



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS COMMUNITY PLANNING DOCUMENTS

RC:

CGRC

Submittal Type:

Comp Plan Update

Preparer:

RC

Local Government

Consultant: Specify

Cover Letter Date: **9/1 - #/#**

Date Submittal Initially Received by RC: - #/# #/#

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DO/RCO contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



CITY OF PORT WENTWORTH

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September 6, 2016

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G. Glenn Jones

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CITY ADMINISTRATOR
Phillip Claxton

Mr. Allen Burns, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive
Darien, Georgia 31305

RE: **2016 – 2036 Comprehensive Plan
Port Wentworth, Georgia**

Dear Mr. Burns,

The City of Port Wentworth has completed an update of its comprehensive plan and is submitting it with this letter for review by the Coastal Regional Commission and the Department of Community Affairs.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan. These issues are also addressed in the body of the document.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

We welcome the opportunity to address any questions regarding the enclosed documents. Please contact the undersigned at (912) 964-4379 or by email at gjones@cityofportwentworth.com should you have any questions or if you need additional information.

Sincerely,

Glenn Jones
Mayor

GJ/et

RESOLUTION NO. 16-04

**CITY OF PORT WENTWORTH, GEORGIA
RESOLUTION TO TRANSMIT
2016-2036 Comprehensive Plan**

WHEREAS, the City of Port Wentworth Council has completed the 2016-2036 Comprehensive Plan.

WHEREAS, this document was prepared according to the Minimum Standards and Procedures for Local Comprehensive Planning effective March 31, 2014 and established by the Georgia Planning Act of 1989, and the required public hearings were held August 27, 2015 and August 25, 2016.

BE IT THEREFORE RESOLVED, that the City of Port Wentworth Council does hereby transmit the 2016-2036 Comprehensive Plan to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

APPROVED BY MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH
THIS 25TH DAY OF AUGUST, 2016.

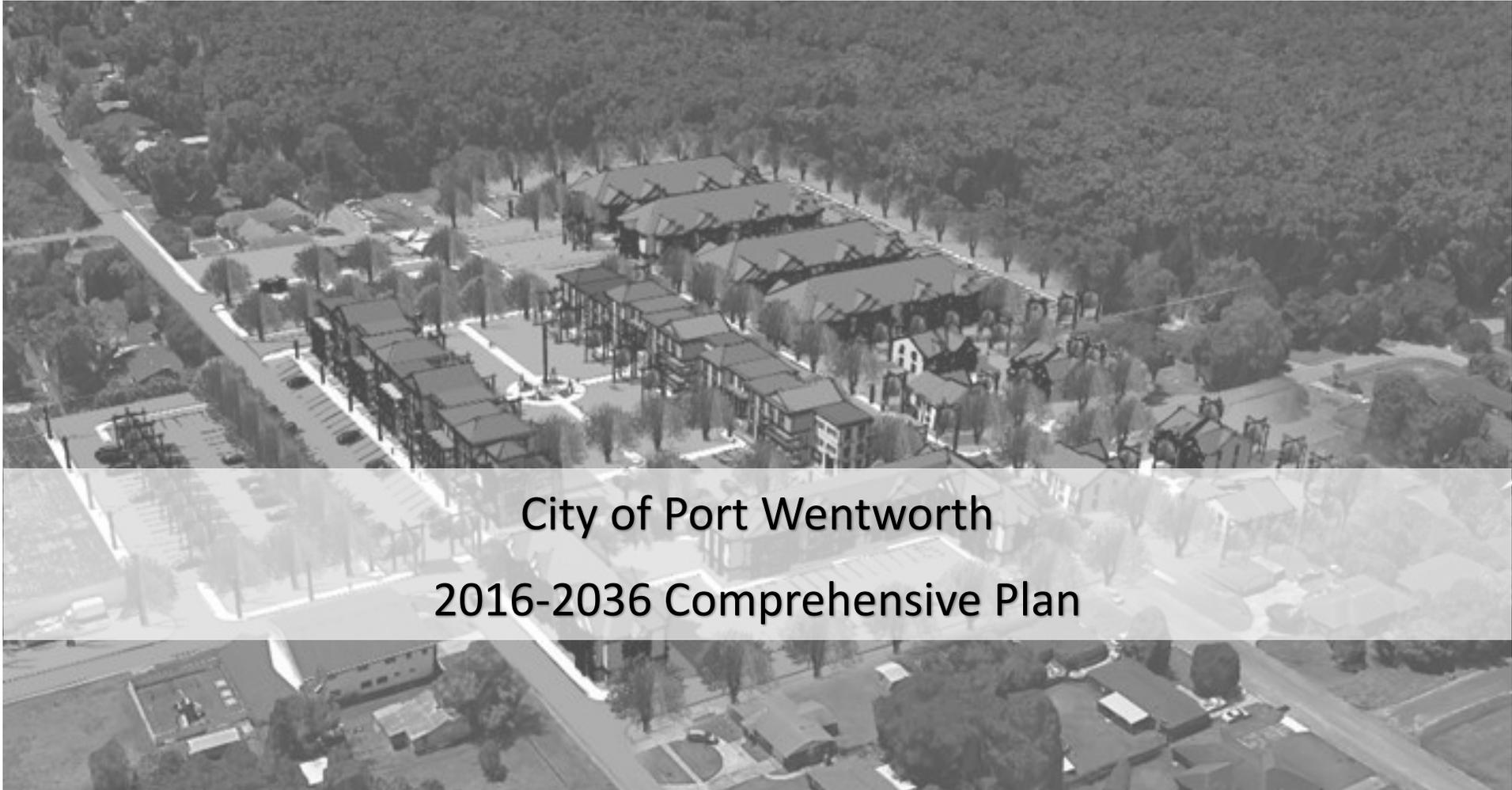


G. Glenn Jones, Mayor

ATTEST:



Clerk of Council



**City of Port Wentworth
2016-2036 Comprehensive Plan**

Submitted to Coastal Georgia Regional Commission and Georgia Department of Community Affairs: August 2016



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Introduction

Located in the northern most part of Chatham County, Port Wentworth is located in close proximity to the City of Savannah, the Savannah River, and Interstates 95 and 16. Its location, combined with its rich history and environmental resources that date back centuries, has contributed greatly to the City's growth and sense of place, as well as the growth and vitality of the greater Coastal Georgia region. The City is a bustling community of approximately 6,500 residents, which recently experienced significant development, growing by approximately 2,000 residents, or 44%, since the last Comprehensive Plan was completed in 2008.

Port Wentworth's history began with the Native Indian tribes that inhabited the area, including the Cherokee, the Creek, and the Yamasee, followed by the Carolinian traders and the first settlers of the Trust Colony of Georgia.

The City of Port Wentworth was officially founded in 1733, paving the way for the continued colonization of Port Wentworth and surrounding region and the formation of the Savannah River Plantations-Mulberry Grove, Drakies, Colerain, Tweedside, the Grange, Whitehall, Oak Grove, and Rice Hope. Located along the banks of the Savannah River, these plantations were farmed to produce rice and cotton, and to a lesser extent, timber and vegetable crops. Mulberry Grove Plantation is best known because of Eli Whitney, who invented the cotton gin in 1793 while visiting Mulberry Gove. The cotton gin played an important role in the South's prosperity as a cotton producer; by the mid-19th century, cotton was America's leading export. Colerain, the largest and most profitable of all the River Rice Plantations, in fact was the future site of the City of Port Wentworth.

Today, the City is in close proximity to a number of thriving industries, such as Weyerhaeuser, International Paper, Gulfstream, Georgia Power, and the Georgia Ports Authority. In addition, there remains a number of cultural and



historical treasures within its boundaries, including several African-American praise houses originally built for plantation slaves, the remains of the Mulberry Grove Plantation, the Indian Trading Post (home of Mary Musgrove), and former Civil War battle sites. The City is also experiencing residential and commercial growth, including the construction of the Rice Hope, Rice Creek, Lakeshore, and Newport Subdivisions. Commercial development along Highway 21 near the Interstate 95, Exit 109 corridor as well as construction of a new school for grades K – 8, Rice Creek School, has occurred to serve the growing population in this part of the City. The vision established in the 2008 Comprehensive Plan focused on growing the City into a family oriented city with sufficient commercial businesses, facilities, and recreational opportunities. Through previous and current planning, the City is working to achieve this vision.



Background



The Georgia Department of Community Affairs (DCA) administers the rules and regulations for Comprehensive Planning in the State of Georgia. These rules were revised and the new rules became effective on March 1, 2014. The purpose of these updated standards are to provide governmental entities a framework for the development, management and implementation of local comprehensive plans because vibrant places are essential to the State of Georgia's overall economic prosperity.

The DCA summarizes the Comprehensive Plan as something that recognizes that assets can be accentuated and improved; liabilities can be mitigated and changed over time; and that potential can be sought after and developed. Producing and maintaining a Comprehensive

Plan is a way for a local government to understand the relationship between the various issues and opportunities within the community. Understanding these trends gives community leaders a basis for establishing implementation activities and policies. The Comprehensive Plan creates an understanding of the future vision for the community inclusive of businesses, industries, investors, property owners, tax payers, and the general public.

O.C.G.A 50-8-1 established authority for the DCA to define minimum standards and procedures for developing comprehensive plans for local governments in the State of Georgia. These standards and procedures are designed to help the City prepare a plan that identifies immediate needs within community and looks for opportunities to help the City reach its vision for the future. An adopted Comprehensive Plan allows the City to maintain its "qualified local government status," which makes the City eligible for selected state funding and permitting programs.

The City of Port Wentworth addressed the elements required based on the DCA's minimum standards and procedures and exceeded these requirements by conducting additional analysis on other planning elements. The following required elements are included in the City's 2016 Comprehensive Plan:

- 1) Community Goals
- 2) Needs and Opportunities
- 3) Community Work Program

As a community that has adopted a Zoning Ordinance and one that is also a member of a Metropolitan Planning Organization, the City of Port Wentworth Comprehensive Plan is also required to address land use and transportation. In addition, the City has also completed an assessment of housing; economic development; natural, cultural, historic resource preservation; community wellness; and intergovernmental coordination throughout this document.

Summary of Public Involvement

The DCA minimum standards and procedures require two Public Hearings and the identification and implementation of a participation program that offers various opportunities for community engagement. The following chapter provides a summary of the public involvement opportunities provided throughout this planning process, including public hearings, a Stakeholder Committee, educational handouts, and the web-based Community Opinion Survey. Summary materials from public involvement undertaken during this process can be found in Appendix B.

Public Hearing #1

The first of the required Public Hearing was held on August 27th, 2015 at the regularly scheduled City Council meeting. The consultant team presented an introduction to Comprehensive Planning, the purpose for updating the Plan, and what the City hopes to gain by undertaking this process. The presentation discussed the minimum requirements, the benefits of planning, and opportunities the City will use to engage and involve residents and other key players in the community. The presentation also highlighted some of the key issues, current development trends, demographic considerations, and how these items collectively fit into the planning process.

Stakeholder Committee

The City formed a Stakeholder Committee that included City residents, business owners, Planning Commission representatives, and interested citizens. This committee met four times over the course of the planning period and a brief summary of these meetings is included on the following page. For a full summary of the meetings, please see Appendix B.

Summary of Public Involvement

The City used the following community engagement techniques to gather feedback from its citizens and business owners

Public Hearings

Community Survey

Community Snapshot

Website

Community Open House

**Planning Commission
Presentation**

Meeting #1 – September 29, 2015

The first meeting kicked off the Comprehensive Planning process with a presentation on the Comprehensive Planning requirements, the purpose of completing the plan, the benefits of planning, and the role and expectation of the stakeholders throughout the process. Community stakeholders introduced themselves and then participated in a SWOT (strengths, weaknesses, opportunities, threats) analysis.

Meeting #2 – November 9, 2015

At the second stakeholder committee meeting, the group reviewed the results of the SWOT analysis and categorized them based on the DCA's Quality Community Objectives. The Community Vision developed during the 2008 Comprehensive Planning process was reviewed and revised by the group. The community opinion survey was introduced to the group for their input and discussion, and the stakeholders were challenged to have their families and neighbors to take the survey.

Meeting #3 – February 2, 2016

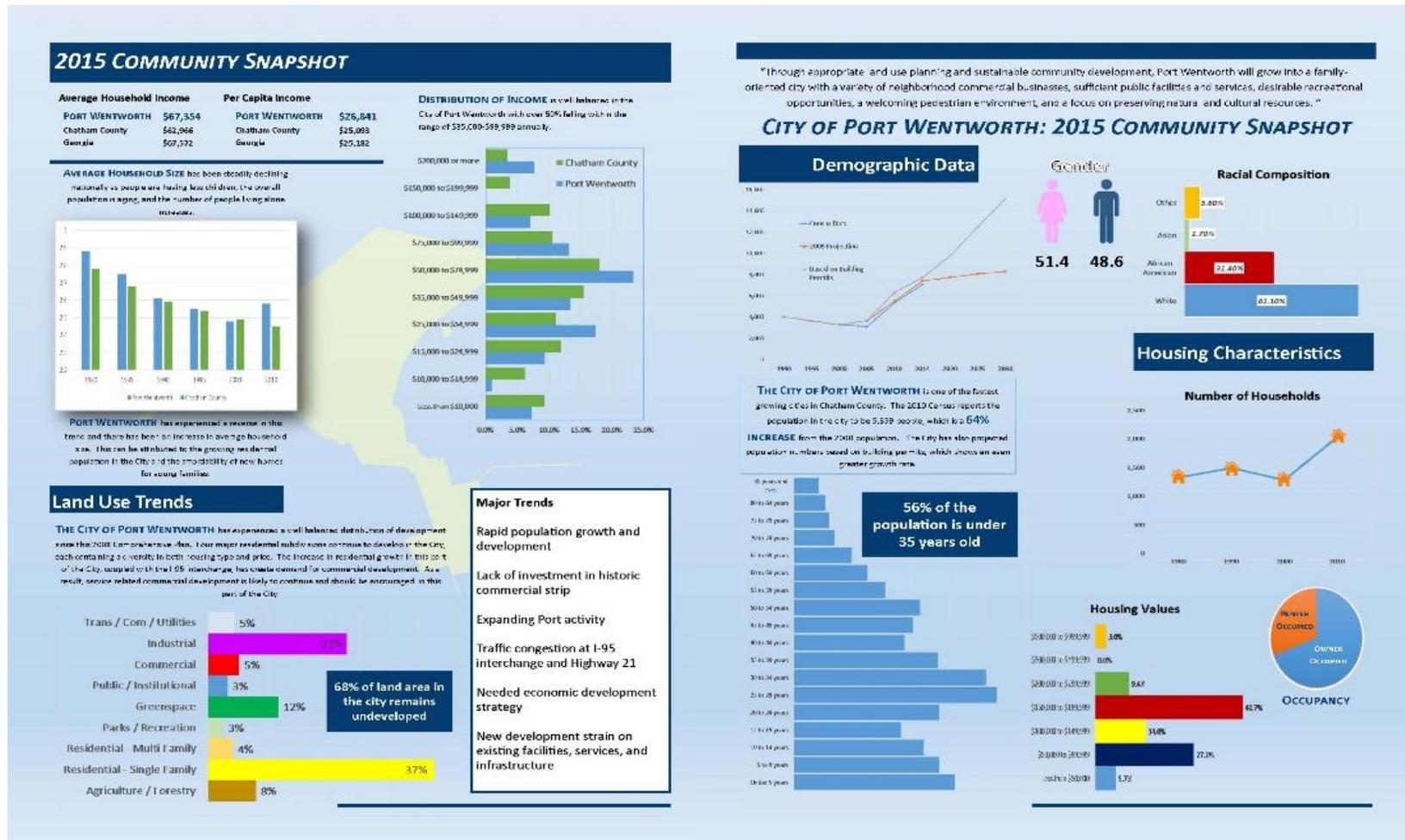
The City presented the community character areas, existing land use analysis, and issues and opportunities. A group exercise was conducted to revise the 2008 Community Character Areas Map to better reflect changing development patterns within the City. Participants also reviewed a list of issues and opportunities to determine which still applied and new items that needed to be added to the list.

Meeting #4 – June 28, 2016

A draft of the Comprehensive Plan was provided to the stakeholder committee prior to this meeting for review. The group discussed recommendations for revisions to the plan and reviewed a conceptual master plan for the City-owned property in old Port Wentworth near the police and fire station. The proposed development concept for this site includes mixed use commercial and multi-family residential with recreational opportunities and general streetscape improvements.

Community Snapshot

The City developed a community snapshot to provide citizens with background information on current trends within the City. The snapshot includes a demographic summary of population, gender, age, and racial composition within the City. It also assesses housing and economic trends including the number of households, household size, housing values, ownership characteristics, earnings, and the distribution of income throughout the City. The existing land use composition of the City was also included in the snapshot to provide some insight when considering future needs and goals.



Community Survey

In an effort to broaden public input, the City administered a community survey to gain feedback from residents, business owners, and other interested parties. A community survey can be a very effective tool because it can be made available to a large population at a relatively minimal cost. The survey also allows the opportunity for honest feedback since it can be completed anonymously. Input was solicited on various topics, such as: community appearance, economic development, services, traffic and commuting, housing, quality of life, and overall planning issues.

The City received a total of 224 responses to the community survey, which equates to a 95% confidence level with a confidence interval of +/- 5%. By way of comparison, only 58 surveys were completed during the 2008 comprehensive planning process. The survey was posted to the City's website for roughly 8 months. The City also used social media techniques to encourage participation. The results of the survey were tabulated and included here is a summary of some of the major trends.

The community survey had a well-balanced age breakdown from the participants. The 35-49 age group represented the largest percent at 35%, but each of the other age cohorts had comparable representation. Interestingly, over 70% of people that participated in the survey have lived in the City less than 10 years, which is consistent with the rapid population growth recorded during the last decennial census. The affordability of housing, quality of life, and proximity to Savannah were cited as the most important reasons people selected Port Wentworth. The majority of people that participated in the survey were employed in Savannah (39%), roughly 20% were retired, and less than 10% actually worked within the City of Port Wentworth.

The survey revealed priorities with regard to commercial development and recreational options. Survey participants felt there was a need for more service-related commercial uses, which includes restaurants, retail, and shopping. Respondents also indicated that they are generally pleased with the location of commercial development and that it should continue occur along major arterials and corridors. Lastly, participants were relatively consistent with regards to the desire for additional recreational options. For a full description of the survey results, please see Appendix B.

Survey Summary

Well balanced participation in terms of age?

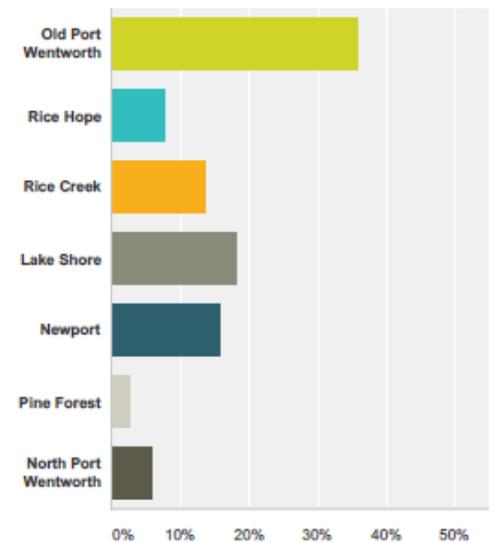
- 35-49 (34%)
- 50-65 (30%)
- 20-34 (20%)
- 65 and Older (16%)

70% of people that took the survey have lived in Port Wentworth **less than 10 years**

Why did people select Port Wentworth?

- **Affordability** of housing
- **Quality** of life
- **Proximity** to Savannah (40% work in Savannah)

Geographic Distribution



Community Goals

General Vision Statement

The City of Port Wentworth developed a community vision through the public involvement process. A group of community stakeholders collectively discussed current trends, community issues, and future needs within the community at a public meeting in November 2015. The group reviewed the vision established during the 2008 comprehensive planning process and crafted a new vision based on changing trends as well as accomplishments within the City. Based on the feedback gathered at this meeting, the following vision was produced:

“Through appropriate land use planning, development regulations, progressive public policy and partnerships, and sustainable community development, Port Wentworth will continue to grow as a family-oriented city with housing options for all ages, a variety of commercial businesses, excellent public facilities and services, exceptional recreational opportunities, a safe and welcoming pedestrian environment, and a focus on preserving natural and cultural resources.”

The City’s Vision recognizes how future development patterns will impact the existing character of the community. While growth and development pressure is likely to continue, the vision statement communicates the City’s commitment to quality of life issues and the importance of history, culture, and environment.



Community Goals

The purpose of the community goals section is to layout a road map for the community's future based on the results of the various public involvement activities. The goals are arguably the most important part of the plan because they represent the value the community places on various quality of life issues. The goals are used to determine the direction the City should pursue from the eyes of the people that are most invested in the community. The following major goals have been identified and will be the basis of the recommended policies:

- Economic development and revitalization
- Expand recreational activities and opportunities
- Address traffic congestion along major corridors
- Smart growth

Quality Community Objectives

The following 10 objectives were adopted by the DCA from generally accepted community development principles to fit the unique quality of communities in Georgia. The list of items was intentionally crafted with significant areas of overlap to recognize the relationships between the various community objectives and the impact one aspect has on others. The DCA goals associated with each element are summarized in italics. The City of Port Wentworth identified the following goals based on these quality community objectives.

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community.

Goal: Promote economic development in north Port Wentworth.

Goal: Attract infill development and redevelopment in old Port Wentworth.

Goal: Support increased residential densities in old Port Wentworth.



Major Goals

Economic Development
Recreational Amenities
Reduce Traffic Congestion
Smart Residential Growth



Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Goal: Reduce water consumption.

Goal: Protect the City's floodplains and water resources.



Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.

Goal: Encourage future development in areas where infrastructure is already in place.

Goal: Upgrade and maintain the City's existing infrastructure to ensure that it continues to function as designed.



Local Preparedness (Growth)

Identify and put in place the prerequisites for the type of future the community seeks to achieve.

Goal: Utilize the future land use map to make decisions regarding the types of development most appropriate for the community.

Goal: Update the City's Land Use Regulation to be consistent with this Plan.



Sense of Place

Protect and enhance the community's unique qualities.

Goal: Support revitalization of old Port Wentworth.

Goal: Market the City's historic, cultural, and recreational amenities.

Goal: Provide family-friendly activities and facilities in all areas of Port Wentworth.

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs.

Goal: Participate with other local governments on the Service Delivery Strategy.

Goal: Establish mutual aid agreements for emergency services



Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community.

Goal: Promote a diverse housing stock, including housing for millennials, the aging population, and low income populations.

Goal: Provide higher-density housing in old Port Wentworth.



Transportation Options

Address transportation needs, challenges, and opportunities of all community residents.

Goal: Reduce traffic congestion on Highway 21 and at the Highway 21 / Interstate 95 interchange.

Goal: Reduce port related truck traffic on Highway 25



Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

Goal: Explore opportunities for a technical college satellite campus.

Community Health

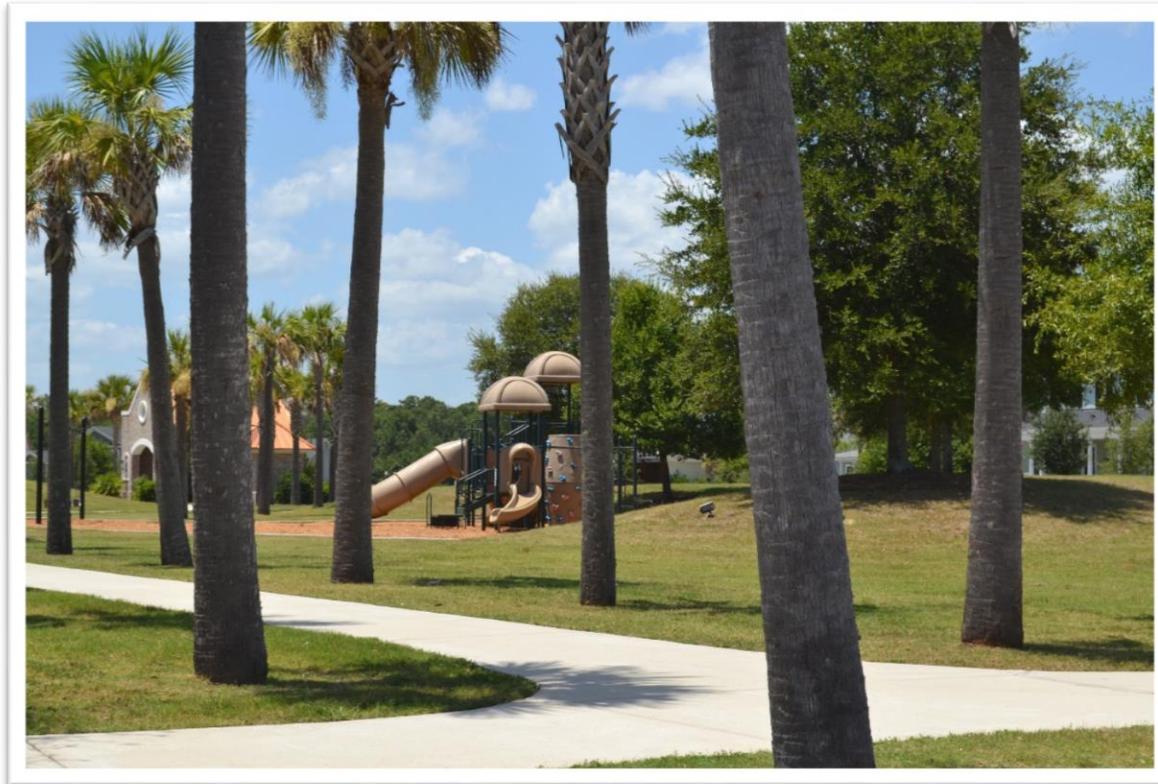
Ensure that all community residents have access to critical goods and service, safe and clean neighborhoods, and good work opportunities.

Goal: Adopt appropriate goals from the Chatham County Blueprint

Goal: Provide healthy food choices in all areas of Port Wentworth.

Goal: Create walkable communities.

Goal: Provide a variety of recreational opportunities for residents of Port Wentworth.



Community Policies

The DCA developed a set of recommended policies to provide guidance and direction to local officials. The purpose of these policies is to assist staff and officials that make planning decision something to reference. The policies defined herein are included to facilitate implementation of the plan while keeping in mind the overarching community goals and future vision. The City of Port Wentworth defined the following policies in accordance with the guidance provided by DCA:



Development Patterns

- Review the community character map when making future land use decisions to ensure consistency.
- Improve the community gateways and interchange areas to create a sense of place.
- Encourage new development to set aside greenspace or create parks to support community health.
- Focus on commercial development and increased residential densities in appropriate areas.
- Expand the availability of various housing types throughout the City.



Resource Conservation

- Protect and preserve natural and cultural resources in the community.
- Encourage preservation of land and the incorporation of greenspace into new developments.
- Discourage development within designated flood zones.
- Encourage water conservation.
- Promote waste reduction and recycling initiatives.
- Encourage land use that reduces stormwater runoff volume and pollution.

Community Facilities and Infrastructure



- Continue to invest in the City's infrastructure systems to ensure that they continue to function.
- Support implementation of the City's Stormwater Master Plan and Capital Improvement Program.
- Comply with the City's Water, Wastewater and Stormwater permits.
- Implement programs, policies and infrastructure improvements to allow the City to comply with its reduced Water Withdrawal permit by 2025.

Social and Economic Development



- Focus on programs for job creation and business expansion
- Provide support services for new and small businesses.
- Target reinvestment opportunities in declining commercial and residential areas.
- Eliminate substandard and dilapidated housing.
- Create a mix of housing choices for all age groups and income levels.

Government Relations

- Consider the regional impact of local decisions
- Collaborate with neighboring jurisdictions
- Establish mutual aid agreements
- Work with neighboring jurisdictions on the Service Delivery Strategy.

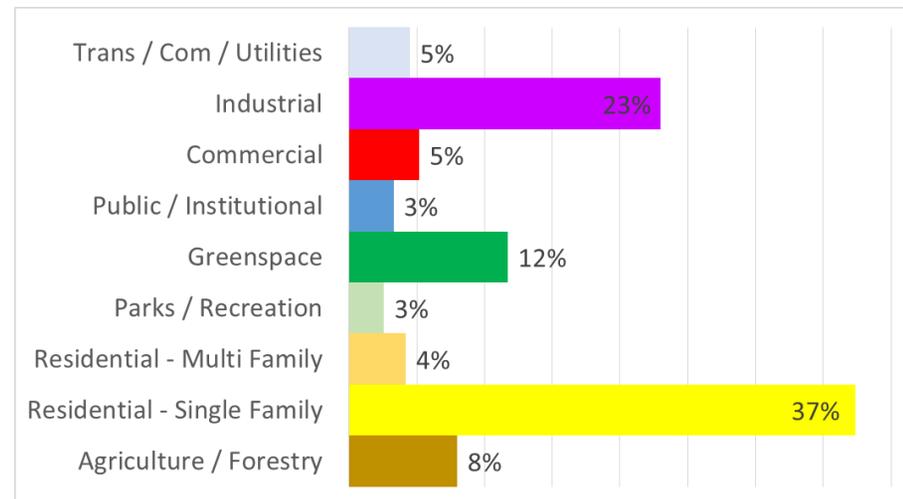
Land Use

The City of Port Wentworth analyzed development patterns, land uses, and zoning designations to develop a baseline for development of the future land use strategy. The existing land use makeup within the City gives a good indication of likely development within various areas of the City. Existing zoning designations reveal what is currently allowed within various areas of the City by right, meaning that a development project is permitted under the existing zoning ordinance without requiring any special review or public hearing. Analyzing development trends will help the City formulate a future land use strategy that is realistic and consistent with the existing demand and trends within the City. Additionally, the future vision for areas may indicate that a zoning ordinance revision or update may be required to achieve that vision.

