecting churches and schools to neighborhoods).</p>	<p>Improves safety for pedestrians and cyclists.</p> <p>Promotes alternative transportation.</p> <p>Provides better access to downtown businesses and makes downtown more appealing.</p> <p>Connects the newer and older parts of the city - creating a more unified system and connectivity of transportation modes.</p> <p>Can help reduce vehicular traffic around schools.</p>		
149	Kingsland Town Center	<p>Add street trees that will provide shade.</p> <p> Illustration 4, 7, 10, 11</p>	<p>Reduces temperatures on sidewalks, beautifies community, can add to pedestrian safety.</p> <p>Current street trees do not provide much</p>		

Character Area	Recommendation	Benefits	Status	Responsible Party
		shade. Does not encourage walking in the heat of the summer.		
150	Kingsland Town Center	<p>Promote walkability of downtown Kingsland along U.S. Highway 17 with a linear path of parks.</p>	<p>Provides greenspace, connects the community.</p> <p>Promotes downtown activity, provides runners, walkers, and bikers with a community trail.</p>	
151	St. Marys Town Center	<p>Promote a comprehensive sidewalk network.</p> <p> Illustrations 9,-12</p>	<p>Improves safety for pedestrians and cyclists.</p> <p>Promotes alternative transportation.</p> <p>Provides better access to downtown businesses and makes downtown more appealing.</p> <p>Connects the newer and older parts of the city - creating a more unified system and connectivity of transportation modes.</p> <p>Can help reduce vehicular traffic.</p>	
152	Woodbine Town Center	Add sidewalks along U.S. Highway 17.	<p>Connects River Walk to U.S. Highway 17 and allows pedestrians and bicyclists to water park and to continue into existing downtown.</p> <p>Provides connectivity to and from downtown, river walk and existing water front park with boat ramp, shelters, and facilities.</p>	

Character Area		Recommendation	Benefits	Status	Responsible Party
153	Woodbine Town Center	<p>Add crosswalk from river park side of U.S. Highway 17 to other side. (east to west).</p> <p> Illustration 14</p>	<p>Allows pedestrian and cyclist access to each side of downtown, and again, access to and from river walk, downtown, and river park.</p> <p>Connectivity, tourism for recreation, and economic benefits to the downtown area.</p>		
154	Woodbine Town Center	Widen and lengthen median on southern part of U.S. Highway 17 entering into Woodbine.	<p>Slows traffic for pedestrians crossing.</p> <p>Opens access to entire downtown area, river walk, and river front park.</p>		
155	Woodbine Town Center	Install signage and landscaping on northern entrance of U.S. Highway 17 bridge into Woodbine and crosswalk on southern end of U.S. Highway 17.	Creates a gateway into Woodbine and encourages slower traffic speeds which create a more pedestrian-friendly atmosphere.		
156	Woodbine Town Center	Repair sidewalks on city hall side of U.S. Highway 17 (east), so they are pedestrian- and bicycle-friendly.	<p>Safer for pedestrians and cyclists.</p> <p>Prevents injury and makes the downtown area more attractive along with providing easy access to downtown businesses.</p>		