Existing Land Use

The City created an existing land use map in September of 2015 using desktop GIS practices and field verification via a windshield survey. An existing land use map is included on the following page, and the full-size map is included in the Appendix. The table below summarizes the current land use breakdown within the City by percent. Since there is a significant portion of undeveloped land within the City (68%), the makeup of developed land only was also included in the table and illustrated in the accompanying chart below.

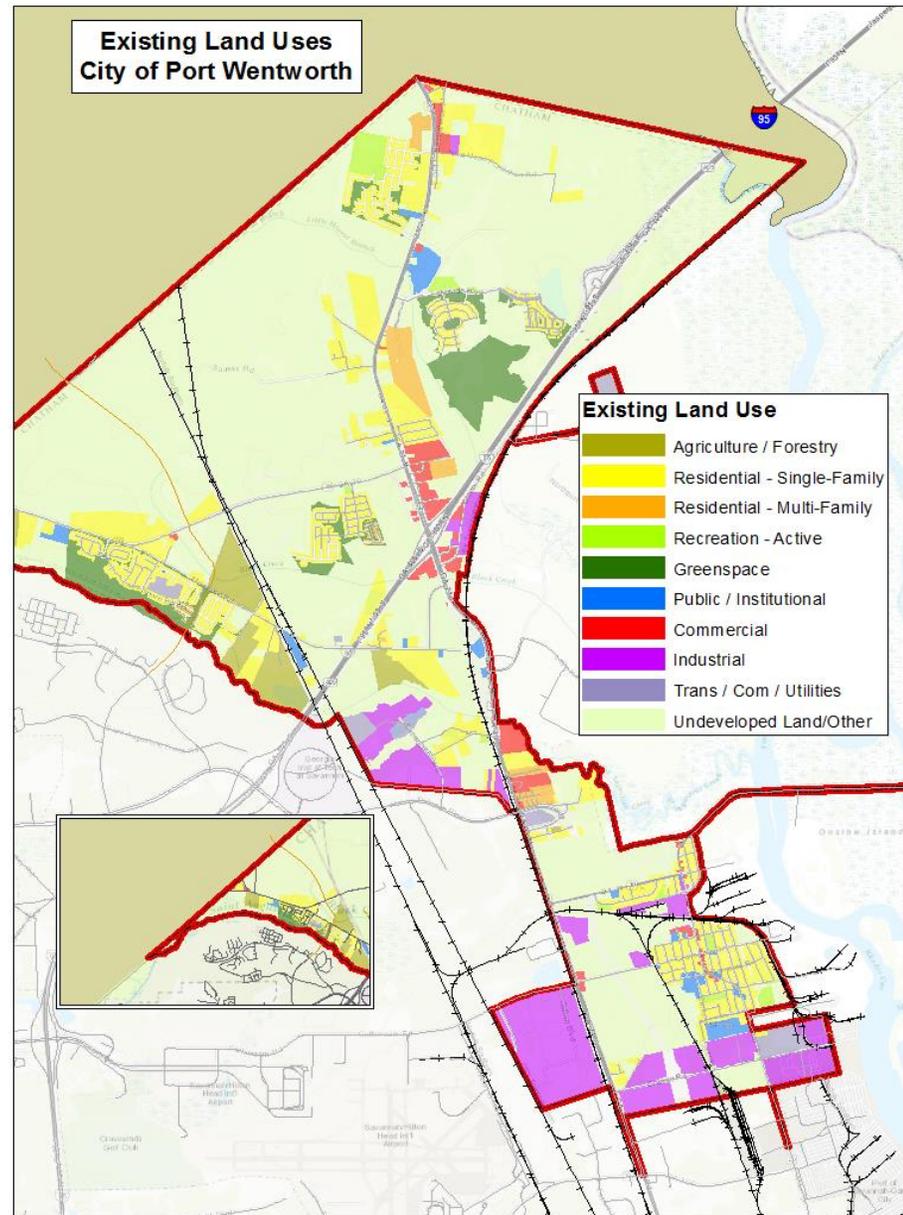
	Total Percent	Percent of Developed
Agriculture / Forestry	3%	8%
Residential - Single Family	12%	37%
Residential - Multi Family	1%	4%
Parks / Recreation	1%	3%
Greenspace	4%	12%
Public / Institutional	1%	3%
Commercial	2%	5%
Industrial	8%	23%
Trans / Com / Utilities	2%	5%
Undeveloped	68%	N/A



Residential land uses account for over 40% of developed land within the City. The northern section of the City will continue to be a desirable location for new residential development. Platted phases of existing subdivisions, coupled with large tracks of undeveloped land reinforce the predicted growth for this geographic area.

The industrial category is the second most prevalent land use within the City at over 25%, when including transportation, communications, and utilities. The recent annexation of roughly 300 acres of established industrial property off Gulfstream Road has contributed to the large percent makeup of this land use. The Georgia Ports Authority creates demand for industrial development within Port Wentworth, and will continue to do so for the foreseeable future. While there is seemingly a large percent of land devoted to industry, isolating these uses to particular areas of the City has helped lessen the impact on local neighborhoods. However, truck traffic along Hwy 25, through the south part of the City, has a large impact on Main Street commercial development and neighboring residential communities. It is the hope of the City that completion of the Jimmy DeLoach Extension will reduce truck traffic along this corridor; however, with the location of the Georgia Port Authority along Hwy 25, truck traffic is unlikely to be completely eliminated.

Accounting for a small overall percentage, commercial and institutional uses are increasing as population growth continues to occur. The majority of commercial development has taken place along Highway 21 in proximity to the Interstate 95, Exit 109. A new grade 3-8 school, Rice Creek School, was also recently completed on Highway 21 in



the northern part of the City to serve the growing residential population.

Increasing recreational amenities to serve the increasing number of families has been identified as a priority for the City. Opportunities for regional recreational facilities exist in the northern part of the City with additional opportunities for local pocket parks existing Citywide.

Zone	Description	Percent of City
C-1	Neighborhood Business	0.2%
C-2	Community Business	0.0%
C-3	General Business	0.1%
E-D-Z	Economic Development Zone	2.9%
I-1	Industrial	0.1%
M-P-O	Master Plan Overlay	12.0%
P-C-1	Planned Neighborhood Business	1.3%
P-C-2	Planned Community Business	1.3%
P-C-3	Planned General Business	10.9%
P-D-R	Planned Development Residential	0.3%
P-I-1	Planned Industrial	4.1%
P-I-2	Planned Industrial	3.6%
P-R-M	Planned Residential (Multi-Family)	2.5%
P-RIP	Planned Residential Institutional	9.9%
PUD-O	Planned Unit Development - Office	0.0%
R-1	Residential - One Family	7.7%
R-A	Residential Agriculture	43.0%

Existing Zoning

The table to the right and map on the following page illustrate the current zoning categories within the City. In most cases, as it should, zoning in the City is consistent with the existing land map. There are several commercially zoned areas that are currently undeveloped. The City expects continued commercial development along the Highway 21 corridor around Exit 109 as well as in old Port Wentworth between Bonnie Bridge and Grange Road.

The residential agriculture category accounts for the largest percentage of land area in the City. As development pressure for these undeveloped tracts of land continues, the re-zoning process gives the City ability to ensure that future development occurs in a manner that is consistent with the community vision and Character Area Map.

Community Character Areas / Future Development Strategy

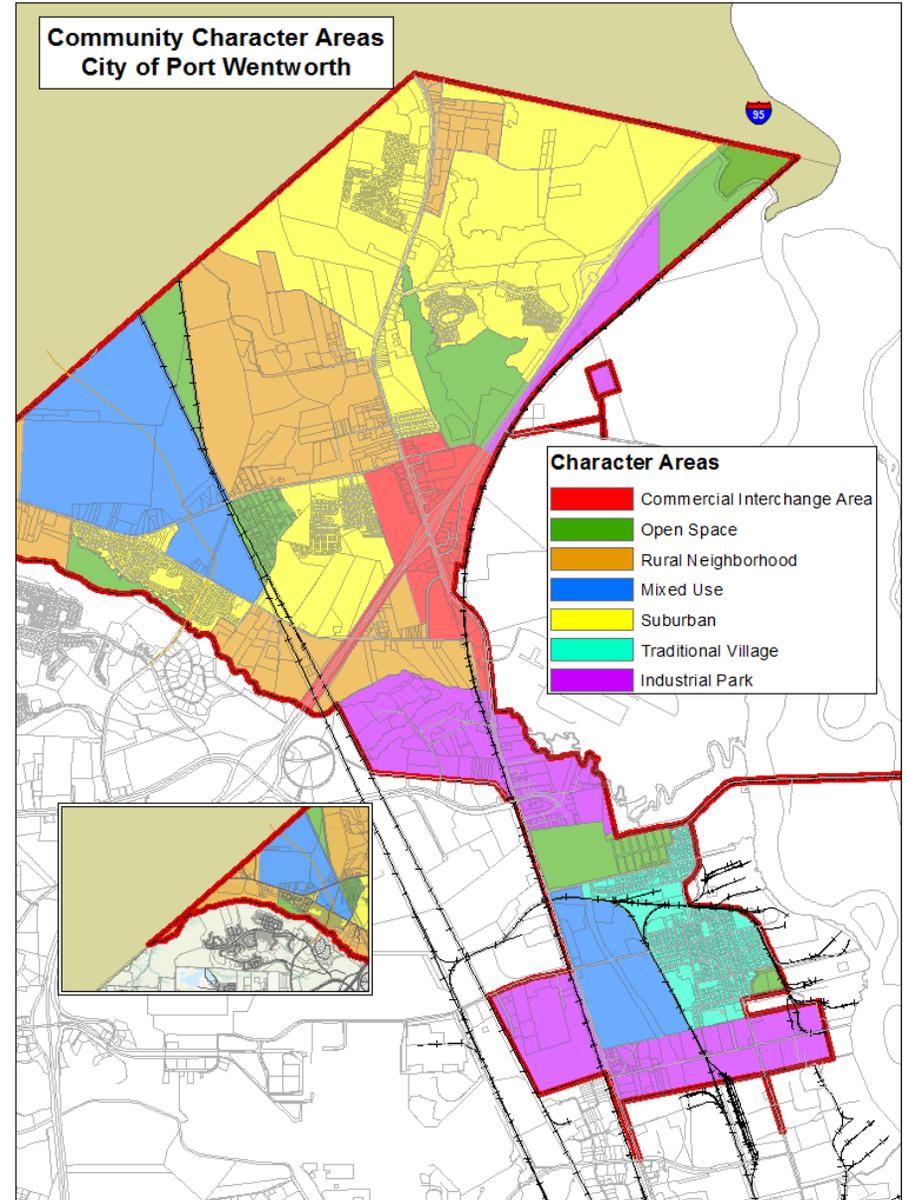
The City of Port Wentworth identified “character areas” within the community to identify desired future development patterns for specific areas in the community. These sub-areas of the community can contain a mix of different land uses that share similar previous development patterns or a desired future vision.

The City of Port Wentworth is using the Character Area approach to help formulate a Future Development Strategy that is consistent with the community vision. The Community Character Area map will be the basis for future updates to the City’s zoning ordinance and will be used by staff and elected officials to help understand and guide proposed new development.

The following Character Areas have been identified by the community:

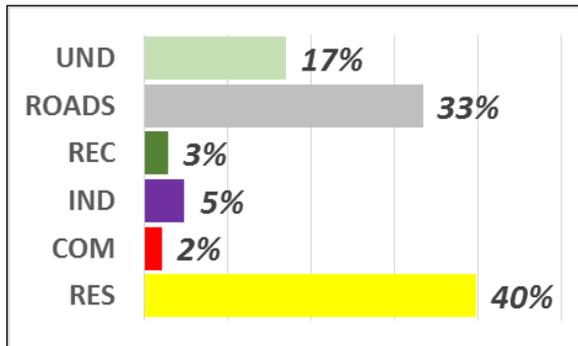
- Traditional Village
 - Old Port Wentworth Redevelopment Area
- Mixed Use
- Rural Neighborhood
- Suburban
- Commercial Interchange Area
- Industrial Park
- Open Space

Each character area is described within this chapter and includes an analysis of existing land uses and zoning classifications, as well as implementation measures to achieve the desired future land uses.



Traditional Village

This character area comprises the historic downtown district surrounded by older residential areas with more traditional development patterns. Characteristics include grid street pattern; sidewalks; small, regular lots; and neighborhood-scale businesses.



Implementation Measures

- Allow for higher density housing in this area to achieve the critical mass necessary to revitalize the downtown area.
- Encourage façade improvements along the commercial main street area.
- Develop and enforce commercial and residential property maintenance standards.
- Incorporate golf carts into any plans and projects related to the sidewalk network and pedestrian environment.
- Develop a recruitment and retention strategy for small businesses in this area.
- Identify and support infill development and redevelopment along the Highway 21 and Highway 25 corridors.
- Support installation of the bikeway/sidewalk along Highway 25 to provide a community connection to the Savannah Wildlife Refuge.
- Explore options for mixed-use, multi-family development at the City-owned property near the Police and Fire stations.
- Support the location of a supermarket or farmers market to provide healthy food choices.

Existing Zoning Categories

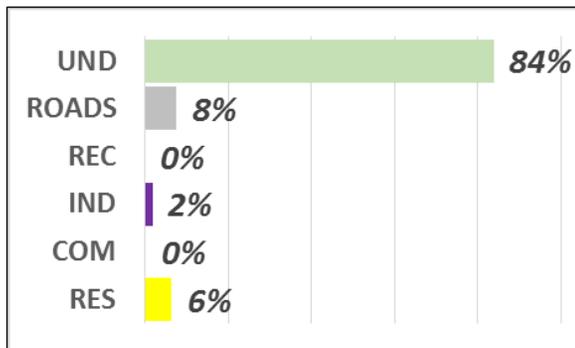
E-D-Z, P-C-1, P-C-2, P-C-3, P-I-1, P-I-2,
P-RIP, PUD-O, R-1

The industrial zoning categories are not consistent with the desired development character for this area. The City may wish to consider form-based standards or an overlay for property currently zoned industrial in this area.

Neighborhood scale commercial development, recreation, and residential infill development are the most desirable uses.

Mixed Use

These areas are targeted for economic development that will provide benefit to both the citizens of Port Wentworth and the Savannah metropolitan region. These areas will include a mix of residential, office, and commercial uses. Commercial uses should be designed to meet local residents' daily needs and/or to provide on-site job opportunities for local residents. These projects should be master-planned and designed to be consistent with the character of the surrounding neighborhoods.



Implementation Measures

- Residential development and commercial uses should be designed to complement each other.
- Varied residential densities and housing types should be allowed.
- Commercial uses should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs, and should match the character of the neighborhood.
- Mixed-use area design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Developments should provide connectivity to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, and adjacent neighborhoods on infill sites.
- Design and architectural standards should be compatible with the surrounding area.

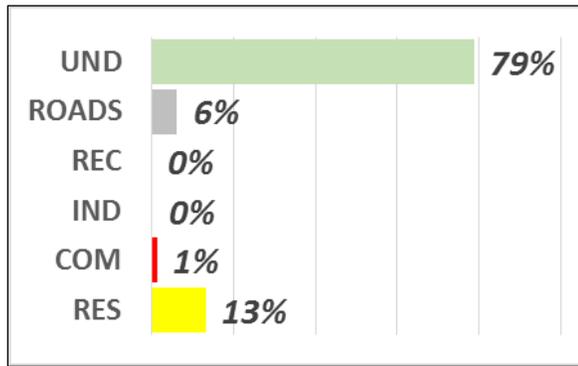
Existing Zoning Categories

E-D-Z, P-C-3, P-I-1, P-I-2, P-RIP,
R-1, R-A

Given the large amount of undeveloped land within the character area, development and adoption of a mixed use ordinance with help the City achieve the vision of these areas.

Rural Residential

This area is rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.



Implementation Measures

- Consider development of a sidewalk/streetscape plan that includes bikeways, sidewalks, and street lights along major corridors.
- Maintain rural neighborhood atmosphere while accommodating appropriate family-oriented commercial uses to serve residents.
- Residential development should consist of traditional lower-density residential uses.
- Limit / prohibit instances of spot zoning.
- Investigate methods and funding sources to provide water and sewer service for areas currently on septic systems and private wells.
- New commercial or industrial development adjacent to this neighborhood should be required to include landscaping & significant vegetated buffers.
- Identify, preserve and promote historic, natural, and cultural resources.
- Identify areas appropriate for development and direct future growth to those areas, while preserving rural areas and communities.

Existing Zoning Categories

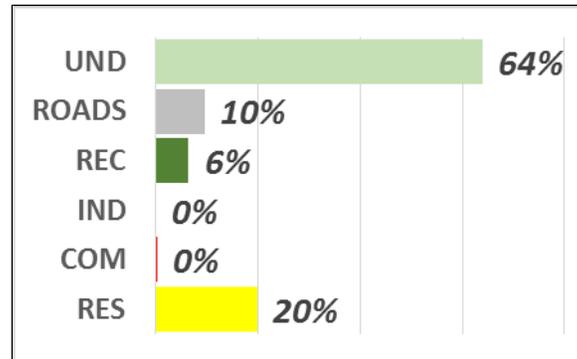
C-1, C-3, M-P-O, P-C-1, P-C-2, P-C-3, P-D-R, P-I-1, P-R-M, P-RIP, PUD-O, R-1, R-A

There is a significant amount of undeveloped land within this character area, with pressure for future development.

The City should explore the potential for Purchase/Transfer of Development Rights or other methods that provide a method for people to maintain the existing rural state of their properties, while still allowing for future development

Suburban

These areas include where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas is encouraged to include neo-traditional, conservation subdivision, or cluster development patterns.



Implementation Measures

- New developments should have strong walkable connections within and between neighborhoods.
- Encourage roadway connectivity.
- Allow for smaller local roads and associated right-of-ways.
- Allow for appropriate neighborhood scale mixed uses within planned developments to serve the daily needs of the residents and provide a destination for pedestrians and to minimize the need for long trips.
- Require the preservation of trees during the development process and post-development.
- Allow for various housing types and residential densities within planned developments.
- Ensure the adequate capacity of infrastructure for existing and future development through sound long-range planning.

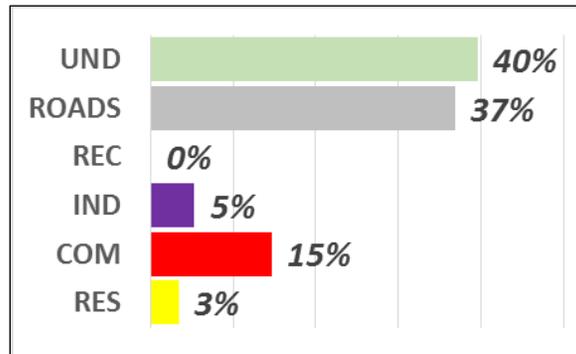
Existing Zoning Categories

C-1, M-P-O, P-C-1, P-C-2, P-C-3, P-R-M, P-RIP, R-1, R-A

Current zoning categories are generally consistent with the current and desired future character of these areas. While large areas of undeveloped land still remain, it will be important to ensure new development adheres to the desired character and vision for this area.

Commercial Interchange Area

This character area includes the developed or undeveloped land surrounding the intersection of I-95 and Highway 21 that serves as an important entrance or means of access to the community. Features include location of restaurants, trucking stops and shelters and associated service businesses.



Implementation Measures

- Develop and enforce design and landscape standards.
- Restrict uses to commercial uses consistent with the character of the area.
- Encourage uses that serve tourists and visitors.
- Install welcome signage and landscaping.
- Require all new development and redevelopment to connect to the existing sidewalk network.
- Require pedestrian and automotive interconnections between commercial development along local highway corridors and nearby residential development.
- Support roadway projects that ease congestion along Highways 21.
- Participate in and support projects to ensure that local highway corridors that are also hurricane evacuation routes have an adequate level of service.

Existing Zoning Categories

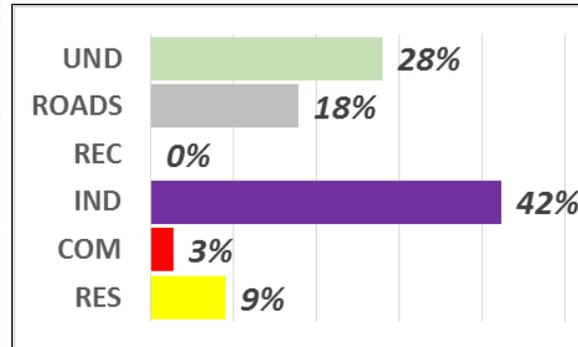
C-1, M-P-O, P-C-1, P-C-2, P-C-3, P-R-M, P-RIP, R-A

The existing zoning categories within this area are appropriate for a commercial anchor area within the City. Design standards, signage, and pedestrian safety are elements that will be important in achieving a sense a place and regional identity as development continues.

Alleviating traffic congestion will also play an important role in making this area a desirable location for residents and daily commuters to do business.

Industrial Park

Land uses in this area include higher intensity manufacturing, assembly, processing, transportation, and warehouse activities.



Implementation Measures

- Enforce existing ordinances related to water quality protection in industrial areas.
- Review existing stormwater design standards to ensure adequate consideration is given to water quantity and quality treatment in industrial areas.
- Ensure that industrial uses do not adversely impact surrounding residential and commercial areas.
- Consider transportation issues when approving future industrial areas.
- Consider fiscal impacts of new industrial development to the municipality prior to approval.
- Do not permit transportation or warehousing activities in other character areas.
- Require master planning of future industrial areas and parks.

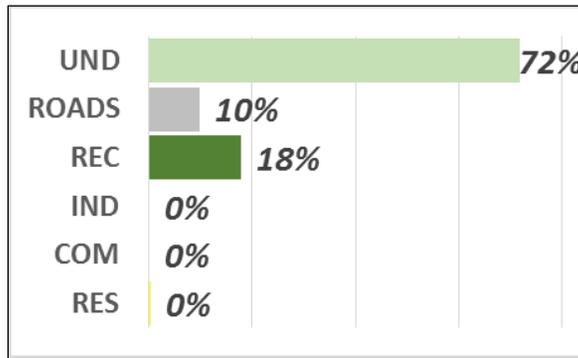
Existing Zoning Categories

C-2, C-3, E-D-Z, I-1, P-C-2, P-C-3, P-I-1,
P-I-2, P-RIP, R-1, R-A

Given the expansion of the Georgia Ports Authority, future industrial development is unavoidable. The City will need to use this plan and the zoning ordinance to ensure that industrial development takes place in a manner that doesn't negatively impact or have a detrimental impact on existing developed areas.

Open Space

Open space is an area of protected lands established for recreation, alternative transportation, or conservation purposes. This area includes ecological, cultural and recreational amenities.



Implementation Measures

- Maintain undeveloped property within Open Space areas in as natural of a state as possible.
- Explore passive recreational use of these areas through trails and multi-use paths.
- Consider density bonuses for developments that preserve open spaces and natural areas.

Existing Zoning Categories

M-P-O, P-C-2, P-C-3, P-RIP, R-1, R-A

All of the zoning categories above, with the possible exception of R-A are not consistent with the long-term preservation of open space in a natural state.

Consider acquiring conservation easements and deed restrictions to prevent the future development of land within these areas. The City may also wish to create a conservation zoning category to ensure the preservation of these areas.

Old Port Wentworth Redevelopment Area

Due to the impacts of truck traffic on the historic downtown area of Port Wentworth along Highway 25, the City desires to relocate the urban core of the City through creation of a new “Downtown” or main street area. The City of Port Wentworth has commissioned a conceptual masterplan for the Old Port Wentworth Redevelopment Area.

Existing Zoning Categories

R-1

This area must be rezoned in order to implement the conceptual plan. A Planned Development Zoning district would be the most appropriate zoning classification.

Implementation Measures

- Provide for higher density housing that serves a variety of ages and incomes.
- Implement streetscaping improvements along Cantyre to create a “downtown, main street” feel.
- Extend the street grid network and include sidewalks, on-street parking, and street trees/plantings.
- Create a commercial incubator space at Cantyre St and Barnsley St. that could serve small businesses, restaurants, and services.
- Create a public park and a civic space for food trucks, farmers markets, public events, and family activities.



Transportation

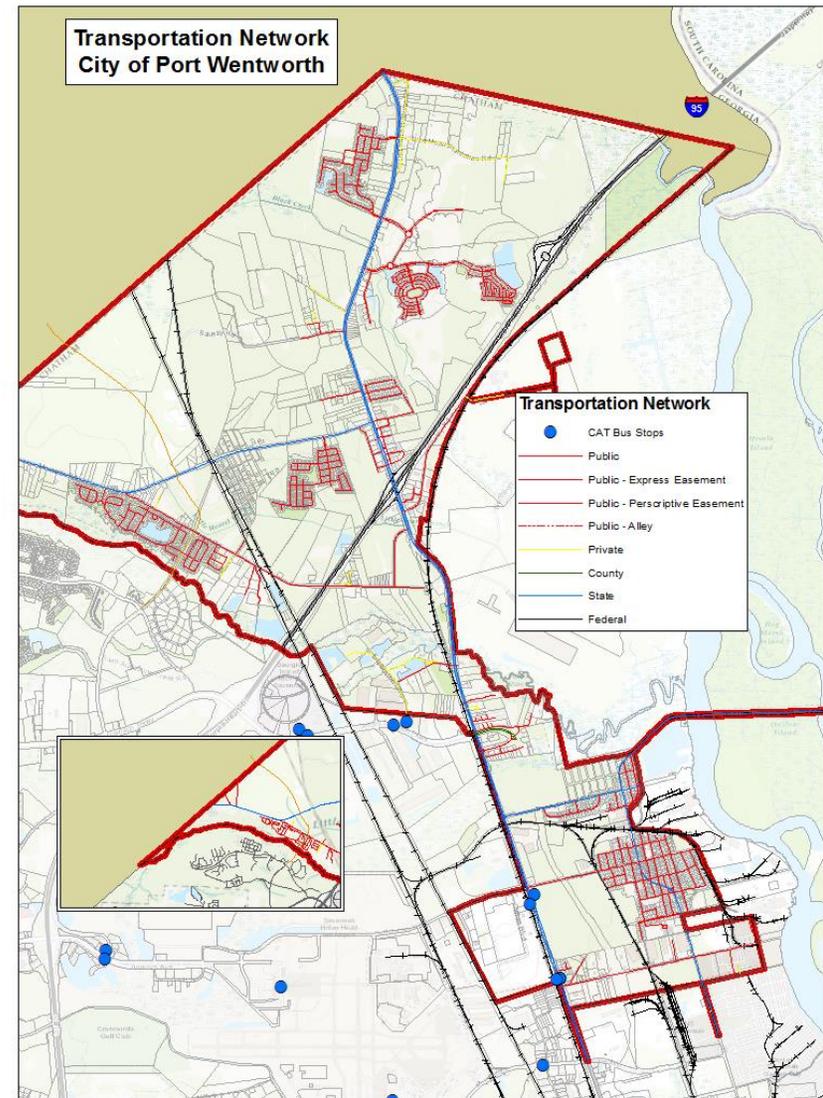
Road Network

The City of Port Wentworth is made up of approximately 100 miles of streets and roadways. The City contains a 5-mile stretch of Interstate 95 and is the first exit in the State of Georgia when traveling south from South Carolina. Local roads account for over half of the transportation network in the City, with State and Federally maintained roads accounting for the majority of the rest.

Alternative Modes

The City does provide some opportunities for alternative modes of transportation. The old Port Wentworth area has a vast sidewalk network that offers connection within the residential areas and to South Coastal Highway. However, future development plans and potential within this part of the City is positive for transportation options since the existing network is already in place. The northern part of the City has sidewalks within neighborhoods, but does not offer much connection to the Highway 21 commercial corridor. The high volumes of vehicular and truck traffic along arterials make it unappealing for pedestrians and other alternative modes of transportation.

Golf carts are widely used throughout the City and are allowed per City code on local streets. This mode of transportation is the most common secondary form utilized within the City. The City should begin making considerations for golf carts as part of future development projects.



City residents also have relatively close access to two fix route bus stops located along the Highway 21 corridor. Chatham Area Transit (CAT) will provide full service to the City for an additional mileage of 1.0; however, this option has not been accepted by the City at this time.

Residents of the City also benefit from having access to the Coastal Regional Coaches system operated by the Coastal Regional Commission. Coastal Regional Coaches is part of the regional rural public transit program that provides general public transit service in the coastal Georgia counties including Chatham County. This service is available to anyone, for any purpose, and to any destination in the coastal region. Fares vary with different itineraries. Coastal Regional Coaches is a demand-response, advance reservation service that operates Monday through Friday from 7:00 A.M. until 5:00 P.M.

Parking

Parking is not perceived to be a problem within the City. The majority of commercial development in recent years has taken place in the northern part of the City along the Highway 21 corridor. Parking here is primarily surface parking designed to serve the immediate locations. Parking downtown is a mix of on-street and surface parking lots along the Coastal Highway corridor.

Railroads, Trucking, Port Facilities, and Airports

All four of these items have a tremendous impact on the transportation network in Port Wentworth. The City is located adjacent to the GPA and is less the 2.5 miles from the Savannah-Hilton Head International Airport. Norfolk Southern and CSX both own active rail lines that operate on a daily basis serving the GPA and other industries within the City. Proximity to the GPA results in heavy truck traffic and general demand for transportation related industries within the City. The recent completion of the Jimmy DeLoach Parkway should alleviate some of the truck traffic moving through the City on a daily basis, but given the continued growth of the Parts, trucks are something the City will need to consider when making planning decisions involving the existing road network.

CORE MPO

The City is a member of the Coastal Regional Metropolitan Planning Organization (CORE MPO), which is the designated transportation planning organization for the Savannah urbanized area, a Census designated area that includes the City of Savannah and all surrounding Census Blocks with at least 500 people per square mile. Metropolitan planning organizations are governed by Federal law and require that plans and programs be developed through a continuing, cooperative, and comprehensive planning process. As a result, the City has limited control over how certain projects are identified and prioritized. Projects identified in the CORE MPO Transportation Plan that relate to Port Wentworth include:

- I-95 at State Route 21 interchange reconstruction

- Houlihan Bridge replacement
- Benton Blvd extension
- Effingham Parkway extension
- Grange Road widening and improvements between SR 21 and SR 25
- Crossgate Road resurface and maintenance

CORE MPO Freight Study

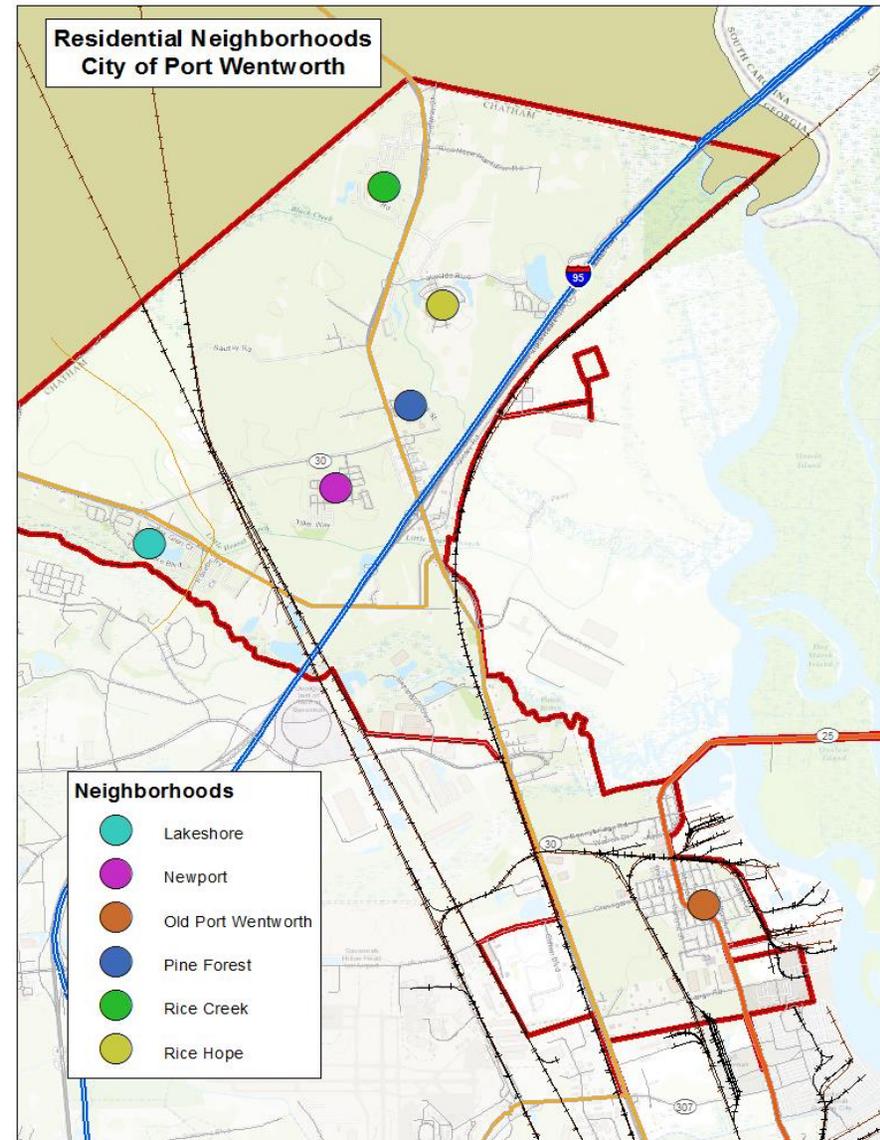
GPA has a significant economic impact to the local and regional communities of Coastal Georgia. While continued growth within this sector is important for the health of the local economy, planning for the impact of future transportation related issues is also critical for the quality of life to local residents. In 2015, the CORE MPO completed a Freight Transportation Plan to help address projected transportation issues and to coordinate future land use planning to best compliment and accommodate future growth within the region. Various strategies and recommendations are listed in this report, some of which directly impact the City of Port Wentworth. The City will coordinate transportation planning efforts in a manner that is consistent with the strategies and recommendations of this plan.

Housing

The majority of the residential population within the City falls within six (6) key neighborhoods and residential clusters: 1) Lakeshore, 2) Newport, 3) Pine Forest, 4) Old Port Wentworth, 5) Rice Hope, and 6) Rice Creek.

The City has a variety of different housing options that include detached single-family, attached single-family, townhouse, duplexed, and apartments. Single-family housing accounts for roughly 75% of all housing types within the City. Housing stock within the City is relatively new. Over 60% of houses in the City are less than 15 years old. There was a lull in development within the City between the years 1960 and 2000 in terms of housing units. Less than 15% of the total housing stock was built during this time frame. The remaining 25% was developed prior to 1960. The neighborhoods shown in the map help to illustrate the trends in housing. The old Port Wentworth neighborhood represents the housing built prior to 1960. Pine Forest consists of housing built during the “in-between” years (1960-2000), and Lakeshore, Newport, Rice Hope, and Rice Creek represent the newer, more suburban housing subdivisions.

The City also offers housing for a wide range of incomes. Over 80% of owner-occupied housing units are valued between \$50,000 and \$200,000. Refer to the Community Assessment section for additional housing related information and trends.



Regional Considerations

Chatham Community Blueprint

In 2014, Chatham County engaged the Coastal Georgia Indicators Coalition to lead the development of the Chatham Community Blueprint. The Chatham Community Blueprint is a, long-term strategic plan designed to assist the County in accomplishing community-wide goals. The major priorities, or themes defined address the following major themes; economy, education, health, and quality of life. The vision and goals that are applicable and appropriate for the City of Port Wentworth are listed below. For more information, including a list of strategies associated with each goal, please visit the Coastal Georgia Indicators Coalition website <http://www.coastalgaindicators.org/>.

Economy

Vision: Chatham Community anchors a thriving, business-friendly, regional economy in which all workers are prepared for quality jobs, and residents feel empowered to attain a high quality of life.

Goal: Using accurate and reliable data, link current and projected needs of employers through the development of apprenticeship and vocational programs for the placement of individuals with quality employment leading to self-sufficiency.

Goal: Facilitate lifting individuals out of poverty by reducing barriers and creating opportunities for quality employment for young adults, the working poor, ex-offenders, and those struggling with mental illness.

Goal: Guide entrepreneurial growth through the enhanced presence of small business support resources and facilitate collaboration among local businesses to promote innovation.

Health

Vision: Chatham County has a culture of health including equal access to quality and affordable healthcare, chronic disease prevention, health inclusive policies and environmental design.

Goal: Effectively address mental health by educating the public and reducing stigma, increasing early intervention programs, removing gaps and barriers, and increasing access to treatment particularly as it impacts incarcerated individuals, children, and adolescents.

Goal: Ensure access to and invest in community-based health resources for citizens to increase health equality while optimizing their health and wellness with preventive healthcare services, health education and strategies to motivate individuals and families to adopt healthy lifestyle behaviors.

Goal: Instill healthy practices in schools by providing comprehensive health education, nutrient-rich foods, opportunities for physical activity, and prevention education including, but not limited to violence prevention.

Goal: Increase access to healthy food for populations that are mostly likely to be food-insecure such as older adults, children, those in poverty, and those that live in food deserts.

Quality of Life

Vision: Chatham County citizens achieve a superior quality of life within a safe, active and healthy environment inclusive of the area’s history, natural resources, public mobility and efficient government.

Goal: Reduce crime, particularly abuse and violence, by building trust between law enforcement and residents, focusing enforcement in high crime areas, and expanding the visibility of police to ensure all residents feel safe.

Goal: Promote and provide neighborhood connectivity and build environments that encourage active and healthy lifestyles through the strategic placement of bicycle and pedestrian pathways, public parks, enforcement of road regulations, and education about health benefits.

Goal: Develop local and regional collaboration among similar organizations to improve the delivery of social services and to expand the continuum of services.

Goal: Provide effective and efficient government services while ensuring that processes and procedures are planned and executed with transparency.

Coastal Regional Water Plan

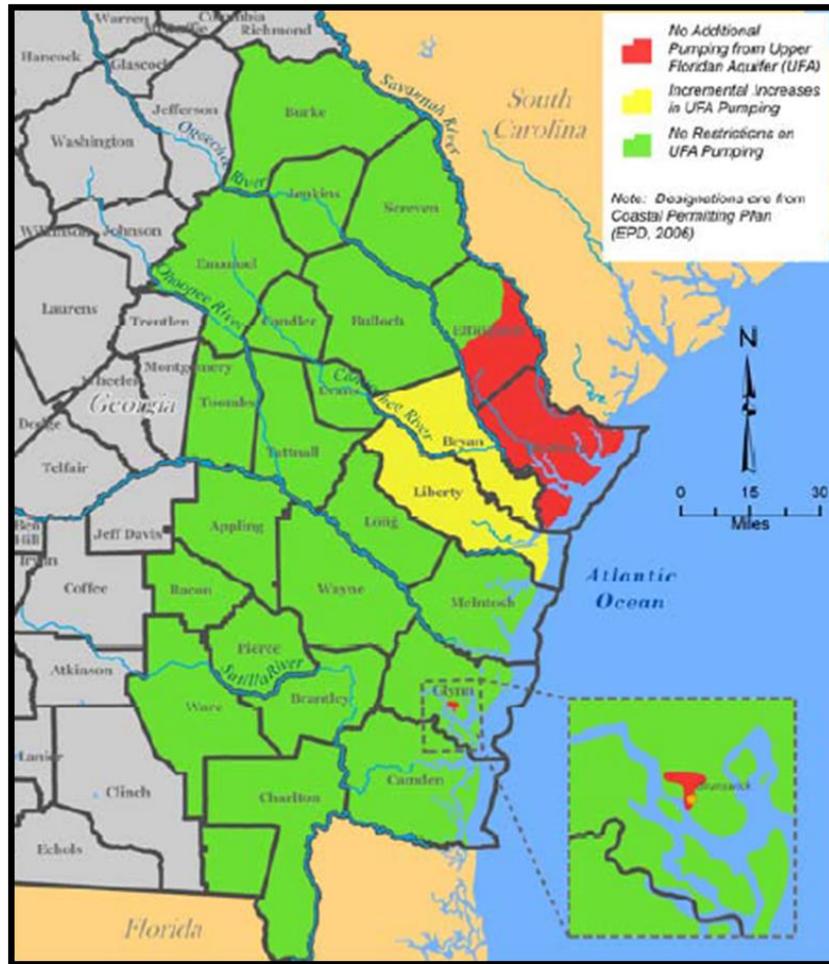
The City understands the water resource challenges in this region; including saltwater intrusion, surface water shortfalls, and water quality challenges. The City also understands that management practices are needed to address these challenges. The City is working to adhere to the goals of the Coastal Regional Water Plan through existing regulations and ongoing activities associated with the City’s Water Conservation Program, Watershed Protection Program, National Pollutant Discharge Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Stormwater Management Program, and the implementation program developed within this report.

Chatham County Water Supply Management Plan

To sustain the Floridan Aquifer as a primary source of drinking water for the coast, the EPD has required that groundwater withdrawals be decrease within the “Red Zone” (i.e. water withdrawal permit holders in Chatham and South Effingham Counties), while also ensuring there is continued access to water supplies to support future economic growth in the affected areas. The Coastal Regional Water Plan reports that the projected population growth in the Red Zone will result in a water supply “gap” of approximately 4 MGD by 2050. However, due to salt water intrusion in the Floridan Aquifer, water withdrawal permittees within this same region are now required to further reduce their groundwater withdrawal by 25% by 2025.

In light of the new directives from EPD, the municipal water providers within Chatham County and southern Effingham County, with the assistance of the Chatham County – Savannah Metropolitan Planning Commission (MPC), are exploring opportunities to coordinate water supply management and conservation efforts in the future through and update to the Chatham County 2005 Water Management Plan.

Chatham County’s first Chatham County Comprehensive Water Supply Management Plan (the Plan) was completed in 1995, updated in 2000, and was locally supported by all of the jurisdictions within Chatham County, including the City of Port Wentworth, until the most recent update in 2005. The Plan included a list of 28 specific strategies related to water conservation, water supply efficiency, and alternative water supply sources that water withdrawal permittees committed to adopting to reduce groundwater consumption by 10 MGD by 2005 per the requirements of the Coastal Georgia Water and Wastewater Permitting Plan for Managing Salt Water Intrusion. The planning process included annual updates with both short and long term goals and benchmarking to document if the anticipated water withdrawal reductions were being achieved.



Throughout the approximate 10-year duration of the planning horizon, 1995 – 2005, groundwater withdrawals in Chatham County were reduced by 16.56 MGD, far exceeding the requirements of the Interim Strategy. Per capita water usage was reduced from 169 GPD to 135.54 GPD, a nearly 20% reduction in domestic/commercial water usage. The huge success achieved during this timeframe is at least, in part, attributable to the coordinated effort of the water withdrawal permittees to meet State-established groundwater withdrawal reduction goals through participation in the Chatham County Water Supply Plan process.

It is anticipated that the same water withdrawal permittees that participated in development of the Chatham County Comprehensive Water Supply Management Plan will participate in the Coastal Incentive Grant (CIG) funded update expected to begin in October of 2106.

NPDES Phase I MS4 SWMP

As a municipality within the Savannah Urbanized Area, the City of Port Wentworth received renewed coverage under the National Pollutant Discharge and Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Permit on April 12, 2012 as required by provisions of the Georgia Water Quality Control Act and the Federal Clean Water Act. This permit requires the development of a Stormwater Management Plan (SWMP), to address stormwater pollution, maintenance of the drainage system, protect water quality and educate the public on water issues.

The City of Port Wentworth works with the other NPDES Phase I MS4 Permittees within Chatham County to implement various elements of the SWMP. The City currently contracts with the Chatham County – Savannah Metropolitan Planning Commission (MPC) to perform dry weather screening, water quality monitoring and analysis, educational outreach, and preparation of the Annual Report. In addition, the City of Port Wentworth entered into an Intergovernmental Agreement in 2008 with Chatham County to identify the responsible party for canal maintenance within the City.

Part V Environmental Planning Criteria

The City has adopted the Environmental Planning Standards for Wetlands, which is the only one of the planning measures applicable to the City. None of the city falls within the boundaries of groundwater recharge zones, protected river corridors, or water supply watersheds. Given the City's location in Coastal Georgia, the standards for Mountain Protection are not applicable either.

Needs and Opportunities

SWOT Analysis

A SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was completed at the first stakeholder committee meeting on September 28, 2015. The purpose of this exercise was to engage the stakeholders at the very beginning of the process to understand current issues and trends from the perspective of members of the community. A summary of the results of the SWOT analysis are included below.

Strengths:

- Recreation facilities in south PW
- Good schools (PW elementary, Rice Creek)
- Developable land
- Diversity in housing stock
- Hotel / Motel stays – tourism

Weaknesses

- Unmanaged Traffic
- Disinvestment in the downtown
- Warehouses and container fields
- More property tax
- Tax exempt properties
- Industrial employers that don't offer a lot of jobs
- Air quality in downtown due to Warehauser
- Illegal dumping
- Drinking and driving, too many alcohol establishments

S.W.O.T.

Strengths

Good schools
Housing options
Tourism
Commercial Development

Weaknesses

Traffic congestion
Disinvestment in the Downtown

Opportunities

Business growth
Recreational facilities

Threats

Expansion of Georgia Ports
Loss of Community Character

Opportunities

- Businesses that will generate revenue for the City
- Construction of a high school
- Recreational facilities in the north part of Port Wentworth
- Multi-family housing
- Significant historical and cultural destinations
- Bulk trash pickup to address illegal dumping
- Recycling program for multi-family
- Public transit. There are currently 3 existing CAT bus stops in the City, but this could be expanded if property owners are willing to pay 1.0 mil.
- Cultural center – The City has a lot of amenities that could be featured. 1st exit in GA, Houston Museum, Eli Whitney, Sugar Refinery, Mulberry Grove Plantation. Heritage Museum was planned for Hwy 21 at Water Tower site.
- Big picture item that is missing regionally (sports affiliate, music venue)
- Greenspace, community gardens, dog parks
- Design standards
- Façade improvements



Threats

- Encroachment of the Ports
- Homogenization of the community.
- Don't want to lose the character, look like everyone
- Adult-related businesses



The results of the S.W.O.T. analysis were used as the basis for identifying additional needs and opportunities within the community. Needs and opportunities were reviewed by the Stakeholder Committee and included below is a categorized list that has been grouped based on the general planning elements.



Population

Major Trends

- ⇒ *Rapid population growth*
- ⇒ *More families moving to Port Wentworth*
- ⇒ *Increasing household size*
- ⇒ *Decreasing average age*
- ⇒ *Significant increase in population in northern part of the City.*

Needs

- Activities and services that are tailored to the increasing number of school aged children.
- Capacity at schools to accommodate projected growth.
- Upgraded or expanded recreational facilities to meet current and future needs.
- Expanded City services including: solid waste collection; wastewater capacity; public works and public safety.



Opportunities

- ✓ Work with the SCCPSS to plan to maintain existing school facilities and to plan for new facilities, including the location of a middle school and high school in the City of Port Wentworth.
- ✓ Inventory existing facilities and services and encourage the development of services and facilities focused on school age children and families.
- ✓ Perform a comprehensive assessment of City services and determine the amount of remaining “capacity.”
- ✓ Develop a plan to expand City infrastructure, services, and facilities as the population continues to grow.
- ✓ Work with developers to identify the need and make provisions for additional City services.

Economic Development

Major Trend

⇒ *Port Wentworth's downtown historic district is in decline and no longer serves as a focal point for the community.*

Needs

- Additional population density proximate to the downtown district to support the neighborhood-based businesses and revitalize the downtown district.
- Reduction and calming of calm truck traffic on Highway 25 to encourage foot and car traffic.
- Improvement to the aesthetics of the downtown district to better appeal to potential customers.
- Improvement in the perception of the downtown area.
- Redevelopment projects in the downtown district.
- Expansion in the number and variety of restaurants and retail shops in the downtown district
- Stronger presence of code enforcement to address vacant and/or derelict buildings.

Opportunities

- ✓ Encourage beautification and revitalization of existing commercial structures through façade grants. Target specific owners who will participate and set an example.
- ✓ Continue to demolish derelict and blighted structures.
- ✓ Develop a plan for downtown revitalization that includes the following:
 - An evaluation of the local market to ensure that any new downtown and neighborhood commercial development matches the identified needs and available demographics.
 - A recruitment and retention strategy to attract and support small neighborhood-based businesses in the downtown district and other appropriate commercial businesses to other areas of the City.
 - Coordination with the Tourism Council's branding plan.
 - Economic incentives to encourage redevelopment in the downtown district, including a loan guarantee program.
 - Identified potential redevelopment projects in the downtown district.
 - Consider public/private partnerships to implement desired redevelopment projects.
 - Identified potential sites for multi-family development in or near the downtown district.
 - A streamlined approval process for new developments and redevelopments that are consistent with the desired character of the downtown area.



- ✓ Develop a strategy to address poorly maintained and vacant structures along the Highway 25 corridor.
- ✓ Increase code enforcement for vacant structures, property maintenance, and commercial truck traffic.
- ✓ Covenant and sell public land in or near the downtown district for the purpose of multi-family development.
- ✓ Support, through the permitting of appropriate neighborhood commercial projects, the development of the commercial area of Rice Hope.

Major Trend

⇒ *The Georgia Ports Authority and Gulfstream are expanding and this has a significant impact on the City of Port Wentworth.*

Needs

- Solutions to the truck traffic which is increasing and causing congestion and traffic safety issues.
- Future planning and zoning regulations to ensure future transportation, warehousing, and other industrial development takes place in the appropriate area of the City.
- Solutions to the traffic congestion on Hwy 21.

Opportunities

- ✓ Extension of the Jimmy DeLoach Highway will provide an alternative route for truck traffic.
- ✓ There are opportunities for spin-off and support operations for logistics, truck servicing, and Gulfstream part assembly to be located in Port Wentworth.
- ✓ Areas appropriate for warehousing should be clearly defined.
- ✓ The diverging diamond intersection on Hwy 21 at I-95 should reduce traffic.
- ✓ Completion of the Benton Boulevard Extension to the Effingham County Parkway will provide an alternate route to Hwy 21.

Major Trend

⇒ *There is a potential for historical and cultural tourism and ecotourism in Port Wentworth; however it has not been adequately supported.*

Needs

- Better advertisement of the historical and cultural resources of the City.
- More tourism-based businesses (or businesses that support tourism) that can take advantage of the City's location directly adjacent to the Savannah Wildlife Refuge.

Opportunities

- ✓ Support the Tourism Council's efforts to "brand" Port Wentworth.
- ✓ Develop an exhibition display at the Georgia DOT Welcome Center on Hwy 95 that will feature the City's unique history and location near the Savannah Wildlife refuge.
- ✓ Improve the Houllihan Bridge boating ramp area as an amenity for the City and to spur related boating/fishing businesses.
- ✓ Support the Houston Museum by providing water and sewer service and installing bathrooms.

Housing

Major Trends

⇒ *The City currently has a wide variety of housing types and price points.*

Needs

- A variety of housing options for people of varying income levels and life stages.
- Programs that focus on home-ownership.
- Maintenance and general upkeep of property, both owner-occupied and renter.

Opportunities

- ✓ Continue to allow for and encourage the development of a variety of housing types and densities with a range of housing costs in appropriate areas.
- ✓ Identify and keep an electronic database of historic houses.
- ✓ Investigate tools and incentives to encourage the restoration of historic housing.
- ✓ Encourage homeownership.



- ✓ Explore DCA homeownership programs and other programs state or federal programs
- ✓ Expand code enforcement and make it more strict
- ✓ Make owners and landlords more accountable for property maintenance and neglect
- ✓ Explore opportunities for retirement housing / living

Land Use

Major Trend

⇒ *Development has not always been coordinated with the character of the surrounding neighborhood.*

Needs

- Appropriate commercial development proximate to residential areas, i.e. intensive commercial uses such as warehousing are not appropriate for neighborhood commercial nodes.
- Preservation of rural communities such as Monteith/Meinhard and Swamp Fox.
- Concentration of the more intensive commercial development in the I-95 Interchange area and in appropriate areas along Highway 21.

Opportunities

- ✓ Identify an area between the future proposed Jimmy DeLoach Parkway extension and Highway 21 for multi-family residential.
- ✓ Identify the remaining area adjacent to Highway 25 for neighborhood commercial development with adequate parking.
- ✓ Ensure that the zoning ordinance clearly defines appropriate uses and is coordinated with the desired character of the area.



- ✓ The Crossgate area contains a large undeveloped track of land with potential for commercial development along Highway 21. This area needs to be marketed better for future commercial development

Facilities and Services

Major Trends

⇒ *New development has put a strain on existing facilities and services.*

Needs

- City services, community facilities, and utilities that have the capacity to service the growth.
- Optimal ISO rating to ensure that that fire insurance rates are kept low.
- Solutions to inflow & infiltration problems within the existing wastewater collection system.
- Additional recreational facilities within the City.

Opportunities

- ✓ Determine the existing and desired level of service for all City services and infrastructure.
- ✓ Perform a public safety services study to evaluate the need to create police precincts and provide additional fire service.
- ✓ Expand requirement for developers to incorporate fire suppression into their projects.
- ✓ Provide publicly accessible greenspace/openspace in new development and redevelopment.
- ✓ Assess the capacity of existing and future planned services and facilities, and utilize this information when permitting new development.
- ✓ Implement a water conservation program that incorporates water reuse and addresses water loss to comply with applicable environmental permits.
- ✓ The public works department must be expanded to provide additional and more efficient service.
- ✓ Consider the implementation of impact fees for police, fire, roads, and recreation.
- ✓ Improve the Houllihan Bridge Boat Landing by constructing a dry dock, adding amenities, and connecting it to the City through a sidewalk/boardwalk.
- ✓ Explore ways to extend city infrastructure to areas not currently served by public w/s, whether currently developed or undeveloped.

Transportation

Major Trends

⇒ *The existing level of service for the transportation network is poor and does not provide a useful network of roadways, connectivity, and alternative modes.*

Needs

- Traffic calming measures along Highway 25.
- Safety measure to decrease vehicle accidents on Highways 25 and 21
- Solutions to traffic congestion on Highway 21 in general and specifically at the I-95 interchange area
- More opportunities for public transit.

Opportunities

- ✓ The existing Park & Ride facilities are a success and the City should continue to support them.
- ✓ The City should consider identifying additional Park & Ride location south of I-95 and north of Rice Hope entrance.
- ✓ Existing sidewalks provide a good alternative transportation network and the City should continue to require future development to tie into the sidewalk network.
- ✓ The golf cart ordinance is a success and the City should continue to allow for their use and work to provide a safe multi-use trail network for the carts.
- ✓ The City should continue to support transportation projects that will improve the level of service and reduce truck traffic on Highways 21 and 25, including Jimmy DeLoach Parkway extension and Effingham Parkway.
- ✓ The City should investigate the potential to link the existing CAT network.
- ✓ Consider the development of a private bus system that would connect Port Wentworth to the existing CAT network that could be sponsored by local community businesses.



Natural & Cultural Resources

Major Trend

⇒ *Development is diminishing ecological integrity, historic integrity, and cultural significance of community resources.*

Needs

- Identification and preservation of historic sites and artifacts.
- A facility or location where people can visit to learn about the history of the area.
- Linkages between greenspace, parks, cultural or historic interest points, local trail systems, state designated bike routes, and existing trails in neighboring communities.

Opportunities

- ✓ An inventory of historic sites and structures should be updated and maintained.
- ✓ This inventory should be considered in the approval of rezoning and development projects.
- ✓ The City should consider developing a historic interpretive display at the GA DOT Welcome Center to highlight the area's history. This display could also house exhibits related to the Savannah Wildlife Refuge and St. Augustine Creek.
- ✓ The City should work with the Chamber of Commerce and Tourism Council to promote Port Wentworth as a place for history/eco-based tourism.
- ✓ The City should complete improvements to the Houllihan Bridge Boat Landing to encourage the development of the eco-tourism industry and related businesses.
- ✓ The City should support projects that connect parks and points of interest in Port Wentworth, including a sidewalk or boardwalk to connect to the Houllihan Bridge Boat Landing.
- ✓ Savannah Wildlife Refuge is an important ecological resources located adjacent to the City of Port Wentworth.

Major Trend

⇒ *Land development activities are increasing stormwater runoff and demand for water supply which impairs water quality, increases demand on the existing infrastructure and resources, and creates flooding problems.*

Needs

- Greenspace preservation during development projects to ensure adequate land area is available for infiltration of stormwater.
- Education for citizens, developers and local officials to help them better understand the environmental impacts of development.



Opportunities

- ✓ The City should require new smart-growth developments to set aside a required minimum amount of greenspace.
- ✓ Implement SWMP in compliance with the City's Phase I MS4 NPDES permit.
- ✓ Implement the recommendations of the City's Drainage Masterplan and Capital Improvement Program.
- ✓ Consider the implementation of a stormwater utility to fund implementation of the Drainage Masterplan and Capital Improvement Program
- ✓ Provide education about resource conservation and protection that includes the public, local elected officials, developers, economic developers, etc.
- ✓ Consider the development of a stormwater utility to fund the SWMP, drainage analysis, and capital programs.
- ✓ The State of Georgia has issued the Coastal Georgia Water and Wastewater Plan with new requirements for water withdrawal permit holders.
- ✓ The City should ensure that development that takes place adjacent to or upstream of the Savannah Wildlife Refuge does not have an adverse impact on this resource.
- ✓ Participate in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) program for floodplain management to reduce flooding risk to properties in the City and to lower flood insurance rates for property owners.

Community Work Program

The Community Work Program is the overall strategy for achieving Port Wentworth’s Vision of the Future, addressing the community goals, encouraging compliance with the Character Areas, and for addressing each of the needs and opportunities. The Community Work Program identifies specific programs and tasks to be undertaken by the City to implement the Plan. A proposed schedule, responsible parties, and potential funding sources are outlined within this plan. The Georgia Department of Community Affairs requires that cities complete an implementation plan as well as a report of accomplishments, which is a status update summarizing the previous work plan. Included below are the 2017-2021 Community Work Plan and the 2011-2016 Report of Accomplishment:

Community Work Plan

<i>Activities</i>	<i>Year</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Sources</i>
	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>			
Economic Development								
Develop an Urban Redevelopment Plan	X					City	\$5,000	General Fund (GF)
Support Senora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation (Dec 12)	X	X	X	X	X	Chamber of Commerce (Chamber)	\$5,000/yr	Hotel/Motel Tax (H/T)
Support Stand up for America Day festivities	X	X	X	X	X	City	\$40,000/yr	GF
Implement the Master Plan for Old Port Wentworth.	X	X	X	X	X	City	TBD	GF/Special Purpose Local Option Sales Tax (SPLOST)
Create and maintain an inventory of potential infill and redevelopment commercial properties.	X	X	X	X	X	City	\$2,000	GF

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2017	2018	2019	2020	2021			
Implement vacant structure demolition program.	X	X	X	X	X	Budgets every year fund to demolish	\$10,000/yr	GF
Explore the creation of a City sponsored neighborhood clean-up program to include targeted neighborhood clean ups.		X	X	X	X	Volunteers	Staff Time	GF
Coordinate with the DOT to establish promotional space for Port Wentworth in the new Welcome Center	X	X	X	X	X	Chamber	TBD	H/T
Build a City flex space for small business development			X	X	X	City	\$100/Sq Ft	SPLOST/GF
Create a signage theme with a unified color scheme and install Wayfinding signage throughout the City.			X	X	X	City/Chamber	TBD	GF/Grants
Develop and implement a business recruitment and retention program.						City/Contractor	\$75,000	GF
Promote tourism in Port Wentworth.	X	X	X	X	X	City/Chamber	\$200,000+	H/T
Housing								
Identify & rezone land in or near the downtown district for the purpose of multi-family development.	X	X				City	Staff Time	GF
Amend zoning code to allow for upstairs residential downstairs commercial mixed use developments.	X					City	Staff Time	GF
Land Use								
Update Community Work Program					X	City	\$10,000	GF
Review and update Zoning Ordinance to be consistent with this Plan	X	X	X	X	X	City	Staff Time	GF
Ensure that any future development of the ED Zone is compatible with surrounding land uses and consistent with the City's regulations.	X	X	X	X	X	City	Staff Time	GF
Develop design standards for the Old Port Wentworth Master Plan Development to ensure that infill development is compatible in the Traditional Village area.	X					City	\$5,000	GF
Develop a zoning category for conservation land and rezone undevelopable wetlands as appropriate.		X	X			City	Staff Time	GF
Develop and implement landscaping/tree standards.	X	X	X	X	X	City	Staff Time	GF
Identify areas that are to be preserved as rural residential areas.	X					City	Staff Time	GF
Transportation								

<i>Activities</i>	<i>Year</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Sources</i>
	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>			
Provide better signage identifying existing bus stops and make improvements to the facilities.	X	X				City/Chatham Area Transit (CAT)	TBD	CAT
Work with the state DOT to designate Bonnie Bridge Road as a local street.	X	X				City/Georgia Department of Transportation (GDOT)	Staff Time	GF
Expand the Port Wentworth Police Department Traffic Unit.	X	X	X	X	X	City	TBD	GF
Increase police presence during peak traffic times along major corridors.	X	X	X	X	X	City	Staff Time	GF
Work with the MPO to help facilitate construction of the Benton Blvd Extension.	X	X	X	X	X	City/GDOT		GDOT
Work with the MPO to help facilitate construction of the Effingham Parkway.	X	X	X	X	X	City/GDOT	\$40 Million	GDOT
Support the continuation of Jimmy DeLoach.	X	X	X	X	X	City/GDOT	\$200 Million	GDOT
Support construction of the pedestrian bridge over Hwy 21 connecting Rice Creek and school.	X	X	X	X	X	City/GDOT	\$1.7 Million	GF
Create a quiet zone on Crossgate Rd around rail road tracks.	X	X	X			City/Railroad	\$200,000	GF/SPLOST
Increase pedestrian safety by installing crosswalks on Coastal Highway.	X	X	X	X	X	City	\$80,000	GF/SPLOST
Natural and Cultural Resources								
Develop and maintain a GIS inventory of historic, cultural and natural resources.	X	X	X	X	X	City	\$2,500/yr	GF
Make this inventory publically available so that new developments can plan around valuable resources.	X	X	X	X	X	City	\$2,500/yr	GF
Include the consideration of this inventory as part of the site plan review and re-zoning process.	X	X	X	X	X	City	Staff Time	GF
Develop and implement a Parks & Recreation Masterplan that addresses recreational facilities, public spaces, and greenspace acquisition and includes programming for all ages.	X	X	X	X	X	City	\$1 Million	GF/SPLOST
Work to renew lease or acquire Houllihan Boat Facility and make identified improvements (ramp improvements, fishing pier).		X	X			City	\$100,000	Grants
Plan for multi-use trail access to Houllihan Boat Facility			X	X		City	\$50,000	Grants

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2017	2018	2019	2020	2021			
Amend Development Regulations to require active recreation and passive open space preservation in all planned developments.	X	X				City	Staff Time	GF
Consider the development of a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs.		X	X			City	\$75,000	Future Utility Revenue
Continue to implement water conservation programs through public awareness campaign	X	X	X	X	X	City	Staff Time	Water & Sewer Enterprise Fund (W&S)
Support implementation and enforcement of NPDES Phase I MS4 Stormwater Permit.	X	X	X	X	X	City	\$40,000	GF
Seek flood insurance reductions through participation in the Community Rating System (CRS) program of the NFIP.	X	X	X	X	X	City	\$23,000	GF
Adopt basin-specific provisions in the stormwater ordinance to address capacity limitations in the downtown basin (based on the results of the masterplan.)	X					City	Staff Time	GF
Facilities and Services								
Perform a study to determine the capacity and level of service for City services and infrastructure		X	X			City	\$30,000	Grant/GF
Utilize the results of this study when permitting new development.			X	X	X	City	Staff Time	GF
Perform aid to construction study for water, sewer, and stormwater		X				City	\$20,000	W&S
Work with Chatham County Board of Education (BOE) to maintain Port Wentworth Elementary School	X	X	X	X	X	City/BOE	Staff Time	GF
Create a CIP list based on the City's Capital Budget and keep it updated.	X	X	X	X	X	City	Staff Time	GF
Perform a labor wage / rate study			X			City / UGA (Carl Vinson)	\$10,000	GF
Upgrade/purchase new fire protection equipment	X	X	X	X	X	City	\$500,000	Fire Fee Revenue
Acquire property and construct a new Fire Station in North Port Wentworth			X	X	X	City	\$2 Million	Fire Fee Revenue/ SPLOST

<i>Activities</i>	<i>Year</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Sources</i>
	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>			
Purchase new Police cruisers and equipment	X	X	X	X	X	City	TBD	GF
Perform capital upgrades and asset replacement on the wastewater treatment plant.	X	X				City	\$100,000	W&S
Video and clean sanitary sewer lines in Newport Subdivision			X			City	\$60,000	W&S
Implement Reuse Water Masterplan	X	X	X	X	X	City	Varies	W&S
Implement Stormwater Masterplan priority projects	X	X	X			City	\$700,000	SPLOST
Identify opportunities to loop water system	X	X	X	X	X	City	Varies	W&S
Evaluate the potential for blending water systems				X	X	City	TBD	W&S
Look for opportunities to increase efficiency by contracting out specific Public Works Services	X	X	X	X	X	City	\$500,000	GF
Implement street improvements	X	X	X	X	X	City	\$500,000	GF/LMIG
Identify locations to loop the water system	X	X				City	\$5,000	W&S
Convert manual read meters to tower read system			X	X	X	City	\$200,000	W&S
Acquire property and construct a sports complex			X	X	X	City	\$7 million	SPLOST
Renovate concession area in gym		X	X			City	\$30,000	GF
Install generator at City Hall			X			City	\$30,000	GF
Reuse distribution main from WWTF		X	X	X		City	\$2 million	W&S
Construct a solid waste handling facility				X	X	City	\$300,000	W&S
Purchase turning target system and judgmental pistol simulation system for police department		X	X			Police Dept.	\$135,000	Police
Complete remodeling and upgrades to the court offices and court room		X	X			Police Dept.	\$70,000	Police
Explore locations for dog parks within or near existing residential areas of the City		X	X			City	\$5,000	GF
Other Activities								
Identify and implement goals from the Blueprint that apply to Port Wentworth	X	X	X	X	X	City	TBD	GF
Coordinate with CEMA on disaster preparedness exercises	X	X	X	X	X	City	TBD	GF
Deter development within the high risk flood areas of the City	X	X	X	X	X	City	TBD	GF
Prepare and adopt a resolution in support of the Chatham County Blueprint	X					City	TBD	GF

Report of Accomplishments

City of Port Wentworth Report of Accomplishments 2011 - 2016		
Activity	Status	Explanation
Population		
Participate in Local Update of Census Addresses (LUCA.)	Completed	City worked with MPC staff to identify all new developments not currently reflected on City maps.
Perform a special population study to project the number of school age children.	Completed	City worked with Imagine Schools to identify number of potential school age children. Imagine Schools applied with the Chatham County School Board to build and operate a charter school in Port Wentworth. This application was denied.
Economic Development		
Façade Improvement Program: Seek façade grants for revitalization along	Canceled	Program was done for several years and suspended due to lack of participation.
Update City code to include design standards for commercial corridors.	Canceled	Removed, but may be addressed in Urban Redevelopment Plan
Support Senora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation (Dec 12)	Completed	This event has been sponsored annually by Port Wentworth.
Support Stand up for America Day festivities (April)	Completed	This event is sponsored annually by Port Wentworth.
Develop an Economic Revitalization Plan for the Traditional Village, Community Gateway, and Local Highway Corridor.	Completed	City developed Economic Development Zoning classification and applied it to 300 acres along Hwy. 21.
Create an inventory of potential infill and redevelopment commercial properties.	Postponed	This will be included as part of the City's Urban Redevelopment Plan

City of Port Wentworth Report of Accomplishments 2011 - 2016

Activity	Status	Explanation
Review codes related to vacant structures to evaluate if the process for enforcement or acquisition can be streamlined.	Completed	City adopted the ICC Property Maintenance Code and established separate code enforcement court to streamline cases.
Evaluate vacant structure demolition program, where the owner retains the property and the City demolishes the structure.	Completed	City adopted the ICC Property Maintenance Code.
Explore the creation of a City sponsored neighborhood clean-up program to include targeted neighborhood clean ups.	Canceled	Canceled due to lack of funding.
Consider the designating public land in or near the downtown district for the purpose of multi-family development.	Underway	The City completed a Master Plan for a site in the downtown area is will explore development opportunities
Site, plan, and build a visitors center that features the various historic, cultural, and natural resources Port Wentworth has to offer.	Underway	City has acquired Houston Baptist Church site and is developing it as a museum.
Create a signage theme and install signage to identify the many cultural and historic sites throughout the city	Canceled	Many of the cultural and historic sites already have plaques and the City does not feel there is a need, nor a demand for additional signage
Revise Zoning Ordinance and ensure it clearly defines where warehousing operations are permitted within the City.	Canceled	The current zoning code does an adequate job of addressing this
Develop a business recruitment and retention program.	Underway	City has worked closely with SEDA to identify specific industrial sectors that Port Wentworth desires.
Housing		
Develop and maintain an inventory traditional and historic homes	Completed	An inventory of historic homes and properties exists, but these City is not actively maintaining
Develop design standards to ensure that infill development is compatible in the Traditional Village area.	Underway	The City is in the process of amending the zoning ordinance to help spur economic development
Develop tools to encourage the restoration and reuse of historic housing.	Canceled	The city needs infill development and new development. Restoration is not likely to occur due to other options
Amend zoning code to allow for upstairs residential downstairs commercial mixed use developments.	Underway	The City is in the process of amending the zoning ordinance to help spur economic development
Provide gateway signage identifying Historic Rural communities.	Canceled	The City determined that there is no need for gateway signage to these areas of the City

City of Port Wentworth Report of Accomplishments 2011 - 2016

Activity	Status	Explanation
Land Use		
Update Short Term Work Program	Completed	
Review and update Zoning Ordinance to be consistent with this Plan	Underway	Staff is developing recommendations for changes to be presented to Council.
Develop design standards for commercial areas, community gateway, and traditional village area.	Underway	This City is going to review and determine if standards are necessary
Identify an area between the future proposed Jimmy DeLoach Parkway extension and Highway 21 for multifamily residential.	Canceled	This area has been zoned for economic development. Multi-family development is being proposed on the other side of the rail road tracks.
Identify the remaining area adjacent to Highway 25 for neighborhood commercial development with adequate parking.	Canceled	Currently not needed
Identify areas that are to be preserved as rural residential areas.	Underway	This is being accomplished through the use of the future development strategy
Work with Historic Rural Communities to developed neighborhood plans that address desired development patterns	Canceled	There is currently no need or interest in developing neighborhood plans for rural communities in the City
Transportation		
Seek funding for a streetscape project for Monteith Rd.	Canceled	City completed traffic study for Montieth road to determine appropriate speed limit for the neighborhood, but has no plans for streetscaping.
Identify additional Park & Ride locations south of I-95 and north of Rice Hope entrance.	Canceled	The MPO performed Hwy. 21 Traffic management study. City participated in this study and identified potential improvements including expanded park and ride services.
Work in partnership with the Chamber of Commerce to study the development of a private bus systems connecting Port Wentworth to the existing CAT Network.	Completed	City supported Regional Commission in development of Coastal Regional Coaches.
Natural and Cultural Resources		

City of Port Wentworth Report of Accomplishments 2011 - 2016

Activity	Status	Explanation
Develop and maintain a GIS inventory of historic, cultural and natural resources.	Completed	City is working with Chamber of Commerce to identify significant cultural resources. Significant natural resources were identified in the Comprehensive planning process.
Make this inventory publically available so that new developments can plan around valuable resources.	Underway	This city has developed a GIS website, but is still in the process of determining which datasets should be available on the public viewer
Include the consideration of this inventory as part of the site plan review and re-zoning process.	Underway	The City considers the location of notable cultural, historic, and natural resources when making land use decisions
Develop and implement a Parks & Recreation Masterplan that addresses recreational facilities, public spaces, and greenspace acquisition and includes programming for all ages.	Underway	The City is working to develop a parks masterplan to address needed and wanted recreational amenities throughout the City
Include a requirement of open space preservation in all planned development zoning categories.	Underway	These provisions are included in the City's zoning ordinance
Perform drainage studies within each drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement program.	Completed	The City completed a basin specific drainage masterplan
Consider the development of a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs.	Postponed	Has been included in the updated community work plan
Develop an overlay district for land that borders the Savannah Wildlife Refuge to ensure that development does not have an adverse impact on this resource.	Canceled	The majority of this land is in the unincorporated county and owned by the Ports, which gives the City little control
Participate in the Chatham County Natural Resource Protection Commissions program to pursue acquisition of new openspace.	Canceled	City recommended several properties to be included on potential acquisition list.
Continue to implement water conservation programs through public awareness campaign	Underway	City developed electronic newsletter
Support implementation and enforcement of NPDES Phase I MS4 Stormwater Permit.	Underway	Ongoing annually. Has been included in the updated community work plan
Seek flood insurance reductions through participation in the Community Rating System (CRS) program of the NFIP.	Postponed	City adopted latest FEMA map.

City of Port Wentworth Report of Accomplishments 2011 - 2016

Activity	Status	Explanation
Update the Stormwater Ordinance to include the provisions outlined in the Coastal Supplement of the Georgia Stormwater Management Manual and associated model ordinance.	Completed	The City has adopted the model stormwater ordinance for Coastal Georgia
Consider the development of a City operated Wetland Mitigation Bank as a method to fund the protection of wetlands.	Canceled	This project was abandoned due to its complexity.
Consider participation in the MPC's Historic Preservation program or adopt a City Historic Preservation Ordinance and appoint a Historic Preservation Committee.	Canceled	City is working with a group of citizens to establish a historic society. The group is attempting to find members.
Facilities and Services		
Perform a study to determine the existing and desired level of service for all City services and infrastructure	Underway	City performed traffic study on all roads within city to determine appropriate speed limits. Also, inventoried and assessed condition of all roads.
Assess the capacity of existing and future planned services and facilities, and utilize this information when permitting new development.	Completed	City developed model of water and sewer system that is used to evaluate all new projects.
Perform a public safety services study to evaluate the need to create police precincts and provide additional fire service.	Postponed	Has been included in the updated community work plan
Perform impact fee study to investigate the implementation of fees for police, fire, roads, and recreation.	Postponed	Has been included in the updated community work plan
Expand requirement for developers to incorporate fire suppression into their projects.	Postponed	Has been included in the updated community work plan
Upgrade/purchase new fire protection equipment	Completed	Purchased new pumper truck and ladder truck
Upgrade wastewater treatment plant.	Completed	Constructed 2 MGD sequencing batch reactor WWTF
Implement inflow & infiltration program for the wastewater collection system.	Underway	City has awarded contract for \$800,000 of sewer rehabilitation work in downtown Port Wentworth.
Expand public works department to provide additional and more efficient service.	Completed	Additional equipment purchased including street sweeper, sewer machine, additional needed apparatus

City of Port Wentworth Report of Accomplishments 2011 - 2016

Activity	Status	Explanation
Identify opportunities for reuse water to serve public facilities and land.	Completed	Reuse feasibility study developed and submitted to EPD
Design and construct and elevation storage tank for the City's water distribution system to improve	Underway	Preliminary study performed to determine size needed. Land acquired.
Rideshare Pump Station Rehabilitation	Completed	Completed using W&S funds
Pump Station No. 2 Rehabilitation & Force Main (Coldstream)	Completed	Completed using W&S funds
Pump Station No. 1 Rehabilitation (Armadale)	Completed	Completed using W&S funds
O'Leary Road Waterline & Force Main	Completed	Completed using W&S funds
Force Main Redirection	Completed	Completed using W&S funds
Work to renew lease or acquire Houlihan Boat Facility and make identified improvements.	Completed	City received DNR grant and rehabilitated existing dock; built new dock; expanded parking
Intergovernmental Coordination		
Update Service Delivery Strategy	Underway	MCP is currently working on the revised SDS maps

Appendix A: Community Assessment

Population Projections & Trends

Whether a city is experiencing rapid growth or steady decline, population projections provide valuable information and can be used as a planning tool to assist local governments and agencies in making future decisions. In an effort to provide a solid database for the Comprehensive Plan, the City of Port Wentworth (City) has developed a detailed and accurate population estimate utilizing population information from the US Census Bureau as well as the City's Certificates of Occupancy (CO) database for new residential units. The combined use of these datasets was the basis for the population estimates in the City's 2008 Comprehensive Plan, which estimated the population within 1% of that recorded during the 2010 decennial Census.

Table 1: Population Projections

Population Projections									
	1990	1995	2000	2005	2010	2014	2020	2025	2030
1. Census Data	4,012	3,644	3,276	3,108	5,359	7,080			
2. Population Projection (2008)	4,012	3,644	3,276	3,657	5,525	7,392	7,762	8,072	8,314
3. Population Projection (2015)	4,012	3,644	3,276	3,657	6,345	7,726	9,796	12,460	15,125

Population figures for 1990 through 2010 were gathered from the US Census Bureau. Table 1 shows population projections for the City using three different methodologies. The first method uses data from the 2010 Census and assumes growth based on historical trends. The second method shows the population projection calculated for the 2008 Comprehensive Plan. This method utilized the number of residential CO's issued since the last decennial census year, multiplied by the average household size from the most recent decennial Census, to estimate the current population. The future projections were assumed based on the estimated average number of CO's issued per year, declining by 1% over each 5-year period. Method 3, utilizes this same methodology to recalculate the 2010 Census population number, and to calculate the current population in 2014. The future projections assume that the rate of population growth experienced between 2010 and 2014 will continue through 2030. Since the 2015 Population Projection, shown in row 3 above, utilized the most recent CO numbers and household size information, this projection is likely to be the most accurate estimate of future growth in Port Wentworth.

The City of Port Wentworth has experienced fluctuation in population over the last 20 years. The City’s population was 3,947 people in 1980 and increased to 4,012 in 1990, an increase of roughly 2%. The population of the City declined 18% during the time span of 1990 to 2000. The City is now experiencing its most significant population growth in the last 25 years, a trend that is likely to continue.

Table 2: Population Trends

Jurisdiction	1980	1990	2000	2010	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2010
Port Wentworth	3,947	4,012	3,276	5,359	1.65%	-18.34%	63.58%
Chatham County	202,226	216,935	232,048	265,128	7.27%	6.97%	14.26%
Georgia	5,457,566	6,478,216	8,186,453	9,687,653	18.70%	26.37%	18.34%

Table 2 compares population totals for the City of Port Wentworth, Chatham County, and the State of Georgia. Port Wentworth experienced a significant rate of population decrease between 1990 and 2000 when compared to Chatham County and Georgia. However, during the 2000-2010 timeframe, the City’s population grew at a significant rate when compared to the County and the State. Population growth is forecasted to continue at a high rate over the next 10 years before beginning to level off. This presents the City with a number of issues related to the natural environment, City services, infrastructure, and the overall quality of life.

Table 3: Chatham Municipal Population Trends

Table 3 compares the population trends in the other incorporated areas in Chatham County. This table

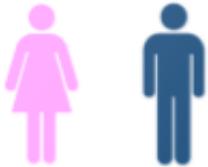
indicates that Port Wentworth is among the top cities in Chatham County in terms of population growth. The City of Pooler is the only jurisdiction currently experiencing a larger rate of population growth. In contrast, the cities of Garden City, Tybee Island, and Vernonburg have encountered a declining population. It is likely that Port Wentworth will continue to experience higher rates of population growth and commercial development in the years ahead.

Jurisdiction	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2010
Tybee Island	26.88%	19.35%	-11.85%
Thunderbolt	28.68%	-16.01%	14.02%
Garden City	7.47%	52.35%	-22.24%
Savannah	-2.71%	-4.40%	3.63%
Pooler	75.11%	40.11%	206.78%
Bloomington	22.43%	17.35%	1.80%
Port Wentworth	1.65%	-18.34%	63.58%
Vernonburg	-58.43%	86.49%	-11.59%

Population by Age

Table 4 compares the age composition of the population in the City of Port Wentworth and Chatham County. Comparison is made based on percentage composition of age ranges as established by the 2010 US Census.

Gender



Population between genders is fairly balanced within the City, though the female population slightly exceeds the male.

The distribution between different age groups has been pretty consistent when comparing the City of Port Wentworth to Chatham County. However, the City of Port Wentworth has seen a significant quantity of new residential housing, which has attracted a number of younger families to the City. While age distribution in the historic part of the City continues to see greater numbers in the older age cohorts, the northern portion of the City has seen an increase in families with children. By and large, the City as a whole is becoming more family oriented, a trend that will likely continue as development north of the I-95 corridor continues. The development of a new school and grocery store has already taken place in this section of the City. The City will also need to consider additional services and facilities to suit the demands of this growing community.

Additionally, the City will need to be aware of the negative impacts on infrastructure and traffic that is also associated with this type of growth.

Racial Distribution

The racial distribution for the City of Port Wentworth appears to be in period of transition. In 1980, over 90% of the population was White and a less than 7% African American. The 2010 Census data shows that African Americans now account for over 30% of the City’s population with the White population declining to 61%. Table 5 shows the existing and racial composition of the City. There has also been increases in the Asian population living in the City as well as the “Other” category, which represents growth in Hispanic population.

Table 4: Population by Age

Port Wentworth		Chatham County	
Under 5 years	8.3%	Under 5 years	7%
5 to 9 years	7.5%	5 to 9 years	6.2%
10 to 14 years	6.7%	10 to 14 years	5.8%
15 to 19 years	5.5%	15 to 19 years	7.2%
20 to 24 years	7.5%	20 to 24 years	9.6%
25 to 29 years	10.5%	25 to 29 years	8.5%
30 to 34 years	9.9%	30 to 34 years	6.9%
35 to 39 years	7.4%	35 to 39 years	6.1%
40 to 44 years	5.7%	40 to 44 years	5.9%
45 to 49 years	6.1%	45 to 49 years	6.5%
50 to 54 years	6.5%	50 to 54 years	6.6%
55 to 59 years	4.7%	55 to 59 years	5.9%
60 to 64 years	3.8%	60 to 64 years	5.4%
65 to 69 years	3%	65 to 69 years	4%
70 to 74 years	2.1%	70 to 74 years	2.8%
75 to 79 years	1.8%	75 to 79 years	2.2%
80 to 84 years	1.6%	80 to 84 years	1.7%
85 years and over	1.3%	85 years and over	1%

Table 5: Racial Composition within Port Wentworth

Category	1980	1985	1990	1995	2000	2010
White	92.42%	87.46%	82.58%	82.60%	82.63%	61.10%
African American	6.89%	11.81%	16.63%	15.61%	14.35%	31.40%
Asian	0.41%	0.38%	0.32%	0.66%	1.07%	1.70%
Other	0.20%	0.23%	0.25%	0.80%	1.47%	5.60%
American Indian	0.08%	0.15%	0.22%	0.36%	0.49%	0.20%

Economic Development

Economic development in Port Wentworth is supported by the City through a number of quasi-governmental organizations:

Port Wentworth Chamber of Commerce



The Port Wentworth Chamber is businesses, professionals, and citizens who work together to promote the City of Port Wentworth. The main goals of the Chamber are to:

- Promote, support, and strengthen businesses in the community
- Solicit for and promote new businesses
- Promote tourism in the community
- Promote growth in the community
- Work for effective government to facilitate the goals of the Chamber and create a viable environment for business interest

Members of the Chamber include a wide range of businesses and groups such as accounting, engineering, churches, homeowners, manufacturing, industrial, retail, etc.

Savannah Economic Development Authority (SEDA)



The mission of SEDA is to “improve the standard of living for people in Chatham County by stimulating economic growth through the attraction of new investment, the creation of new jobs, and the support of established businesses already in the area.” SEDA provides potential businesses with professional site services and works to ease access with regard to various state and local resources. SEDA has been very successful and acts in the best interests of the client and the community.

Savannah Area Chamber of Commerce



The economy in the Savannah area is made up of a diverse workforce that includes manufacturing, distribution, military, healthcare, tourism, and retail. As the local economy continues to prosper, the need for a well-trained and educated workforce continues to rise. The Savannah Area Chamber works to provide educational opportunities to citizens to ensure they have the opportunity to develop the necessary skills. The Chamber also acts as the voice of the business community by providing assistance with government affairs through lobbying at the local, state, and federal levels. The Chamber markets the Savannah area to both tourists and potential new businesses.

Georgia Ports Authority (GPA)



The GPA’s purpose is to operate the ports in Savannah and Brunswick, GA, facilitate global trade, and remain among the world leaders in the operation of modern terminals and in meeting the demands of international business. GPA specialize in the handling of container, reefer, breakbulk, RoRo cargoes and the Garden City terminal is the fourth-largest container port in the United States and the largest single-terminal operation in North America. Growth within the trade industry, the facilities, and the supporting transportation networks has a major impact on the economy in Port Wentworth.



The Coastal Georgia Indicators Coalition is comprised of community members and advocates working together through a comprehensive, coordinated approach for planning and accountability and serves as a resource for agencies addressing overall health and well-being while leveraging resources for community initiatives. The purpose of the Coalition is to improve community well-being by engaging and leading the community to work collectively in its development of strategic priorities that guide policy, programs and resource allocation. The major priorities are defined using the following major categories; economy, education, health, and quality of life.

Employment by Industry and Occupation

Table 6 illustrates trends in employment by industry over the last 4 decades.

Table 6: Percentage Employment by Industry

This data indicates that there continues to be a decline in employment in manufacturing, transportation, and the general trade industries for residents of the City, despite the growth of the GPA. The educational, health, and social services has experienced the most dramatic increase this the last decennial census with another notable increase in the finance, insurance, and real estate sector.

Category	1980	1990	2000	2010
Agriculture, Forestry, Fishing, Hunting & Mining	1%	0%	0%	0%
Construction	5%	8%	8%	11%
Manufacturing	36%	26%	23%	13%
Wholesale Trade	7%	6%	1%	1%
Retail Trade	13%	13%	14%	5%
Transportation, Warehousing & Utilities	15%	14%	11%	6%
Information	NA	NA	NA	1%
Finance, Insurance & Real Estate	2%	3%	4%	12%
Professional, Scientific, Management, Administrative & Waste Management Services	3%	4%	9%	15%
Educational, Health & Social Services	9%	10%	15%	27%
Arts, Entertainment, Recreation, Accommodation & Food Services	1%	1%	3%	2%
Other Services	2%	9%	4%	4%
Public Administration	6%	5%	7%	3%

Table 7 shows the City’s workforce by occupation. The numbers here are consistent with the employment categories in that there are more people employed in management, service, and sales related occupations and less of the population holding construction and transportation related positions.

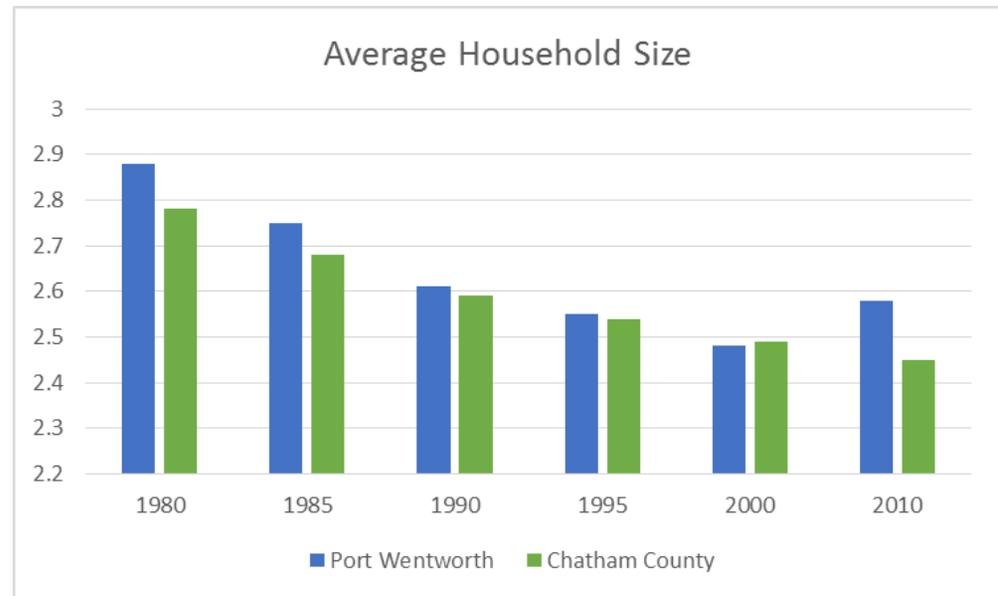
Table 7: Workforce by Occupation

Occupation	Port Wentworth	Percent
Management, Professional & Related Occupations	1,201	40%
Service Occupations	553	18%
Sales & Office Occupations	529	17%
Natural resources, construction, and maintenance occupation	406	13%
Production, Transportation & Material Moving Occupations	343	11%

Housing

Average Household Size

From 1980-2000, the number of people that make up the typical “household” in Chatham County and Port Wentworth has followed a national trend toward smaller households. Chatham County, as a whole, is continuing to see a decreasing average household size as people are having fewer children, the population is aging, and the number of persons living alone increases. On the contrary, the City of Port Wentworth has experienced a shift and shows an increase in the average household size between 2000 and 2010. This follows the current



growth patterns, where starter homes in the northern part of the City have led to an increase in households with children.

Port Wentworth anticipates that the number of families choosing to live in the City will continue to increase. As a result, the trend in average household size will rise marginally in the years to come.

Number of Households

Between the years 1980 and 2000 the City of Port Wentworth saw decreases in the number of households when compared to Chatham County. However, new residential growth in the northern part of the City has led to an increase in the number of households within the City since 2000. It is predicted that Port Wentworth will continue to experience increasing household numbers in the next ten years. Table 8 compares the number of households in Port Wentworth with those in Chatham County. The number of households in Port Wentworth has increased by nearly 60% between 2000 and 2010. The County as a whole experienced a much slower increase in households during the same period (15%).

Table 8: Number of Households

Category	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2010
Port Wentworth	12.61%	-14.33%	58.91%
Chatham County	13.72%	10.79%	14.66%

Housing Type

The housing trend within the City is predominantly single family residential development. New residential development has flourished in the northern part of the City for the last decade and this area continues to be a desirable and affordable location for families to settle. The City is also experiencing an increase in attached single family development (ie. condos, townhomes, etc.). This trend is also expected to continue as the planned developments are offering a greater variety in both housing types and price points. This makes the City an attractive location to an even greater market that appeals to the workforce, younger couples, empty nesters, and established families.

Housing in the older part of the City is largely single family residential as well. There is an opportunity and a need within this section of the City to increase the availability of housing options. A multi-family development and/or higher density attached single family residential development would draw in new population to the older part of the City, which would ultimately help rejuvenate the downtown commercial corridor.

Based on the age of housing, there appears to be two major peaks for residential development within the City. A dramatic push for residential development away from urban centers occurred in the years immediately following World War II. Port Wentworth experienced a tremendous amount of growth during this period. There was an additional push in the early part of the 21st century when the local and national economies were thriving. As such, over 80% of houses within the City were built during these times. The majority of housing however, was constructed between the years 2000-2009.

Table 9: Housing Types

Housing Types (ACS 2013)		
Total housing units	2,492	
1-unit, detached	1,782	71.5%
1-unit, attached	54	2.2%
2 units	0	0.0%
3 or 4 units	12	0.5%
5 to 9 units	23	0.9%
10 to 19 units	137	5.5%
20 or more units	262	10.5%
Mobile home	222	8.9%
Boat, RV, van, etc.	0	0.0%

Table 10: Age of Housing

Year Built (ACS 2013)		
Total housing units	2,492	
Built 2010 or later	66	2.6%
Built 2000 to 2009	1,502	60.3%
Built 1990 to 1999	49	2.0%
Built 1980 to 1989	109	4.4%
Built 1970 to 1979	73	2.9%
Built 1960 to 1969	103	4.1%
Built 1950 to 1959	385	15.4%
Built 1940 to 1949	153	6.1%
Built 1939 or earlier	52	2.1%

The City shows relatively consistent trends of housing occupancy, with nearly 70% of the housing stock being owner-occupied. According to the 2010 Census, about 31% of owner-occupied housing units do not have a mortgage, meaning the occupants have full ownership of the home. This most likely indicates that there is a large population of long term residents within the City of Port Wentworth.

Table 11: Housing Occupancy

Category	Port Wentworth			Chatham		
	1990	2000	2010	1990	2000	2010
TOTAL Housing Units	1,647	1,377	2,226	91,178	99,683	119,323
Vacant	8.90%	7.50%	8.30%	11.00%	9.80%	13.60%
Owner Occupied	63.80%	68.50%	69.10%	52.30%	54.50%	57.70%
Renter Occupied	27.30%	24.00%	30.90%	36.60%	35.70%	42.30%

Table 12: Mortgage Status

MORTGAGE STATUS		
Owner-occupied units	1,506	
Housing units with a mortgage	1,039	69%
Housing units without a mortgage	467	31%

Income Trends (Household, Distribution, Per Capita)

Household income is the total income generated by all wage earners within one dwelling unit. Average household income is the annual income, in dollar amount, averaged between all households in Port Wentworth. The table compares average household income for Port Wentworth, Chatham County, and the State of Georgia. According to the American Community Survey, conducted by the US Census Bureau, average incomes in Port Wentworth are higher than those in Chatham County as a whole and nearly equal to the statewide average.

Table 13: Household Income

Jurisdiction	1990	2000	2013	% Increase (2000 - 2013)
Port Wentworth	\$29,761	\$48,208	\$67,354	39.72%
Chatham County	\$34,078	\$53,742	\$62,966	17.16%
Georgia	\$36,810	\$80,077	\$67,572	-15.62%

The table also illustrates that the average household income for Port Wentworth continues to increase at a rate significantly higher than Chatham County. Statewide averages have declined just over 15% since 2000, which could be a result of the economic recession that took place in the middle of the decade.

Per capita income is calculated by dividing the total income by the total population. Historically, the per capita income in the City was slightly less than county and statewide averages. However, this trend has shifted and the City has now exceeded county and statewide numbers.

Income Distribution

DISTRIBUTION OF INCOME is well balanced in the City of Port Wentworth with over 50% falling within the range of \$35,000-\$99,999 annually.



Table 14: Per Capita Income

Jurisdiction	1980	1985	1990	1995	2000	2005	2013
Port Wentworth	\$6,175	\$8,712	\$11,249	\$15,584	\$19,919	\$23,355	\$26,841
Chatham County	\$6,328	\$9,656	\$12,983	\$17,068	\$21,152	\$24,858	\$25,093
Georgia	NA	NA	\$13,631	NA	\$21,154	NA	\$25,182

Public Facilities

Water Supply System

The City of Port Wentworth owns and operates the primary water system within the City, which is a combined groundwater and surface water system. The water system is comprised of roughly 110,000 linear feet of water mains, three supply wells, and one elevated storage tank. The City also has an agreement with the City of Savannah to accept surface water from Savannah's Industrial and Domestic Water Withdrawal & Treatment Plan. All development in the City north of Godley Road is on surface water. There are also a number of small private water systems that serve small neighborhoods within the City.

The City recently received a water withdrawal permit that will require the city to reduce its water withdrawal from the Upper Floridan Aquifer, its main potable drinking water source, by 25% by 2025. The City will need to plan for infrastructure improvements and rate increases that will be necessary to fund water conservation and efficiency programs and alternative water supply source development.

Sanitary Sewer System

In order to better accommodate existing and future growth, the City constructed a 2.0 MGD WPCP, which is owned and operated by the City. The new state-of-the-art facility gives the City the flexibility to expand sewer service as necessary to serve new areas and the growing population. The WPCP provides reuse quality water and additional aeration of the discharge through the use of Speece Cones increasing dissolved oxygen and protecting water quality in the Savannah River. The Port Wentworth sewerage system inventory includes the following infrastructure in the distribution system:

- 19 - Lift Stations (16 city operated and 3 private)
- 850 - Manholes
- 19 - Force Main Valves
- 90,382 Linear feet of Force Main (17.1 miles)
- 188,532 Linear feet of Gravity Main (35.7 miles)

The City completed an Inflow & Infiltration study and has been systematically implementing the recommended improvements as funding becomes available.

Stormwater Drainage System

The City is comprised of five watersheds: Black Creek, St. Augustine Creek, Philips Avenue, Knoxville Creek, and Pipemakers Canal. All five watersheds outfall into the Savannah River, therefore the City is located at the downstream portion of most conveyance systems that provide relief to neighboring municipalities/counties. The City’s primary conveyance systems include both natural streams and rivers, as well as man-made channels and closed conveyances. These streams include the Knoxville Creek, Little Hearst Branch, Black Creek, and St. Augustine Creek. Two canals are constructed within the City: Phillips Avenue Canal and Pipemakers Canal. Pipemakers Canal and one of the two outfalls from Phillips Avenue Canal have tide gates installed.

The City of Port Wentworth was founded in 1733, and there are structures, roads and infrastructure still in use today that were built over a century ago. Due to the age of development within the City, many of the drainage infrastructure components are nearing their useful life expectancy. Furthermore, new development within the City continues to expand impervious surfaces and alter the natural hydrology of the area, further stressing the existing drainage infrastructure. These issues are compounded by the threat of storms with increasing intensity, as was experienced by the City in the summer of 2014. An undersized and/or underperforming stormwater drainage system can lose its ability to safely handle storm events and prevent pollutants from entering receiving waterways. It is the City’s desire to protect the City’s existing infrastructure, prevent flooding of roadways and private property, and sustainably accommodate development. A stormwater drainage infrastructure GIS inventory, condition assessment, and Master Plan was completed in June 2016 as a necessary first step towards that achieving that goal. Table 16 provides a summary of the City’s publicly owned drainage system and a map is included on the following page.

With the City poised for growth, development and redevelopment on the horizon, a comprehensive stormwater master plan is needed to provide adequate drainage and stormwater conveyance levels of service. The Citywide Stormwater Master Plan main objectives are as follows:

Structure Types	Count
BOX CULVERT	4
CATCH BASIN	573
CURB INLET	3
DROP INLET	107
END OF PIPE	200
FLARED END SECTION	192
HEADWALL	110
HEADWALL DOUBLE	5
JUNCTION	163
OTHER	13
YARD INLET	191
Total	1561
Stormwater Lines	Length (mi)
Pipe/ Culvert	22.4
Ditches	21.2
Total	43.6

1. Perform a cursory assessment of the City of Port Wentworth for known flood deficiencies
2. Develop a Capital Improvement Projects List and Preliminary Budget, based on engineering assessment and public feedback
3. Provide Conceptual Plans for three high priority Capital Improvement Projects determined by the City
4. Perform a limited detailed study that includes a hydrologic and hydraulic analysis for basin designated by the City

The City's Masterplan identified 24 capital improvement projects including infrastructure upgrades, replacement, maintenance, and engineering studies. The total estimated costs of these infrastructure improvements is approximately \$9 million. As part of this Masterplanning process, concept plans for three of the priority projects were completed, and the City is planning to move forward with implementation of these projects using a Special Purpose Local Option Sales Tax (SPLOST) funding.

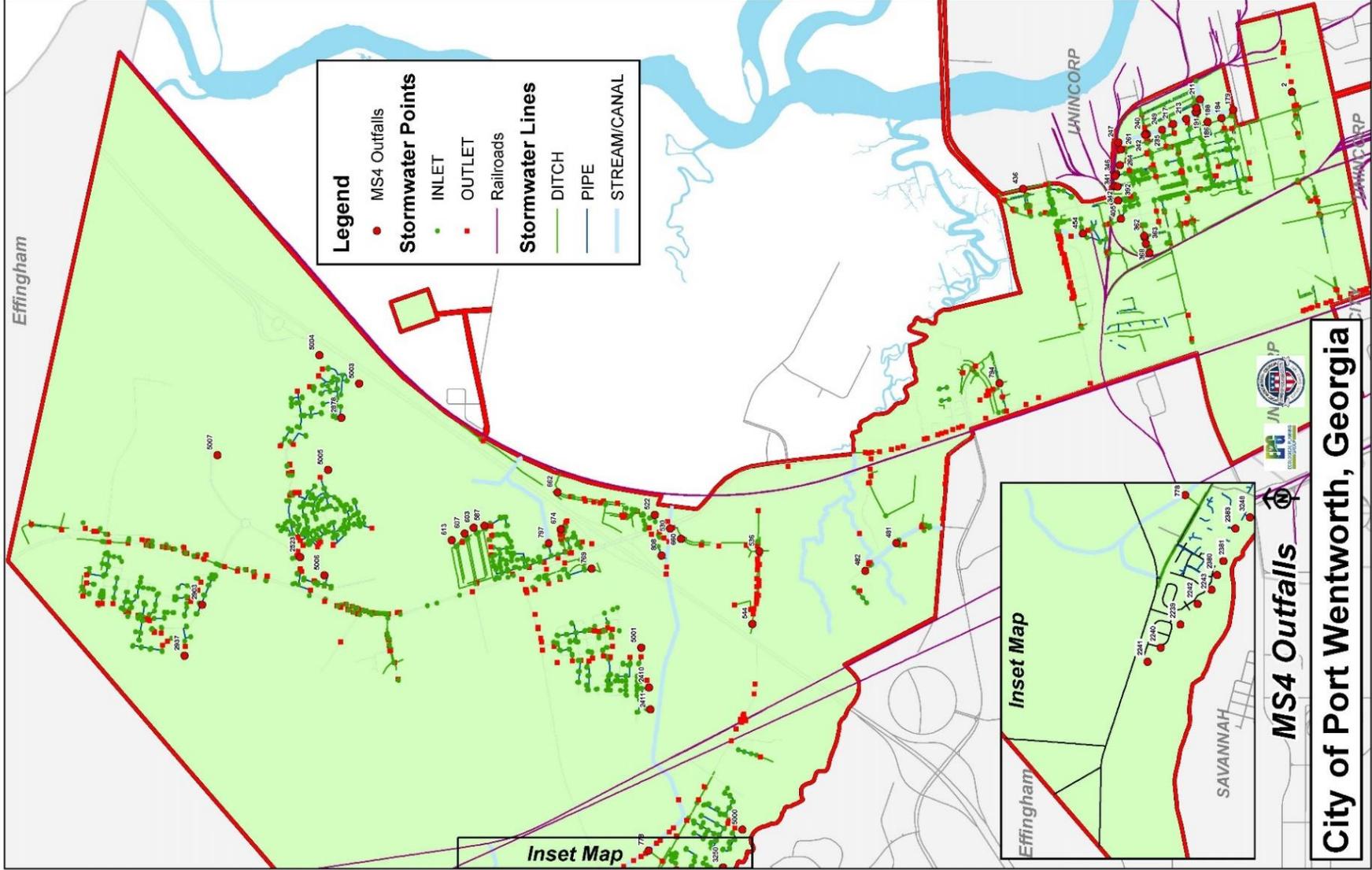
The City must also implement a stormwater management program in compliance with the NPDES Phase I Medium MS4 Permit, as required by provisions of the Georgia Water Quality Control Act and the Federal Clean Water Act. This permit requires the development of a Stormwater Management Plan (SWMP), to address the following program elements, as stipulated in CFR 122.26(d)(2)(iv)(A) through 122.26(d)(2)(iv)(D):

- Structural and Source Control Measures
- Illicit Discharge Detection and Elimination
- Industrial Facility Stormwater Runoff Control
- Construction Site Runoff Management

The Georgia Environmental Protection Division (EPD) has previously required the City of Port Wentworth to expand its SWMP to include Best Management Practices (BMPs) to address the following required modifications:

- Impaired Waterways, i.e. 303(d) listed stream segments
- Highly Visible Pollutant Sources
- Public Education/Public Involvement
- Pollution Prevention/Good Housekeeping
- Development of an Enforcement Response Plan
- Development of a Green Infrastructure Plan
- Post Construction Stormwater Control

In order to more adequately fund implementation of the Master Plan and the NPDES Phase I MS4 SWMP, the City conducted a Stormwater Utility Feasibility Assessment as part of the Masterplanning process. The City should consider implementation of a Stormwater Utility and User Fee system to fund its stormwater program at needed levels.



Fire Department

The City of Port Wentworth's fire department consists of two paid employees and ten volunteers. The Fire Department headquarters is located at 317 Cantyre Street and contains the main offices as well as a three-bay station. Housed at this station are an E-One class A Pumper, a heavy-duty rescue unit, and a first responder unit. Station Two is located at 6721 Highway 21, which is approximately one mile east of Interstate 95. Housed at this station is a Bean class A Pumper, a Fort brush truck, and a tanker that contains over 5,800 gallons of water.

Police Department

The Port Wentworth Police Department is broken down into four main divisions: the Administrative Division, the Investigative Division, the Patrol Division, and Code Enforcement / Community Services.

Administrative Division: This division is staffed by two full-time civilian clerks and one certified officer. This division processes all incident reports, accident reports, arrest and booking reports, traffic citations and warnings, court dockets and warrants. They are also responsible for all entries made into the National Crime Information Center (NCIC) network. This includes arrest warrants, stolen vehicles, stolen firearms, stole serial-numbered articles, and missing persons.

Investigative Division: The investigative division is staffed by two criminal investigators and one drug investigator. They are responsible for conducting criminal investigations into all crimes reported within the jurisdiction of the City of Port Wentworth. This will include crimes against persons, property crimes, missing persons, juvenile crimes, undercover investigations, drug investigations, and City ordinance violations as well as assisting patrol units in their day-to-day operations.

Patrol Division: The Patrol Division is the largest division within the police department. The primary mission of the Patrol Division is crime suppression and criminal apprehension. Although certain officers have specialized training, each officer is expected to patrol their assigned areas in order to be visible to prevent crimes and to reassure the public by their presence. Officers assigned to the Patrol Division are responsible for the investigation of suspicious persons and activities, responding to calls for service, and investigation of less-than-serious traffic collisions. While they are the primary responding officers to crime scenes and are charged with collecting the initial information and determining if more specialized units need to be contacted, patrol officers may complete most investigations themselves if they wish. The Patrol Division currently has twelve officers, each assigned to one of four "watches". Each watch works 12 hour shifts that rotate every 28 days. Watches are commanded by an officer ranking Sergeant or higher and consist also of a Corporal and a Patrolman. Each Watch commander reports directly to the Chief of Police.

Code Enforcement and Community Services: The department has one Police Officer assigned to code enforcement and community services, which includes Community Watch and Crime Prevention. Code enforcement notices are given by door knockers as a courtesy notice followed up by letters issues to violators and in some cases subpoena to Municipal Court for persons that do not comply with City Ordinances and codes.

Parks and Recreation

The City of Port Wentworth offers a number of different recreational activities to residents. Recreational activities available in the City are listed below:

Lewis Mobley Park: This park totals approximately nine acres and includes three baseball fields, a football field, concessions, three press boxes, and batting cages.

Armadale Park: This passive park is approximately five acres and contains light walking trails and parking.

Festival Grounds: Located on Cantyre Street and is roughly 10 acres. The pavilion has picnic tables, grills, water, and electricity. The residents of Port Wentworth are encouraged to use this facility. This facility is also used for Stand Up For America Day, which is held the last Saturday in April and the Senora Guadalupe/Festival Latino in December.

Fountain Park: This park is located on Warren Drive and is just over two acres in size. The park contains double tennis courts (lighted) and basketball courts.

Houlihan Boat Landing: This landing is located just off Highway 25. The boat landing provides access to the Savannah River. The site contains two double-wide boat ramps.

Other Facilities

Other facilities located in the City are discussed below.

Public Works: The City Public Works Facility is located at the north end of Cantyre Street. The facility houses the staff and equipment used to maintain the City's water & sewer, sanitation, and street & road services.

P.B. Edwards Jr. Recreation Center: The recreation center contains a gymnasium and is available for citizens to use. The center has concession facilities, dressing rooms, showers, and is adjacent to the Recreation Annex.

Recreation Annex: The Fitness Center is equipped with free weights, treadmills, stepper machines, exercise bicycles, abdominal machines, bench weights, and nautilus-style machines. It is located in the annex next to the P.B. Edwards, Jr. Recreation Center.

Senior Citizens Center: The Senior Citizens Center is located in the annex next to the P.B. Edwards, Jr. Recreation Center.

Community Center: The Community Center is located on Appleby Road and is available for rent by any resident of Port Wentworth. The facility will accommodate approximately 100 people. It has a fully equipped kitchen, tables, and chairs.

Library: The Chatham County Public Library's Port Wentworth Branch is located in the annex next to the P.B. Edwards, Jr. Recreation Center.

Natural and Cultural Resources

The City of Port Wentworth is approximately 17 square miles or 11,000 acres and contains a variety of different natural resources. A significant portion of the City (30%) falls within the FEMA 100-year flood zone. The City also contains approximately 3,500 acres of wetlands, which accounts for roughly 32% of the total area in the City. The City is adjacent to the Savannah River, and streams and waterways, totaling about 57 miles within the City.

The Savannah Wildlife Refuge is also within close proximity to the City. The wildlife refuge, combined with the other features discussed above, add to the unique habitat present in the community. There are 4 public parks accounting for over 25 acres dispersed throughout the City. These parks offer a variety of recreational opportunities for residents. The St. Augustine Creek intersects the City of Port Wentworth. This creek totals approximately 7 miles in length and is a designated fishing area. In addition, the creek provides a habitat to various forms of aquatic life and bird species. The Natural Resources Map illustrates some of the natural resources present in the City of Port Wentworth.

Cultural Resources

The City has identified the following historic and cultural resources. A preliminary GIS inventory of these structures has been completed and is shown in the cultural and natural resources map.

Residential Resources

- 108 North Coastal Highway
- 317 Cantyre Street

Commercial Resources

- 107 Route 17
- 105 North Coastal Highway
- 121 Route 17

Institutional Resources

- Richmond Baptist Church
- North Salem Baptist Church
- Our Lady of Lourdes Church
- White Oak Baptist Church

Industrial Resources

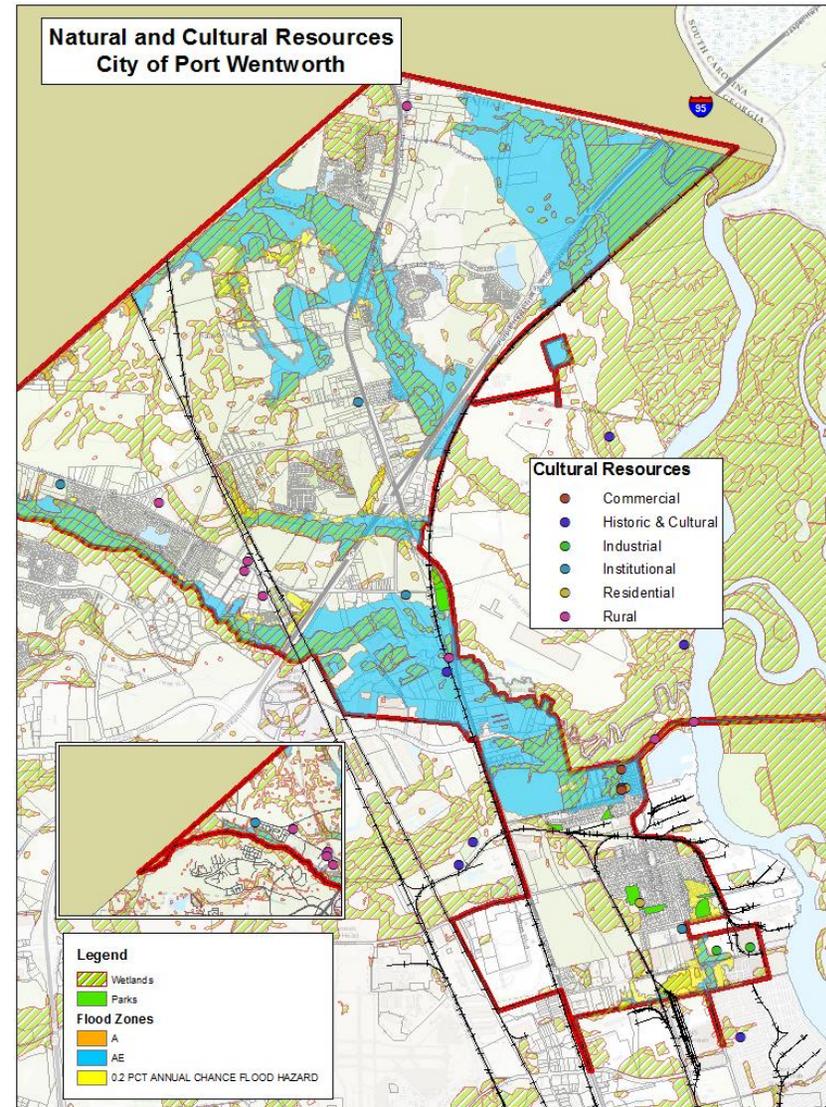
- Adeline Inn
- Supervisors Houses

Rural Resources

- Keller-Bolton House
- Rosella Boughton House
- Palm Lined Drive
- Houlihan Bridge
- 631 Meinhard Road
- Hester-Wendelken House
- Oliver House
- Augustine Creek Bridge
- Old Augusta Road

Cultural Resources

- Fairlawn Cemetery
- Paragon Mill Archaeological Site
- Cherokee Cemetery
- Avenue of Live Oaks
- Mulberry Grove Archaeological Site
- Dotson Cemetery



Appendix B: Summary of Public Involvement

Appendix C: Large Maps

Comprehensive Plan Update 2016 - 2026

City of Port Wentworth
Public Hearing, August 24, 2015
6:00 PM



What is a Comprehensive Plan?

- Provides a road map for the community's future, developed through a public process of involving community leaders and stakeholders in making key decisions about the future of the community.
- Provide the community's vision for the future and its implementation program for achieving this vision
- Generate local pride and enthusiasm about the future of the community.

"Through appropriate land use planning and sustainable community development, Port Wentworth will grow into a family-oriented city with a variety of neighborhood commercial businesses, sufficient public facilities and services, desirable recreational opportunities, a welcoming pedestrian environment, and a focus on preserving natural and cultural resources."

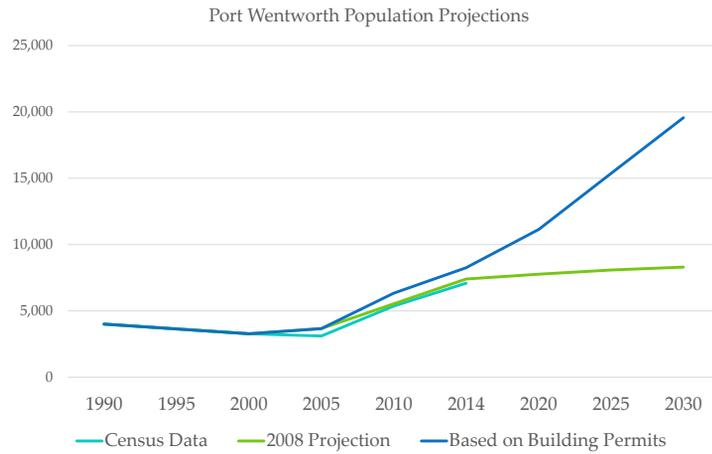
What are the benefits of Comprehensive Planning

- Be a fact-based resource for local constituents that tracks implementation of community-based policies.
- Coordinate important relationships between community issues and infrastructure investments.
- Creates an environment of predictability and protection for business and industry, investors, property owners, tax payers and the general public
- Help local governments to recognize and then implement important economic development and revitalization initiatives.
- Create an environment that is better prepared to attract new growth in a highly competitive global market.

Comprehensive Planning Requirements

- Community Goals
 - General vision statement
 - List of community goals
 - Community policies
 - Character Areas & Narrative
- Needs and Opportunities
 - Supplemental planning recommendations
 - Analysis of data and information
 - Analysis of consistency with Quality Community Objectives
- Community Work Program
 - Implementation activities
 - Time frame
 - Responsible party
 - Cost
 - Funding source
- Additional Elements
 - Land Use
 - Transportation
 - Economic Development

Port Wentworth Population Growth



Community Engagement

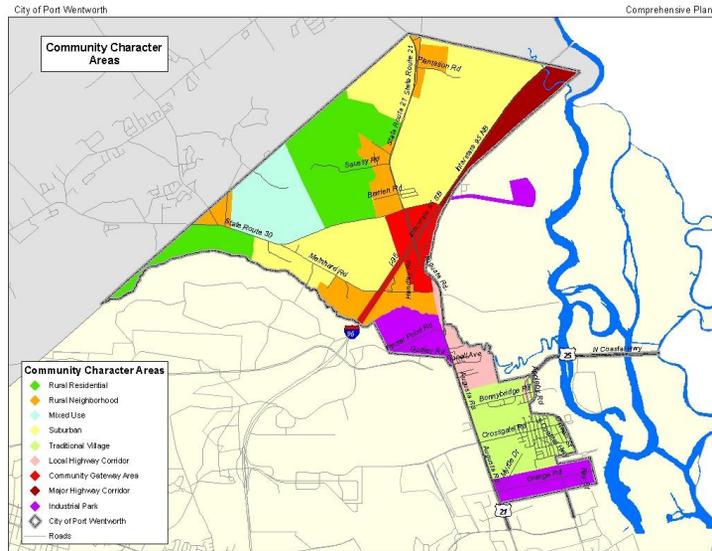
Does the City need more of the following types of recreational facilities:

Response	Yes	No	Don't Know
Public Pool	38.5% (20)	48.1% (25)	13.5% (7)
Skate Park	57.7% (30)	36.5% (19)	5.8% (3)
Miniature Golf	59.6% (31)	26.9% (14)	13.5% (7)
Nature-based Interpretive Center	69.2% (36)	21.2% (11)	9.6% (5)
Outdoor Amphitheatre	59.6% (31)	34.6% (18)	5.8% (3)
Visitors Center	54.9% (28)	43.1% (22)	2.0% (1)
Historical Interpretive Center	67.3% (35)	25.0% (13)	7.7% (4)
Indoor Theatre	88.7% (47)	9.4% (5)	1.9% (1)

- Stakeholder Committee
- Community Survey
- Public Meetings

Community Character Areas

- Areas within the City with their own unique and defining land use characteristics that the City wishes to preserve or enhance.



Needs & Opportunities

- Newly Annexed Areas
- Benton Blvd connection to Hwy 30
- Downtown redevelopment
- Economic development component (incorporate Retail Attractions study data)
- Recreation needs
- Traffic calming on Hwy 25
- Water supply (in light of proposed Withdrawal PermiF reductions)
- Pedestrian access to new school (incorporate existing information and plans)
- Fishing Pier at Houlihan Bridge



Community Work Program

Activity	Status	Explanation
Population		
Participate in Local Update of Census Addresses (LUCA.)	Completed	City worked with MPC staff to identify all new developments not currently reflected on City maps.
Perform a special population study to project the number of school age children.	Completed	City worked with Imagine Schools to identify number of potential school age children. Imagine Schools applied with the Chatham County School Board to build and operate a charter school in Port Wentworth. This application was denied.
Economic Development		
Façade Improvement Program: Seek façade grants for revitalization along Update City code to include design standards for commercial corridors. Support Senora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation (Dec 12)	Canceled	Program was done for several years and suspended due to lack of participation.
	Postponed	Postponed due to lack of funding.
	Completed	This event has been sponsored annually by Port Wentworth.

Next Steps



- Form Stakeholder Committee
- Review Vision, Set Goals and Policies
- Update Character Areas
- Update Needs and Issues
- Perform Recreational Needs Assessment
- Incorporate Retail Recruitment Study
- Develop Downtown Masterplan
- Create Work Plan

Ecological Planning Group
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Savannah, GA 31401

www.ecologicalplanning.net



Contact Us

Submit comments to:
ed@ecologicalplanning.net



City of Port Wentworth Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #1
Meeting Summary

Attendees: See Sign-In sheet, dated 09/28/15

I. Committee Introductions

EPG welcomed the team and invited the Stakeholder Committee and members of the public to state what Port Wentworth issues are important to them. The committee members made the following responses:

- Environmental / eco tourism.
- Development impact on current and future residents. This plan will hopefully lessen impact of new development on residents.
- Positive relationship between the planning process and getting projects done.
- Economic development in the southern part of the city. Property values are decreasing in the south. Positive growth / redevelopment.
- Roads. Traffic congestion. Deepening the harbor will lead to an increase in traffic.
- This planning process coincides with a significant time in PW growth
- Planned growth. Smart growth.
- Smart growth in the north. Redevelopment in the south.
- City leaders and developers should work together to implement a plan that builds on the success of other cities. Peachtree City as an example. Smart growth based on lessons learned from other communities.
- There are lots of opportunities for the City, which appears to be on the edge of something great, if done correctly.
- Job growth, education, steering growth in the right direction.
- Concerns with GDOT plans for fixing traffic. Hopes that Jimmy Deloach Extension works to relieve congestion on HWY 25.
- Business development and the hurdles to opening new businesses.
- Recreational opportunities.

- Port Wentworth has many great assets: great location, proximity to Savannah and GA Ports, major industries, attractive location. Near airport, highways, rails, etc.
- The right kind of growth.
- Alternative routes and modes of transportation for moving around the city. Services for existing residents. Better connection between north and south PW.
- Economic growth, facilities for youth.

II. Presentation on Comprehensive Planning

Courtney Reich of EPG gave a presentation introducing the Comprehensive Planning process and the roles of the Stakeholder Committee. The Power Point file will be made available to the Stakeholder Committee and put online on the City's website.

III. Review of Community Snapshot and Existing Land Use

Ed DiTommaso of EPG reviewed the "Community Snapshot" form with the Stakeholder Group, and the following comments/observations were made:

- Significantly increased daytime population due to employment and commuters, and the City has to provide services to this population.
- Is the traffic inhibiting growth? Not now, but there is potential that that could happen in the future.
- Does the City have knowledge of commercial / industrial developers that were initially interested in locating in Port Wentworth, but then decided not to, and why they made that decision? The City does not have this information as most contact is made directly between the interested party and the private property owner.
- Has the city rejected/declined to issue building permits to commercial business and why. The City would approve or not approve a new business at the site plan stage, not at the building permit stage. The City only had recollection of denying one commercial site plan and that was because it was a container yard next to a historic neighborhood. Usually commercial development is hindered by financing issues and / or failure to obtain the property from the private owner due to unreasonable pricing.
- The City should project growth over a ten year period and work backwards to look at impact on infrastructure. The City intends to look at the capability of the City infrastructure to accommodate future projected growth. The City stated that Water / sewer has the capacity to serve approximately double the population
- Recreation amenities are needed for long-term future growth of the city
- Does the City offer economic development incentives? The City did have a Downtown Development Authority that went defunct due to lack of participation. The City just initiated a small business loan guarantee program, and the development process in Port Wentworth is very accommodating.

- How does the city market itself? The City is a member of the Chamber of Commerce and contracts with that organization to perform marketing of Port Wentworth as a tourism destination. In addition the City hired a professional recruiter to work with brokers to bring new business to the City.

IV. SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)

EPG lead the Stakeholder Committee and the public participants in a SWOT analysis exercise. The group identified issues in the following categories:

We Have It, and We Want It. (Strength)

- Recreation facilities in south PW
- Good schools (PW elementary, Rice Creek)
- Developable land
- Diversity in housing stock
- Hotel / Motel stays – tourism

We Don't Have it, and We Want It. (Opportunity)

- Businesses that will generate revenue for the City
- A high school
- Recreational facilities in the north part of Port Wentworth
- Multi-family housing
- Significant historical and cultural destinations
- Bulk trash pickup to address illegal dumping
- Recycling program for multi-family
- Public transit. There are currently 3 existing CAT bus stops in the City, but this could be expanded if property owners are willing to pay 1.0 mil.
- Cultural center – The City has a lot of amenities that could be featured. 1st exit in GA, Houston Museum, Eli Whitney, Sugar Refinery, Mulberry Grove Plantation. Heritage Museum was planned for Hwy 21 at Water Tower site. The Chamber already developed plans and will provide them.
- Big picture item that is missing regionally (sports affiliate, music venue)
- Greenspace, community gardens, dog parks
- Design standards
- Façade improvements

We Have It, and We Don't Want It (Weakness)

- Unmanaged Traffic
- Disinvestment in the downtown
- Warehouses and container fields
- More property tax
- Tax exempt properties
- Industrial employers that don't offer a lot of jobs
- Air quality in downtown due to Warehauser

- Illegal dumping
- Drinking and driving, too many alcohol establishments

We Don't Have it, and We Don't Want It (Threat)

- Encroachment of the Ports
- Homogenization of the community. Don't want to lose the character, look like everyone
- Adult-related businesses

V. Wrap Up and Next Meeting

- Copy of presentation will be emailed to Stakeholders and attendees and posted on City Website
- EPG will create a meeting summary and email out
- Next meeting will be Monday, November 9th at 6 PM
- Stakeholders and attendees should review Issues and Opportunities hand out from the 2008 Comp Plan and make changes/edits as appropriate. This should be provided to the City or EPG prior to November 9th.



City of Port Wentworth

Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #2

November 9, 2015

6:00 PM – 8:00 PM

I. Community Vision & Goals

“Through appropriate land use planning and sustainable community development, Port Wentworth will grow into a family-oriented city with a variety of neighborhood commercial businesses, sufficient public facilities and services, desirable recreational opportunities, a welcoming pedestrian environment, and a focus on preserving natural and cultural resources.”

II. Review & Update Issues & Opportunities

III. Character Area Introduction

IV. Web Survey

V. Wrap Up and Next Meeting



City of Port Wentworth Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #2

November 11, 2015

Meeting Summary

Attendees:

Doug Tomlinson (Stakeholder Committee)
Sylvia Hinley (Stakeholder Committee)
Larry Longo (Stakeholder Committee)
Murray Marshall (Stakeholder Committee)
Julie Perry (Stakeholder Committee)
Jerry Bogus (Stakeholder Committee)
Brian Harvey (Stakeholder Committee)
Melanie Ellis (Stakeholder Committee)
Phillip Claxton (City)
Brian Harvey (City)
Melanie Ellis (City)
Courtney Reich (EPG)
Ed DiTommaso (EPG)

I. Community Vision & Goals

Courtney led the group in a discussion about the City's Vision Statement from 2008. The group made several revisions and the new Vision Statement is as follows:

“Through appropriate land use planning, development regulations, progressive public policy and partnerships, and sustainable community development, Port Wentworth will continue to grow as a family-oriented city with housing options for all ages, a variety of commercial businesses, excellent public facilities and services, exceptional recreational opportunities, a safe and welcoming pedestrian environment, and a focus on preserving natural and cultural resources.”

The group also discussed the goals that EPG had identified based on the results of the SWOT analysis conducted at the last meeting. The goals have been updated and grouped into the following categories as recommended by the Department of Community Affairs (DCA):

Economic Prosperity

Goal: Development or expansion of businesses and industries that are suitable for the community, linkages to other economic activities in the region, job availability, a diverse local workforce, and affordability

Strength – Developable land

Strength – Tourism, hotel/motel stays

Weakness - Disinvestment in the downtown

Weakness - Industrial employers that don't offer a lot of jobs

Weakness – More property tax

Weakness – Tax exempt properties

Resource Management

Goal: The efficient and sustainable use of natural and cultural resources and protection of environmentally sensitive areas of the community

Opportunity - Bulk trash pickup to address illegal dumping

Opportunity - Recycling program for multi-family

Opportunity - Cultural center – The City has a lot of amenities that could be featured. 1st exit in GA, Houston Museum, Eli Whitney, Sugar Refinery, Mulberry Grove Plantation. Heritage Museum was planned for Hwy 21 at Water Tower site.

Weakness - Air quality in downtown due to Warehouser

Weakness - Illegal dumping

Threat – Water Supply

Sense of Place

Goal: Protect and enhance the City's unique qualities, including: the traditional downtown; vibrant neighborhoods; the historic, cultural, and natural features, all of which are important to defining the community's character.

Opportunity – Re-branding. The perception of the City is still considered industrial and warehousing

Opportunity – Develop/market the City's significant historical and cultural destinations

Strength – existing tourism, i.e. hotel/motel stays

Opportunity - Cultural center – The City has a lot of amenities that could be featured. 1st exit in GA, Houston Museum, Eli Whitney, Sugar Refinery, Mulberry Grove Plantation. Heritage Museum was planned for Hwy 21 at Water Tower site.

Opportunity - Design standards

Opportunity - Façade improvements

Weakness - Disinvestment in the downtown

Weakness - Warehouses and container fields

Weakness - Air quality in downtown due to Warehouse

Threat - Encroachment of the Ports

Threat - Homogenization of the community. Don't want to lose the character, look like everyone

Threat - Adult-related businesses

Diverse Housing Options

Goal: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community.

Strength – Diversity in Housing Stock

Strength – Developable land

Opportunity – Multi-Family Housing

Educational Opportunities

Goal: Make secondary and post-secondary educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

Strength – Good elementary and middle school

Opportunity – need a high school.

Opportunity – Protect the Elementary School in the downtown area

Opportunity – Potential for a college / college extension (ie. Troy, South University, Phoenix, etc.)

Opportunity – New Library

Weakness – the City needs to have existing facilities that could be occupied

Efficient and Multi-Modal Transportation System:

Goal: Foster alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments.

Opportunity - Public transit. There are currently 2 existing CAT bus stops in the City, but this could be expanded if property owners are willing to pay 1.0 mil.

Weakness – Unmanaged traffic

Weakness – Truck traffic from the Houlihan Bridge

Opportunity – Get permitted crosswalks on Hwy 25 to slow down traffic and discourage trucks

Weakness – lack of control of Hwy 25 makes it difficult to implement a strategy for slowing down and/or eliminating truck traffic

Opportunity – Raised crosswalk at the senior center

Foster Community Health and Wellness

Goal: Ensure that all community residents, regardless of age, ability, location or income, have access to critical goods and services, safe and clean neighborhoods, recreational facilities, and good work opportunities.

Strength - Recreational Facilities in South PW

Opportunity – Provide recreational facilities in the north part of Port Wentworth

Opportunity - Greenspace, community gardens, dog parks

Weakness – the City needs more health facilities

Weakness – there is a lack of food options available downtown. Parkers is the only option.

Opportunity – Explore getting an anchor grocery store near downtown

Opportunity – Explore options for a farmers market

Opportunity – Explore potential for “community markets” (smaller scale grocery stores like Doller General / Walmart Market)

Weakness – Tax exempt properties

Weakness - Drinking and driving, too many alcohol establishments

II. Review & Update Issues & Opportunities

Ed presented the Major Trends related to each of the planning elements: (Population, Housing, Economic Development, Resource Protection, Community Facilities, and Intergovernmental Coordination). The group discussed the major trends and the following comments were made:

- Population
 - The trend is away from home-ownership and towards more rentals throughout the City.
 - This is leading to a more transient population
 - It is a national trend and partially related to the recent economic crisis.
 - It is also causing a deterioration of housing/property conditions since landlords are not taking care of the houses.
 - Code enforcement is an issue. The City’s current program is complain driven and not proactive.
- Economic Development
 - Truck traffic on HWY 25 needs to be addressed in order to revitalize downtown
 - There is an opportunity to get hospital/medical services to locate in the City. Will provide good jobs and needed services.
 - The City needs a big business(es) to provide jobs and a place for residents to shop.
 - The group would also like to see a school, university satellite campus or technical training center locate in Port Wentworth.
- Housing
 - See trend towards rental property
 - The city does have a variety of housing including affordable housing
 - The increase in rental property has led to a decrease in property maintenance.

- There is an opportunity to provide desirable housing for technical/Gulfstream employees
- Rental prices are increasing (\$800 - \$1,300 per month).
- Millennials are not always interested in homeownership.
- Land Use
 - There is a need to update the entire zoning ordinance. It is difficult to administer and difficult to understand.
 - It may be better to update it piece by piece (as opposed to a complete rewrite) to increase the likelihood of it being adopted.
 - The new code could incorporate some design standards.
 - There is a need for more dense housing, i.e. smaller houses and multi-family. The City may consider accessory dwelling units in SFR.
 - More dense housing may require an increase in code enforcement.
- Facilities and Services
 - The City needs more resources in code enforcement. The officer in charge at the moment has 100 open cases.
 - Some services are still being outpaced by development and population growth including recreational services and facilities as well as water withdrawal.
- Transportation
 - Volume of traffic is a problem. This includes truck traffic on HWY 25 as well as commuter traffic on HWY 21.
 - There will be a diverging diamond on HWY 21 but it not change the volume of traffic, however, the Benton Blvd Extension will likely alleviate traffic.
 - The City may also consider working with CAT to have a tax district to add a CAT stop at the HWY 21/I-95 interchange and/or at the future site of any high density multi-family development. However, it is unlikely that existing City residents will use CAT. The web survey will pose the question.
- Natural & Cultural Resources
 - Stormwater and water supply need to be addressed as two separate issues.
 - Flooding and sea level rise are an issue. The City will be participating in CRS.
 - Resiliency to natural disasters

III. Character Area Introduction

Due to time constraints the group did not discuss Character Areas. This will be addressed at the next meeting.

IV. Web Survey

Ed discussed the web survey that EPG has prepared to gather feedback from the public. The city will email it out to all utility customers and can also text the link. This should ensure that more residents take the survey, as participation in 2008 was not high. Ed challenged the Stakeholder committee to get 10 of their friends/family members to take the survey.

V. Wrap Up and Next Meeting

Murray had a closing thought regarding how the group should think about planning. He stated that we shouldn't try to be like other cities, but rather identify what they don't have, that Port Wentworth can offer. It's not just about businesses, it's about lifestyle.

Phillip commented that the market still sees Port Wentworth as trailer yards and warehouses, and that it can be hard to fight market forces.

Ed stated that the next meeting will take place in January and more information will be provided via email.



City of Port Wentworth
Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #3

February 1, 2016

6:00 PM – 8:00 PM

- I. Review & Update Issues & Opportunities

- II. Character Areas

- III. Wrap Up and Next Meeting



COMPREHENSIVE PLAN UPDATE 2016 - 2026

City of Port Wentworth

Stakeholder
Committee Meeting
February 8, 2016

MEETING AGENDA

- Project Update
- Comprehensive Plan Outline
- Project Schedule
- Issues and Opportunities (Group Exercise)
- Character Areas
- Next Steps



GENERAL PLAN OUTLINE

Section 1: Community Vision

- General vision statement
- Summary of Public Participation

Section 2: Community Goals and Policies

Section 3: Future Development Strategy

- Analysis Existing Development Patterns
- Community Character Areas

Section 4: Issues and Opportunities

- Land Use
- Transportation
- Economic Development
- Other Planning Elements

Section 5: Community Work Program

- Implementation activities
- Time frame
- Responsible party
- Cost
- Funding source

PROJECT SCHEDULE

Stakeholder Meeting #4

- (May/June 2016)

Public Hearing #2

- (July 2016)

Submission to DCA for Review

- (August 2016)

Adoption

- (October 2016)



COMMUNITY CHARACTER AREAS

The unique qualities and character of existing areas within the City

Describe and illustrate existing form and function within each area

Analyze existing zoning categories within each area

Identify desired future character of the area

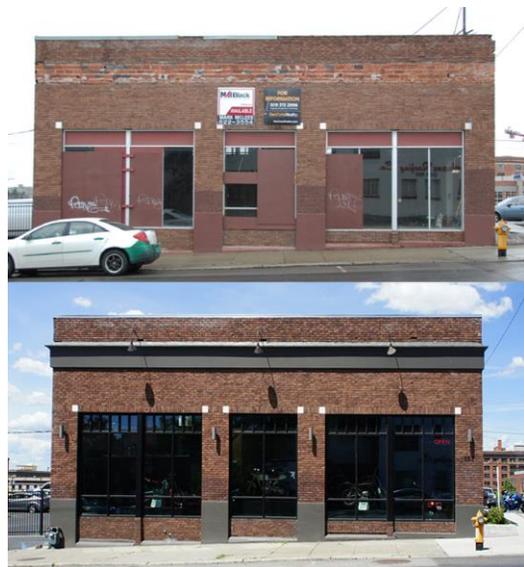
Identify implementation measures to help achieve future character

- Traditional Village
- Rural Neighborhood
- Suburban
- Mixed Use
- Community Gateway Area
- Industrial Park
- Open Space

TRADITIONAL VILLAGE

This character area comprises the historic downtown district surrounded by older residential areas with more traditional development patterns.

Characteristics include grid street pattern; sidewalks; small, regular lots; and neighborhood-scale businesses.



RURAL RESIDENTIAL

This area is rural, undeveloped land with little development pressure for suburban growth.

Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.



SUBURBAN

These areas are where typical types of suburban residential subdivision development have occurred or will occur in the future.

Development within these areas is encouraged to include neo-traditional or cluster development patterns.



MIXED USE

These areas are targeted for economic development that will provide benefit to both the citizens of Port Wentworth and the Savannah metropolitan region.

These areas will include a mix of residential, office, and commercial uses. Commercial uses should be designed to meet local residents' daily needs and/or to provide on-site job opportunities for local residents.



COMMUNITY GATEWAY

This character area includes the developed or undeveloped land surrounding the intersection of I-95 and Highway 21 that serves as an important entrance or means of access to the community.



INDUSTRIAL PARK

Land uses in this area include higher intensity manufacturing, assembly, processing, transportation, and warehouse activities.



OPEN SPACE

Open space is an area of protected lands established for recreation, alternative transportation, or conservation purposes.

This area includes ecological, cultural and recreational amenities.



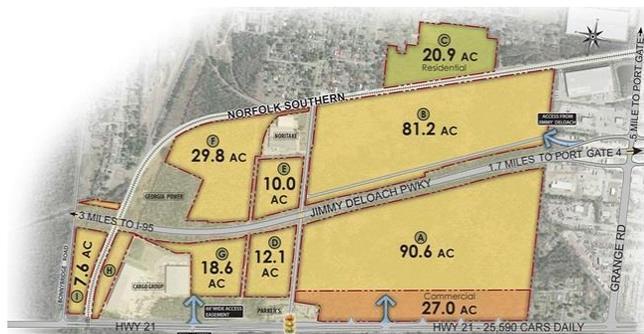
NEXT STEPS

Draft Comprehensive Plan
 Stakeholder Review
 Planning Commission
 Public Hearing
 Submittal to DCA
 Adoption



ISSUES AND OPPORTUNITIES

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



ISSUES AND OPPORTUNITIES

Population

- Group Report Back

Economic Development

- Group Report Back

ISSUES AND OPPORTUNITIES

Facilities and Services

- Group Report Back

Transportation

- Group Report Back

ISSUES AND OPPORTUNITIES

Housing

Group Report Back

Land Use

Group Report Back

ISSUES AND OPPORTUNITIES

Natural and Cultural Resources

Group Report Back

Intergovernmental Coordination

Group Report Back



City of Port Wentworth Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #3

Meeting Summary

February 9, 2016

6:00 PM – 8:00 PM

I. Project Update

EPG gave the stakeholder committee an update on the current status of the Comprehensive Plan. The update included a summary of all the items covered at previous stakeholder meetings and how these items will start to come together to form the Comprehensive Plan.

II. Comprehensive Plan Outline

EPG discussed the outline of the Comprehensive Plan. EPG explained that the Department of Community Affairs (DCA) has certain required elements that the plan needs to address, but there is no required template the plan must follow. EPG presented the following layout to give the group an idea of how and where the various items discussed at stakeholder meetings are incorporated into the plan.

Introduction

- Background of the City
- Reason for completing a Comp Plan

Section 1: Community Vision

- General vision statement
- Summary of Public Participation

Section 2: Community Goals and Policies

Section 3: Future Development Strategy

- Analysis of existing development patterns
- Community Character Areas

Section 4: Issues and Opportunities

Section 5: Community Work Program

- Implementation activities
- Time frame
- Responsible party
- Estimated or projected cost
- Funding source

III. Project Schedule

EPG explained the project schedule and key dates over the next couple months. There will likely only be one more stakeholder meeting. The date of this meeting will likely take place in May or June. The stakeholder committee will be provided a draft of the Comprehensive Plan for review and the plan will be discussed at the meeting. The City will revise the plan based on feedback received from the community. An additional stakeholder meeting may be scheduled if needed, but it is not anticipated at this point.

The second public hearing will take place in July. EPG will also give a presentation to the Planning Commission. The Plan will be submitted to the Coastal Regional Commission (CRC) and DCA for review in August at the latest. These agencies require 40 days to review the document to ensure it meets the minimum state requirements. Once the document is signed off on by CRC and DCA, it can be adopted. The City needs to adopt the Comprehensive Plan no later than October 31, 2016.

IV. Community Character Areas

EPG presented the community character areas developed during the 2008 Comprehensive Plan and discussed that the purpose of using this approach is to help formulate a future development strategy that is consistent with the community vision. For each Character Area, the goal is to understand current development patterns, policies, and zoning, and to use these to help shape the future layout of the area.

The stakeholders reviewed large maps of the Character Areas and proposed revisions. The updated Character Area Map is attached.

V. Issues and Opportunities

Issues and Opportunities were developed during the 2008 Comp Plan for the following planning elements: population, economic development, housing, land use, transportation, facilities and services, natural resources, and intergovernmental coordination. A group exercise was conducted to review the issues and opportunities previously developed and to revise. In some cases, something that was an issue 8 years ago might not still be an issue. Or an opportunity identified may have been addressed by the City. The group reviewed the existing list, made changes, and identified new issues and opportunities. The revised list is attached.

VI. Next Steps

EPG will be working to develop the draft Comprehensive Plan.

The next stakeholder meeting will likely take place toward the end of May. EPG will send out an invitation to the meeting along with the draft plan at least 2 weeks prior to the meeting.



City of Port Wentworth
Comprehensive Plan Update 2016 - 2026

Stakeholder Committee Meeting #4

June 28, 2016

6:00 PM – 8:00 PM

- I. Concept Plan for Old Port Wentworth
- II. Survey Summary
- III. Chatham County Blue Print
 - A. Goals and Strategies for Port Wentworth
- IV. Community Work Program
- V. Next Steps



COMPREHENSIVE PLAN UPDATE 2016 - 2026

City of Port Wentworth

Stakeholder
Committee Meeting
June 28, 2016

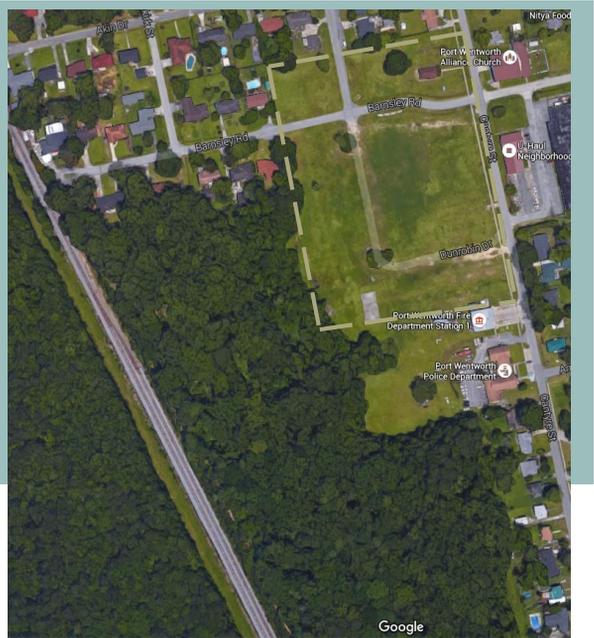
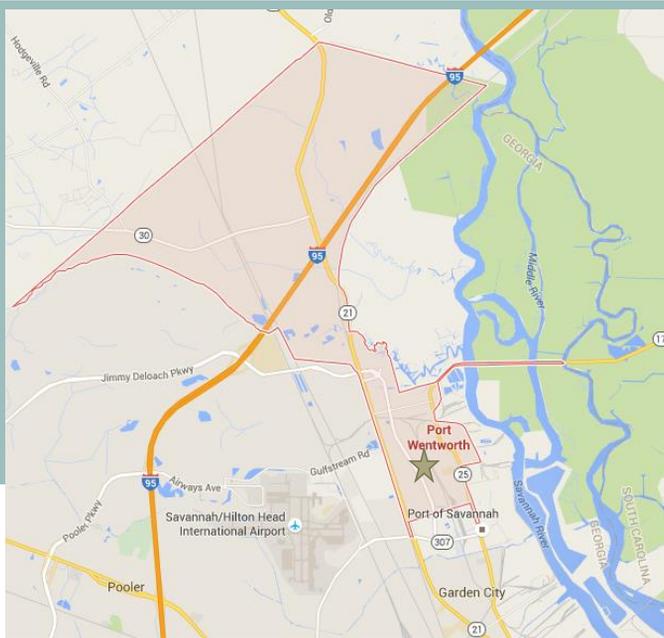
MEETING AGENDA

- Project Update
- Concept Plan for Old Port Wentworth
- Survey Summary
- Chatham County Blueprint
- Community Work Program
- Next Steps



'OLD TOWN' PORT WENTWORTH

Draft Rendering Presentation
6/28/2016

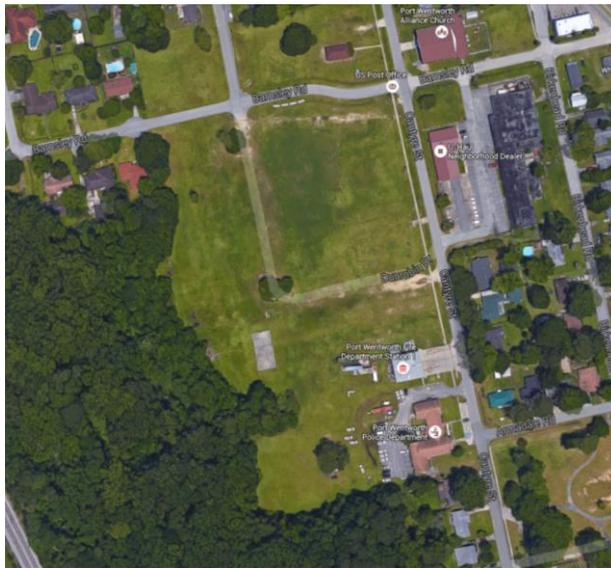


'OLD TOWN' PORT WENTWORTH

Rendering Goals

- **Demonstrate location and potential scale of buildings.**
 - Patio homes, garden apartments, town homes, multifamily, civic and commercial
- **Define transportation functions including parking.**
- **Identify amenities.**
 - Greenspace, dog park, splash pad, veterans memorial garden, civic flex space facility, food truck park, and bicycle/pedestrian facilities.
- **Show relationship of potential development to existing conditions.**

'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



CONCEPT PLAN



SURVEY SUMMARY (224 RESPONSES)

Well balanced participation in terms of age

- 35-49 (34%)
- 50-65 (30%)
- 20-34 (20%)
- 65 and Older (16%)

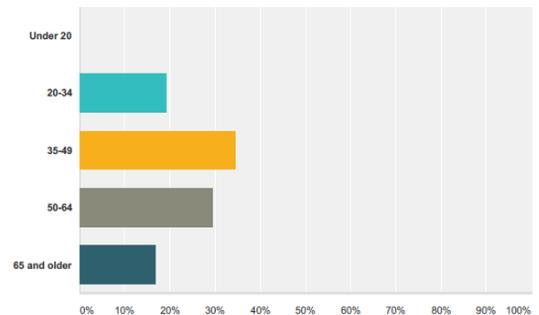
70% of people that took the survey have lived in Port Wentworth **less than 10 years**

Why did people select Port Wentworth

- **Affordability** of housing
- **Quality** of life
- **Proximity** to Savannah (40% work in Savannah)

Q1 Which of the following categories describes your age?

Answered: 224 Skipped: 0



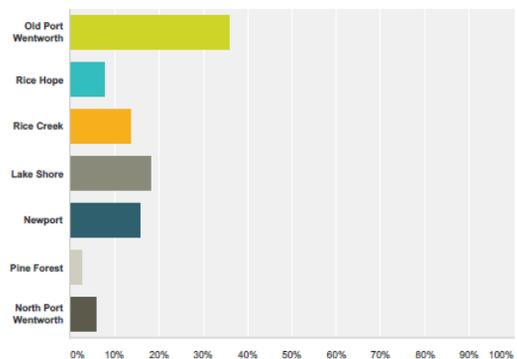
SURVEY SUMMARY

Major Trends in Survey Responses:

- Homeowners (87%)
- The City lacks employment opportunities (68%)
- Need more Adult Housing
- Need more special needs housing
- People are in favor of setting as land for open space (89%)
- Commercial Business needed
 - Restaurants
 - Retail / Shopping
 - Family Entertainment
 - After hour entertainment
 - Tourism

Q5 What geographic area of the City do you currently live?

Answered: 220 Skipped: 4



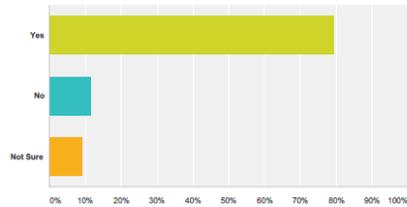
SURVEY SUMMARY

Major Trends in Survey Responses:

- Most Important Natural Resources Issues
 - Water Quality
 - Stormwater Management
 - Water Conservation
 - Wastewater Treatment Capacity
- Most Dissatisfied
 - Traffic Congestion
 - Sidewalks
 - Parks
 - Drainage System
 - Adult Leagues / Activities
 - Senior Activities
 - Trails

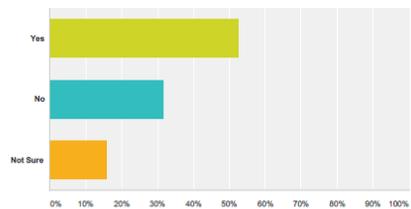
Q25 Would you support the concept of a multi-sport regional recreation complex being built in Port Wentworth?

Answered: 217 Skipped: 7



Q26 If yes to the previous question, would you support this recreational complex, if it resulted in a property tax increase?

Answered: 203 Skipped: 21



CHATHAM COUNTY BLUEPRINT

Economy

Vision: Chatham Community anchors a thriving, business-friendly, regional economy in which all workers are prepared for quality jobs, and residents feel empowered to attain a high quality of life.

Goal: Using accurate and reliable data, link current and projected needs of employers through the development of apprenticeship and vocational programs for the placement of individuals with quality employment leading to self-sufficiency.

Goal: Facilitate lifting individuals out of poverty by reducing barriers and creating opportunities for quality employment for young adults, the working poor, ex-offenders, and those struggling with mental illness.

Goal: Guide entrepreneurial growth through the enhanced presence of small business support resources and facilitate collaboration among local businesses to promote innovation.

CHATHAM COUNTY BLUEPRINT

Health

Vision: Chatham County has a culture of health including equal access to quality and affordable healthcare, chronic disease prevention, health inclusive policies and environmental design.

Goal: Effectively address mental health by educating the public and reducing stigma, increasing early intervention programs, removing gaps and barriers, and increasing access to treatment particularly as it impacts incarcerated individuals, children, and adolescents.

Goal: Ensure access to and invest in community-based health resources for citizens to increase health equality while optimizing their health and wellness with preventive healthcare services, health education and strategies to motivate individuals and families to adopt healthy lifestyle behaviors.

Goal: Instill healthy practices in schools by providing comprehensive health education, nutrient-rich foods, opportunities for physical activity, and prevention education including, but not limited to violence prevention.

Goal: Increase access to healthy food for populations that are mostly likely to be food-insecure such as older adults, children, those in poverty, and those that live in food deserts.

CHATHAM COUNTY BLUEPRINT

Quality of Life

Vision: Chatham County citizens achieve a superior quality of life within a safe, active and healthy environment inclusive of the area's history, natural resources, public mobility and efficient government.

Goal: Reduce crime, particularly abuse and violence, by building trust between law enforcement and residents, focusing enforcement in high crime areas, and expanding the visibility of police to ensure all residents feel safe.

Goal: Promote and provide neighborhood connectivity and build environments that encourage active and healthy lifestyles through the strategic placement of bicycle and pedestrian pathways, public parks, enforcement of road regulations, and education about health benefits.

Goal: Develop local and regional collaboration among similar organizations to improve the delivery of social services and to expand the continuum of services.

Goal: Provide effective and efficient government services while ensuring that processes and procedures are planned and executed with transparency.

COMMUNITY WORK PROGRAM

- Implementation activities
- Time frame
- Responsible party
- Cost
- Funding source

COMPREHENSIVE PLAN UPDATE 2016 - 2026

City of Port Wentworth

Public Hearing
August 25, 2016

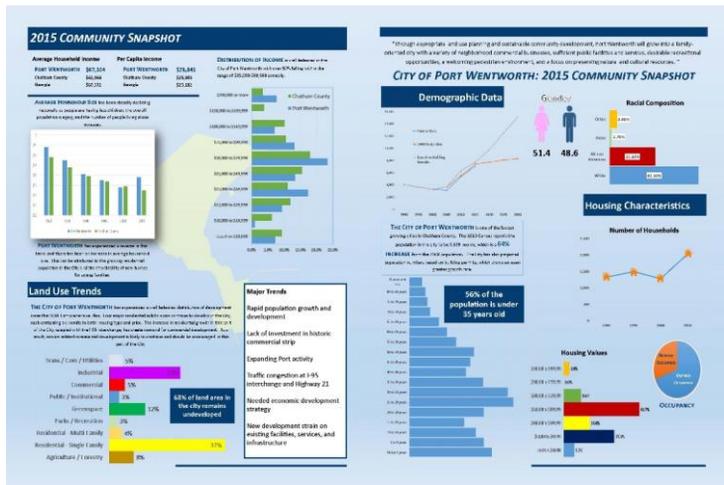
COMPREHENSIVE PLANNING REQUIREMENTS

- Community Goals
- Needs and Opportunities
- Community Work Program
- Additional Elements
 - Land Use
 - Transportation
 - Housing



SUMMARY OF PUBLIC INVOLVEMENT

- Public Hearing #1
- Stakeholder Committee
- Community Snapshot
- Community Survey
- Public Hearing #2



SURVEY SUMMARY (224 RESPONSES)

Well balanced participation in terms of age

- 35-49 (34%)
- 50-65 (30%)
- 20-34 (20%)
- 65 and Older (16%)

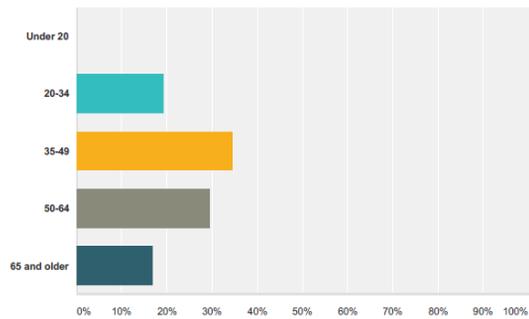
70% of people that took the survey have lived in Port Wentworth less than 10 years

Why did people select Port Wentworth

- **Affordability** of housing
- **Quality** of life
- **Proximity** to Savannah (40% work in Savannah)

Q1 Which of the following categories describes your age?

Answered: 224 Skipped: 0



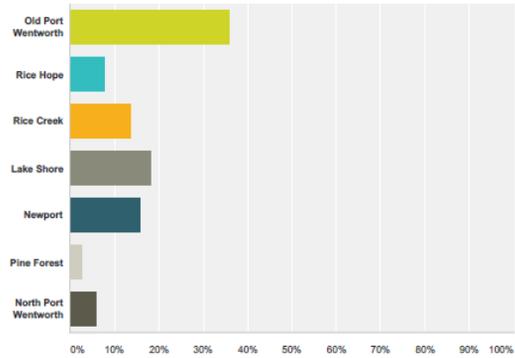
SURVEY SUMMARY

Major Trends in Survey Responses:

- Homeowners (87%)
- The City lacks employment opportunities (68%)
- Need more Adult Housing
- Need more special needs housing
- People are in favor of setting as land for open space (89%)
- Commercial Business needed
 - Restaurants
 - Retail / Shopping
 - Family Entertainment
 - After hour entertainment
 - Tourism

Q5 What geographic area of the City do you currently live?

Answered: 220 Skipped: 4



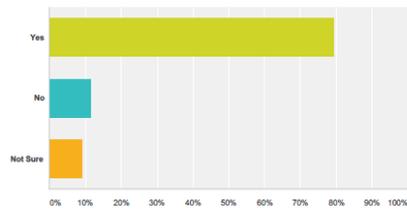
SURVEY SUMMARY

Major Trends in Survey Responses:

- Most Important Natural Resources Issues
 - Water Quality
 - Stormwater Management
 - Water Conservation
 - Wastewater Treatment Capacity
- Most Dissatisfied
 - Traffic Congestion
 - Sidewalks
 - Parks
 - Drainage System
 - Adult Leagues / Activities
 - Senior Activities
 - Trails

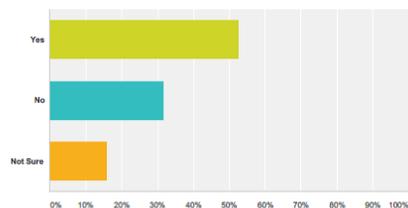
Q25 Would you support the concept of a multi-sport regional recreation complex being built in Port Wentworth?

Answered: 217 Skipped: 7



Q26 If yes to the previous question, would you support this recreational complex, if it resulted in a property tax increase?

Answered: 203 Skipped: 21



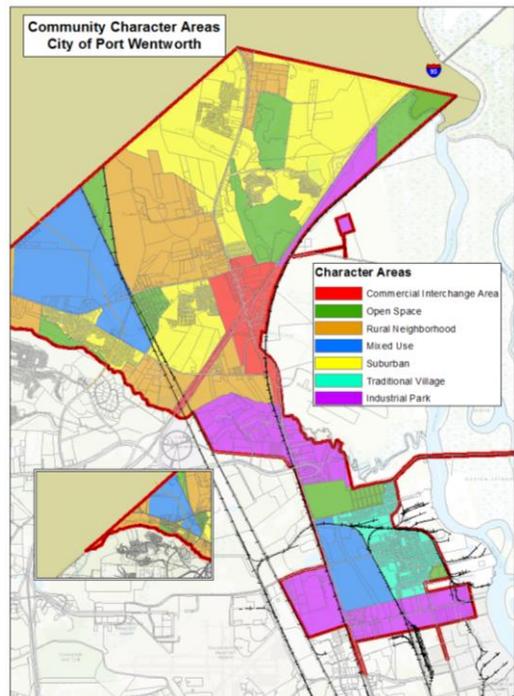
COMMUNITY GOALS

- Economic Development
- Recreational Amenities
- Reduce Traffic Congestion
- Smart Residential Growth



COMMUNITY CHARACTER AREAS

- Traditional Village
- Mixed Use
- Rural Residential
- Suburban
- Commercial Interchange Area
- Industrial Park
- Open Space



'OLD TOWN' PORT WENTWORTH

Draft Rendering

'OLD TOWN' PORT WENTWORTH

Rendering Goals

- Demonstrate location and potential scale of buildings.
 - Patio homes, garden apartments, town homes, multifamily, civic and commercial
- Define transportation functions including parking.
- Identify amenities.
 - Greenspace, dog park, splash pad, veterans memorial garden, civic flex space facility, food truck park, and bicycle/pedestrian facilities.
- Show relationship of potential development to existing conditions.

'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



'OLD TOWN' PORT WENTWORTH



COMMUNITY WORK PROGRAM

- Implementation activities
- Time frame
- Responsible party
- Cost
- Funding source

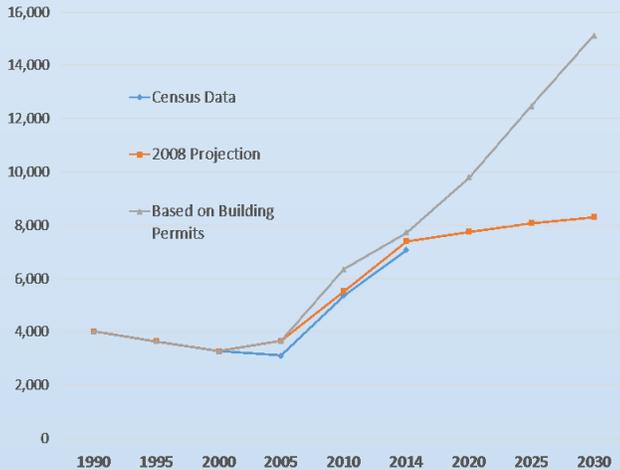
NEXT STEPS

- Resolution to transmit to State for review
 - August 25th, 2016
- Transmittal to Department of Community Affairs (DCA)
- Receive approval from DCA
- Adoption of City of Port Wentworth Council
 - October 2016

“Through appropriate land use planning and sustainable community development, Port Wentworth will grow into a family-oriented city with a variety of neighborhood commercial businesses, sufficient public facilities and services, desirable recreational opportunities, a welcoming pedestrian environment, and a focus on preserving natural and cultural resources. “

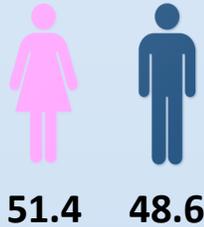
CITY OF PORT WENTWORTH: 2015 COMMUNITY SNAPSHOT

Demographic Data

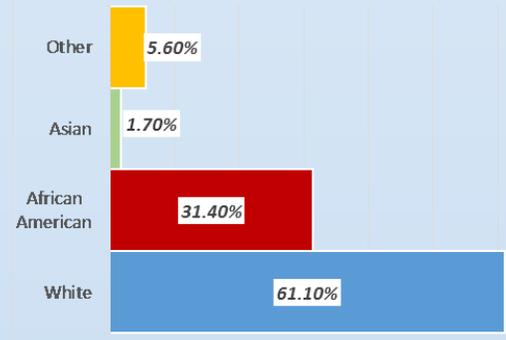


THE CITY OF PORT WENTWORTH is one of the fastest growing cities in Chatham County. The 2010 Census reports the population in the city to be 5,359 people, which is a **64% INCREASE** from the 2000 population. The City has also projected population numbers based on building permits, which shows an even greater growth rate.

Gender

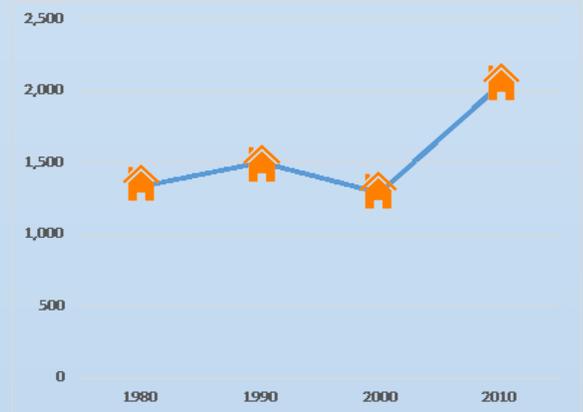


Racial Composition

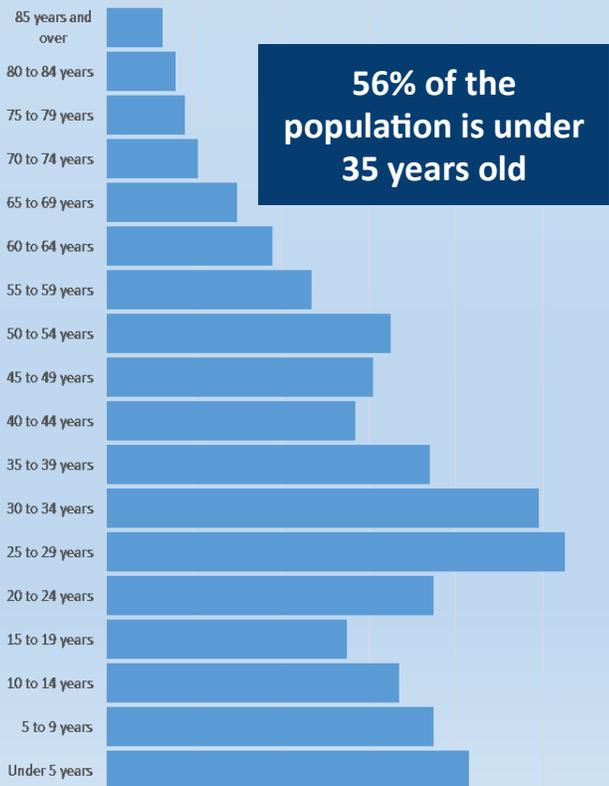


Housing Characteristics

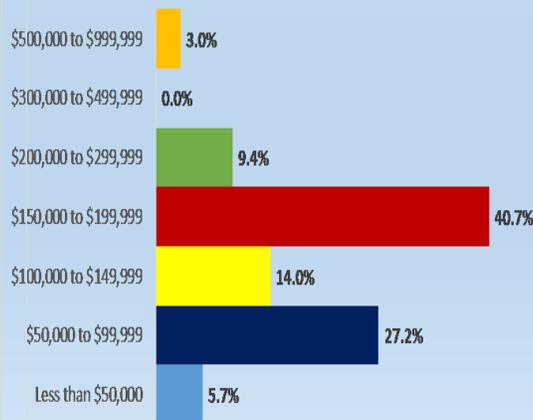
Number of Households



56% of the population is under 35 years old



Housing Values



2015 COMMUNITY SNAPSHOT

Average Household Income

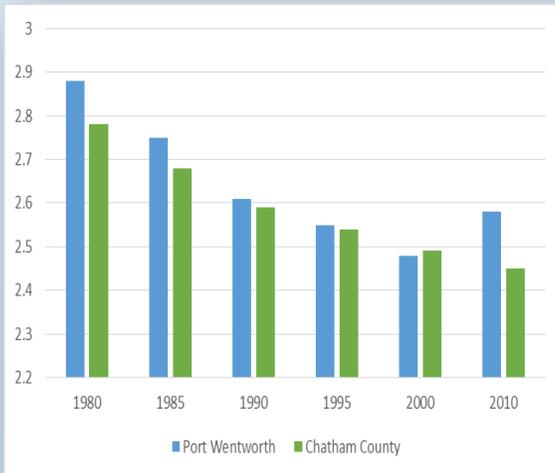
PORT WENTWORTH	\$67,354
Chatham County	\$62,966
Georgia	\$67,572

Per Capita Income

PORT WENTWORTH	\$26,841
Chatham County	\$25,093
Georgia	\$25,182

DISTRIBUTION OF INCOME is well balanced in the City of Port Wentworth with over 50% falling within the range of \$35,000-\$99,999 annually.

AVERAGE HOUSEHOLD SIZE has been steadily declining nationally as people are having less children, the overall population is aging, and the number of people living alone increases.

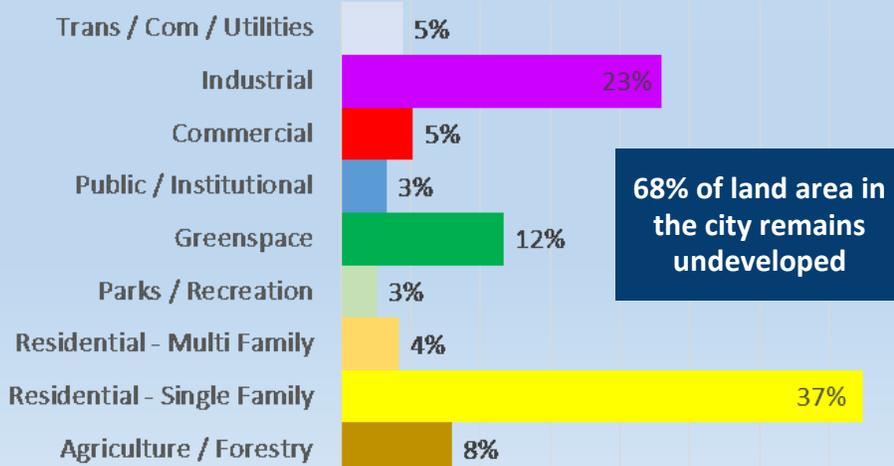


PORT WENTWORTH has experienced a reverse in this trend and there has been an increase in average household size. This can be attributed to the growing residential population in the City and the affordability of new homes for young families.



Land Use Trends

THE CITY OF PORT WENTWORTH has experienced a well balanced distribution of development since this 2008 Comprehensive Plan. Four major residential subdivisions continue to develop in the City, each containing a diversity in both housing type and price. The increase in residential growth in this part of the City, coupled with the I-95 interchange, has create demand for commercial development. As a result, service related commercial development is likely to continue and should be encouraged in this part of the City.



68% of land area in the city remains undeveloped

Major Trends

Rapid population growth and development

Lack of investment in historic commercial strip

Expanding Port activity

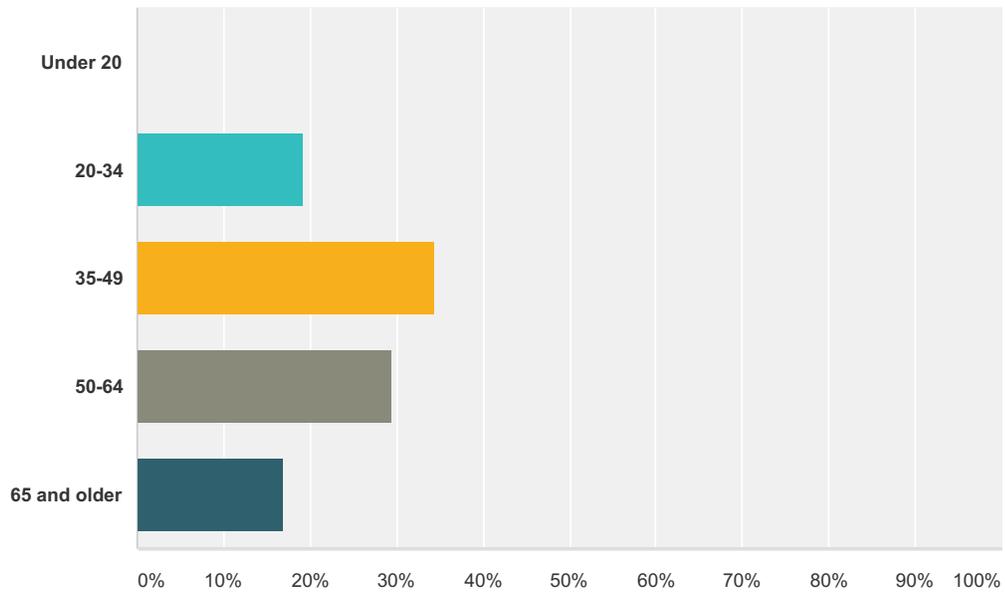
Traffic congestion at I-95 interchange and Highway 21

Needed economic development strategy

New development strain on existing facilities, services, and infrastructure

Q1 Which of the following categories describes your age?

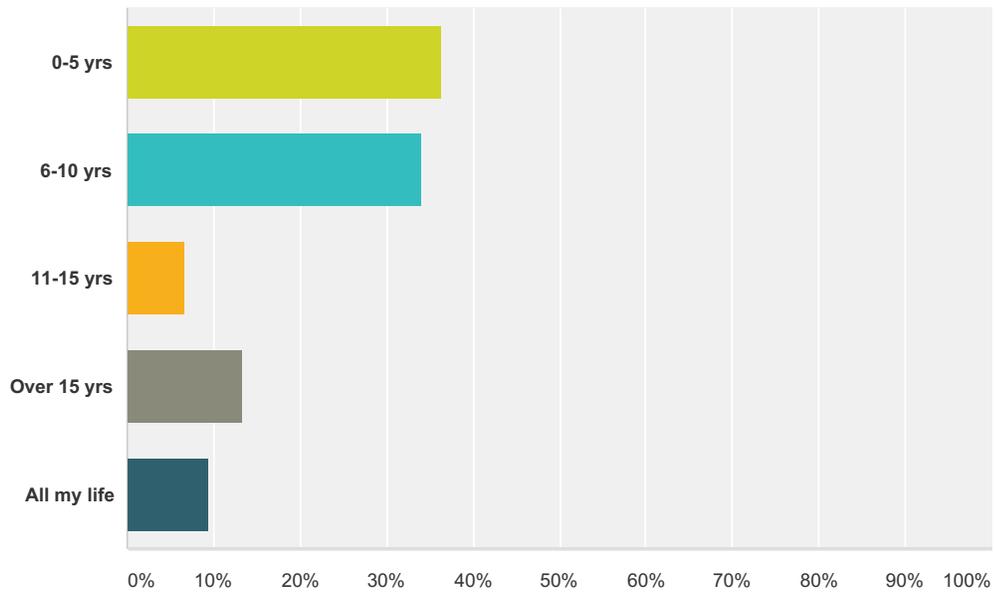
Answered: 224 Skipped: 0



Answer Choices	Responses
Under 20	0.00% 0
20-34	19.20% 43
35-49	34.38% 77
50-64	29.46% 66
65 and older	16.96% 38
Total	224

Q2 How long have you lived or owned property in Port Wentworth?

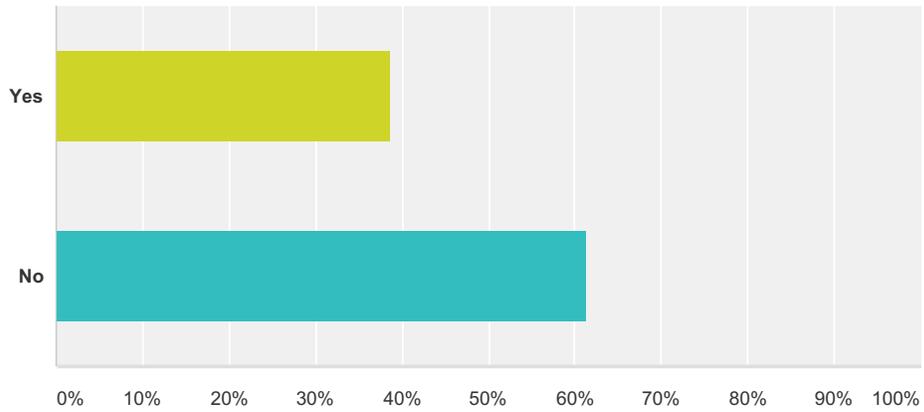
Answered: 223 Skipped: 1



Answer Choices	Responses
0-5 yrs	36.32% 81
6-10 yrs	34.08% 76
11-15 yrs	6.73% 15
Over 15 yrs	13.45% 30
All my life	9.42% 21
Total	223

Q3 Do you have children under the age of 14?

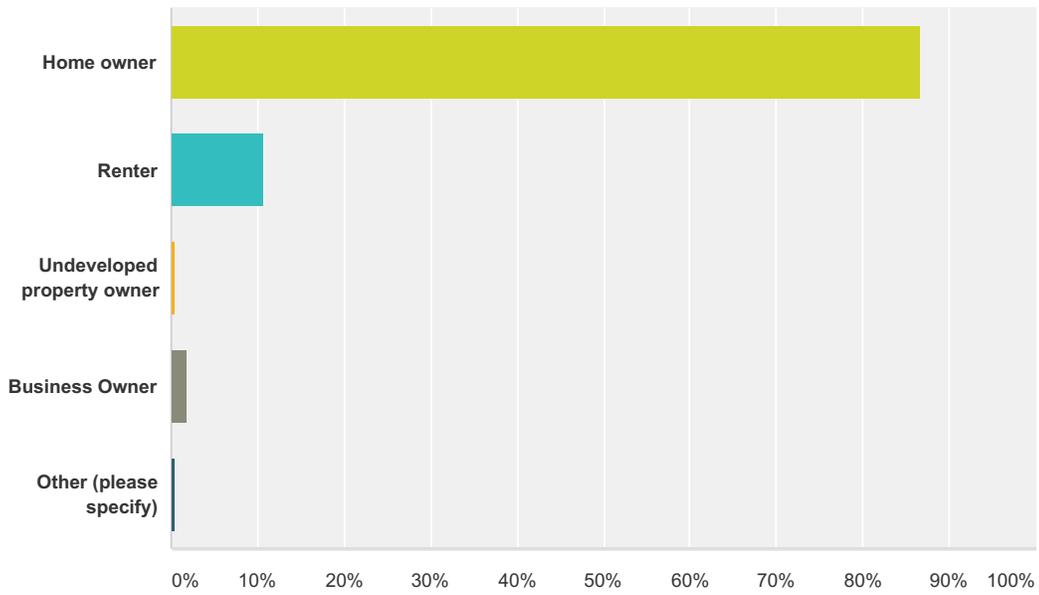
Answered: 223 Skipped: 1



Answer Choices	Responses	
Yes	38.57%	86
No	61.43%	137
Total		223

Q4 Which of the following best describes your current status?

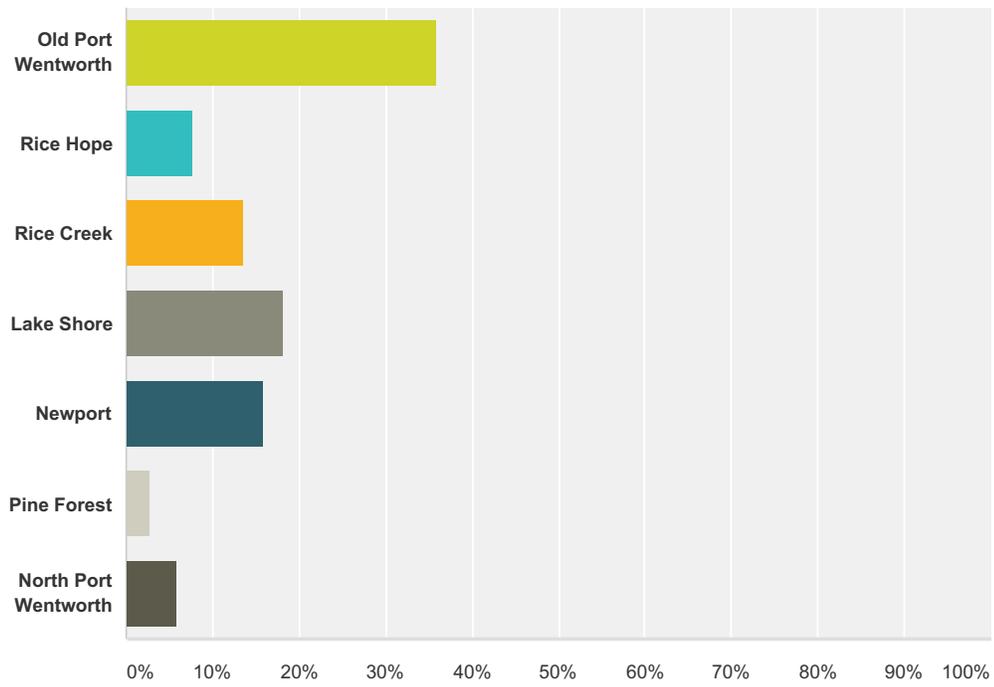
Answered: 224 Skipped: 0



Answer Choices	Responses	
Home owner	86.61%	194
Renter	10.71%	24
Undeveloped property owner	0.45%	1
Business Owner	1.79%	4
Other (please specify)	0.45%	1
Total		224

Q5 What geographic area of the City do you currently live?

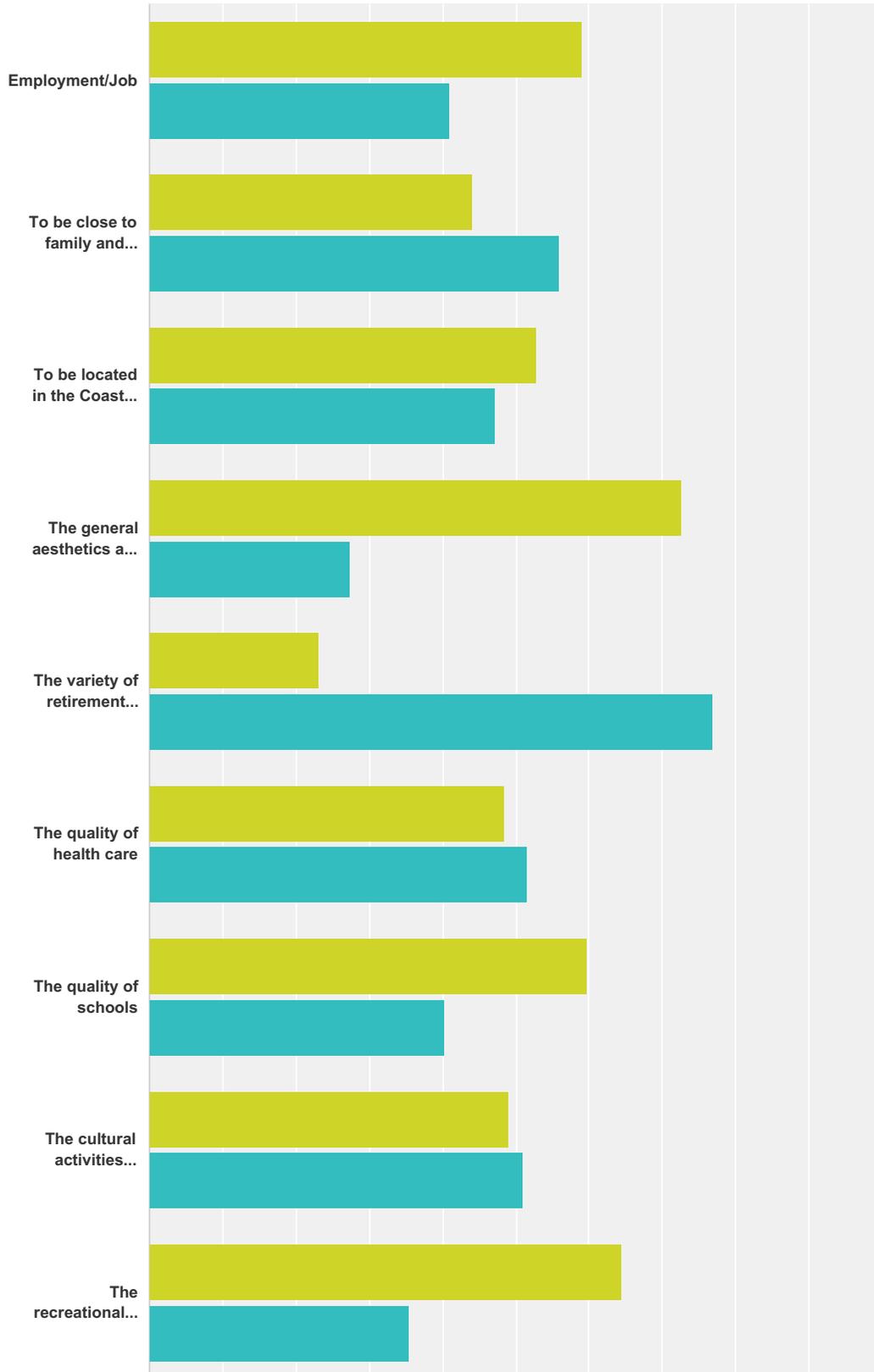
Answered: 220 Skipped: 4



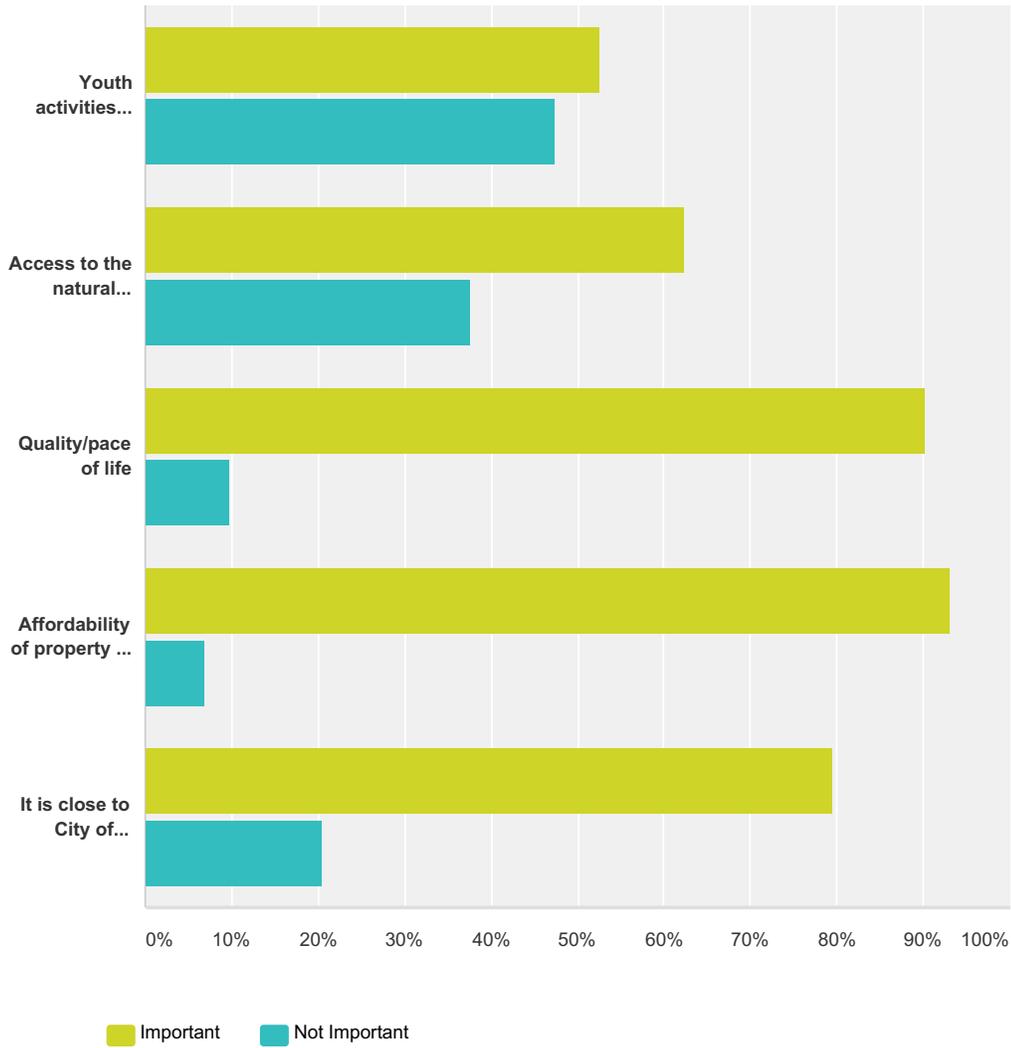
Answer Choices	Responses
Old Port Wentworth	35.91% 79
Rice Hope	7.73% 17
Rice Creek	13.64% 30
Lake Shore	18.18% 40
Newport	15.91% 35
Pine Forest	2.73% 6
North Port Wentworth	5.91% 13
Total	220

Q6 Please rate the following characteristics according to how important they were to you when you moved to Port Wentworth.

Answered: 223 Skipped: 1



City of Port Wentworth Comprehensive Plan



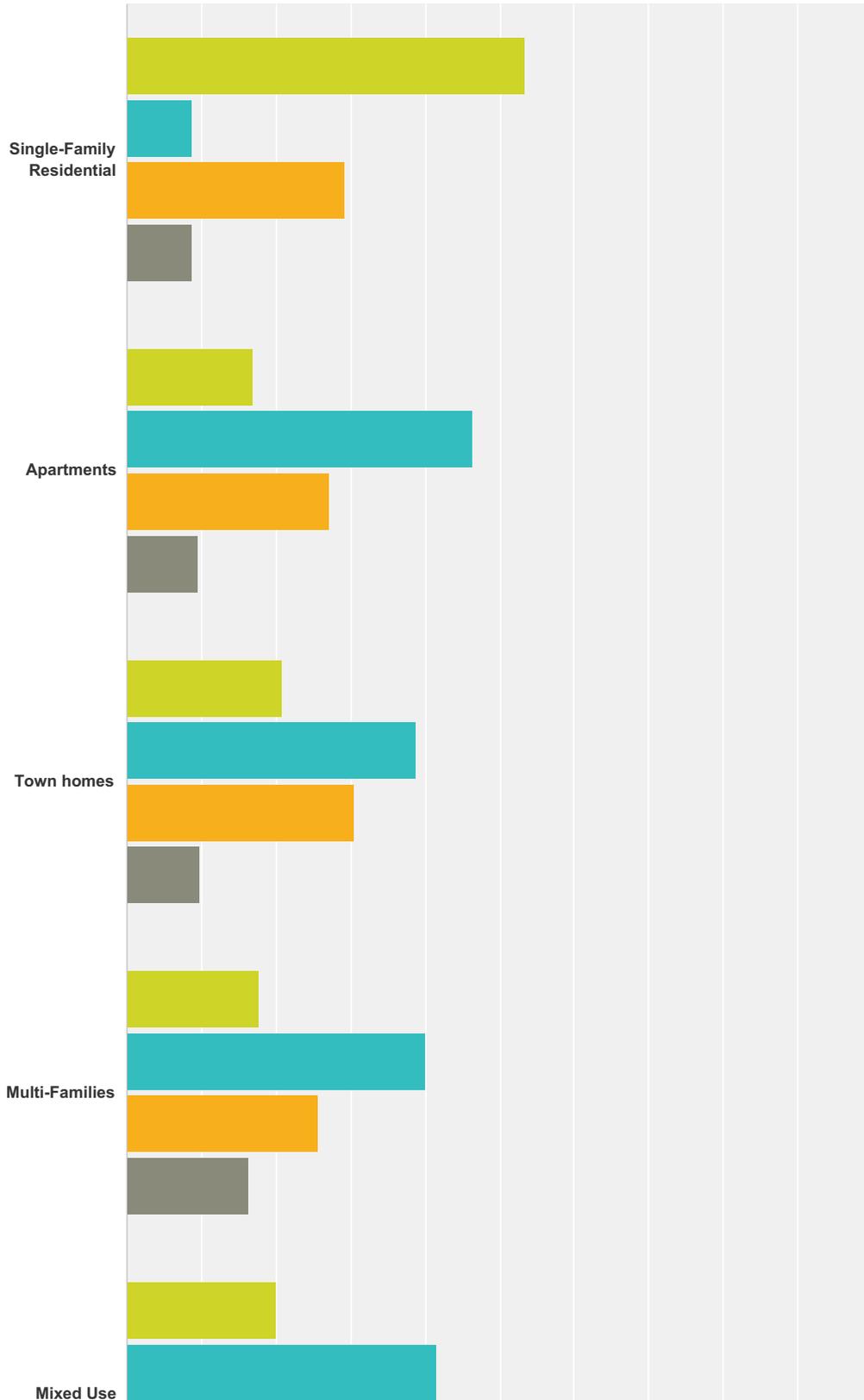
	Important	Not Important	Total
Employment/Job	59.17% 129	40.83% 89	218
To be close to family and friends	44.04% 96	55.96% 122	218
To be located in the Coastal Georgia Region	52.75% 115	47.25% 103	218
The general aesthetics and attractiveness of the area	72.73% 160	27.27% 60	220
The variety of retirement services	23.15% 50	76.85% 166	216
The quality of health care	48.37% 104	51.63% 111	215
The quality of schools	59.72% 129	40.28% 87	216
The cultural activities available here	49.08% 107	50.92% 111	218
The recreational activities available here	64.52% 140	35.48% 77	217

City of Port Wentworth Comprehensive Plan

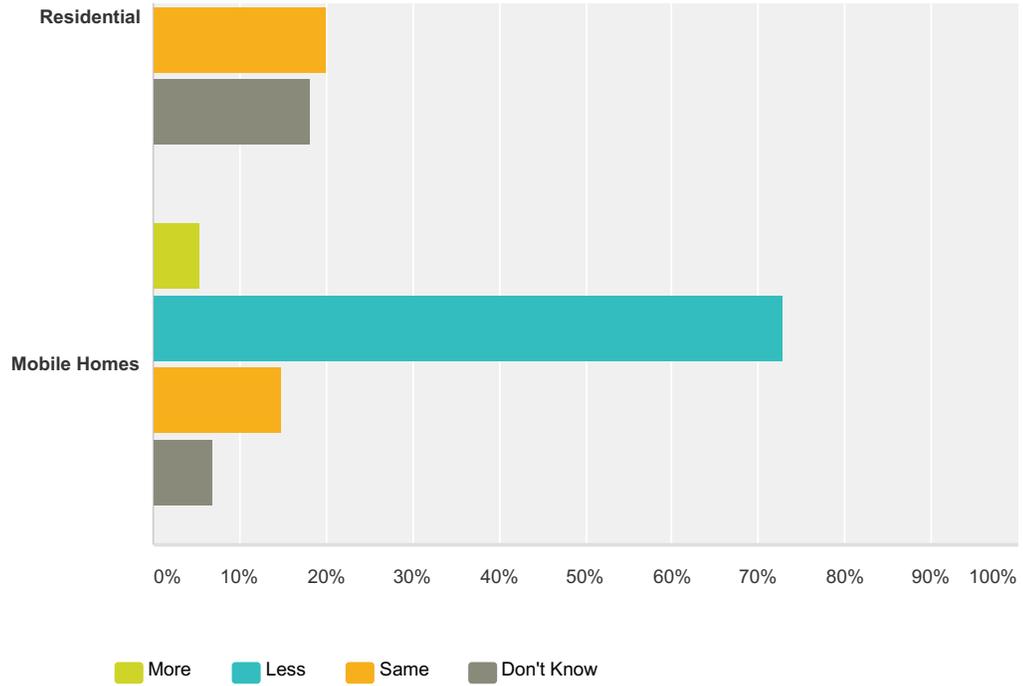
Youth activities available here	52.56% 113	47.44% 102	215
Access to the natural environment and activities related to the natural environment	62.33% 134	37.67% 81	215
Quality/pace of life	90.14% 192	9.86% 21	213
Affordability of property and homes	93.15% 204	6.85% 15	219
It is close to City of Savannah	79.53% 171	20.47% 44	215

Q7 Do you think the City needs more, less, or the same amount of the following types of housing?

Answered: 222 Skipped: 2



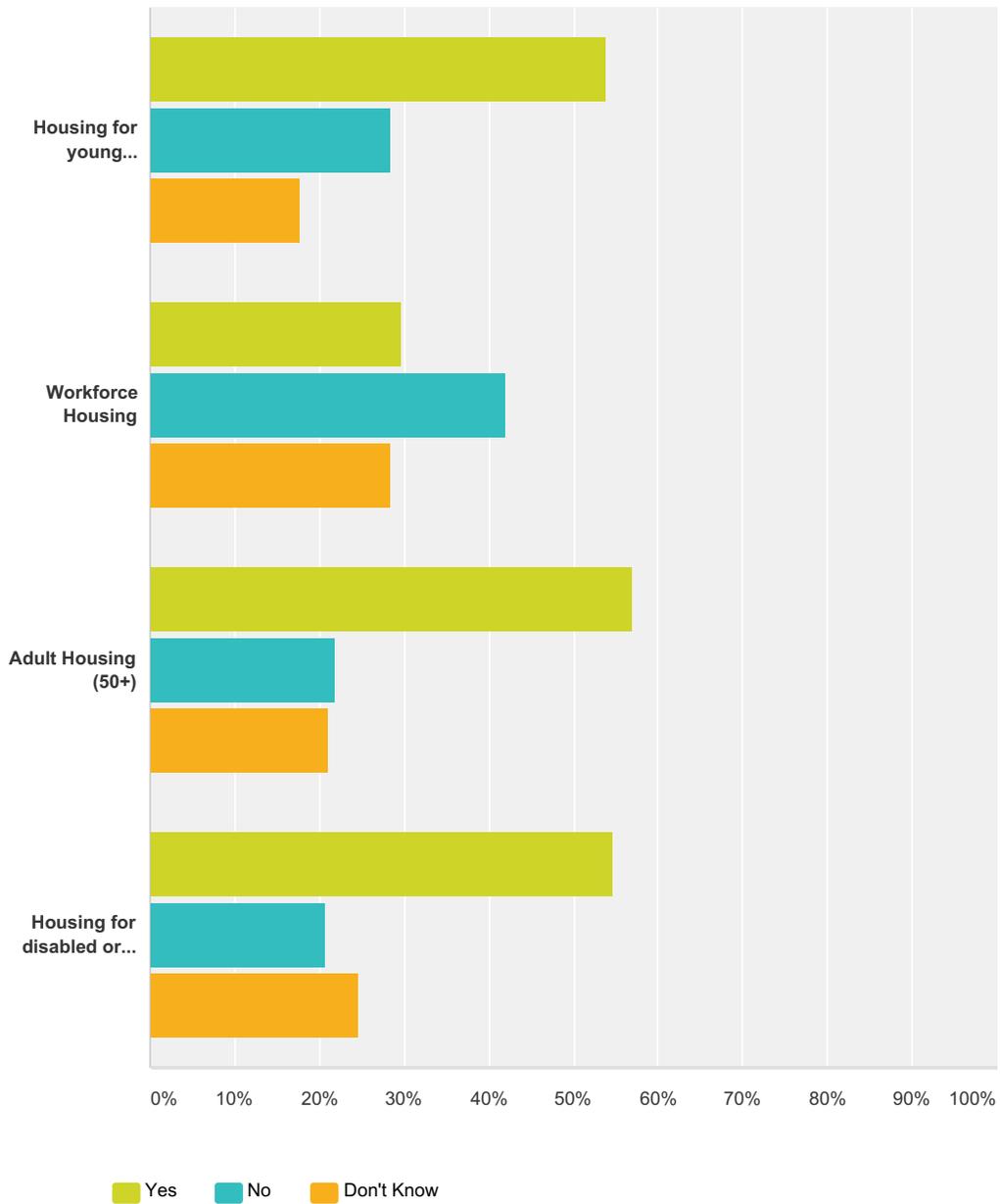
City of Port Wentworth Comprehensive Plan



	More	Less	Same	Don't Know	Total
Single-Family Residential	53.42% 117	8.68% 19	29.22% 64	8.68% 19	219
Apartments	16.97% 37	46.33% 101	27.06% 59	9.63% 21	218
Town homes	20.83% 45	38.89% 84	30.56% 66	9.72% 21	216
Multi-Families	17.76% 38	40.19% 86	25.70% 55	16.36% 35	214
Mixed Use Residential	20.09% 43	41.59% 89	20.09% 43	18.22% 39	214
Mobile Homes	5.53% 12	72.81% 158	14.75% 32	6.91% 15	217

Q8 Do you feel there is a need for more of the following special housing in the City?

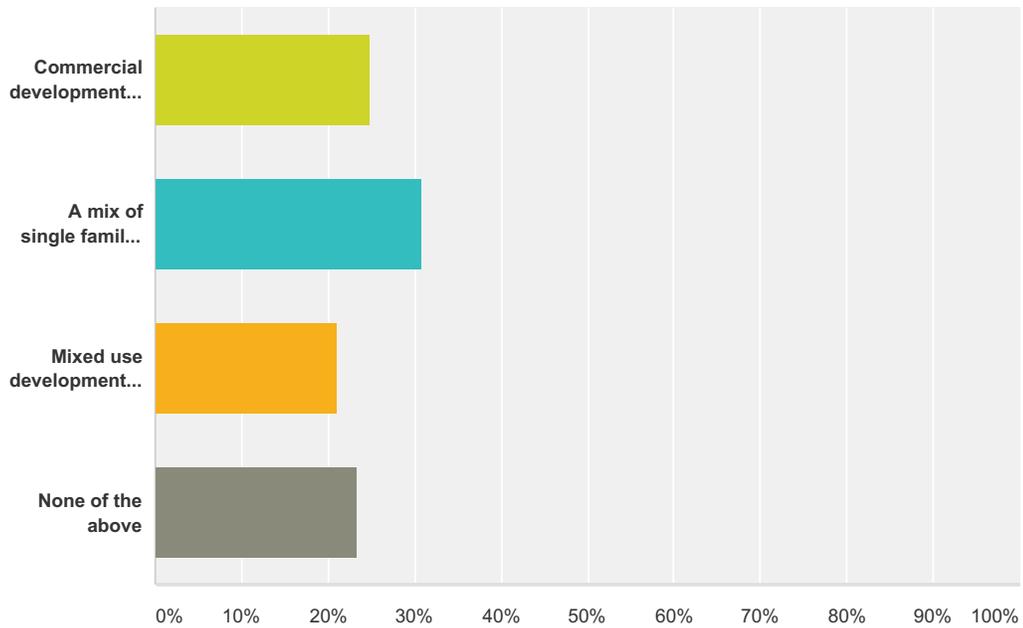
Answered: 223 Skipped: 1



	Yes	No	Don't Know	Total
Housing for young couples/families	53.88% 118	28.31% 62	17.81% 39	219
Workforce Housing	29.68% 65	42.01% 92	28.31% 62	219
Adult Housing (50+)	56.95% 127	21.97% 49	21.08% 47	223
Housing for disabled or individuals with special needs	54.71% 122	20.63% 46	24.66% 55	223

Q9 Which of the following land uses do you think is most appropriate for Crossgate Rd. corridor?

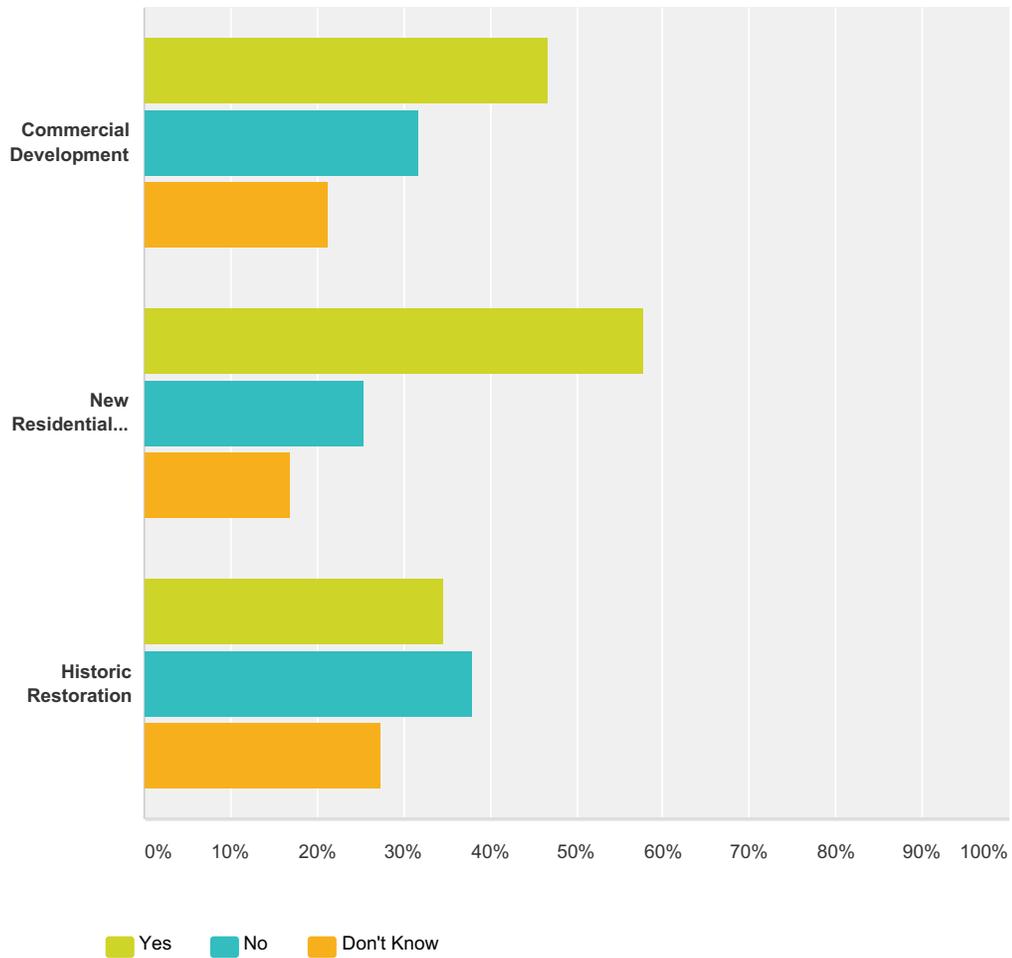
Answered: 214 Skipped: 10



Answer Choices	Responses
Commercial development only, residential down-zoning prohibited	24.77% 53
A mix of single family detached residential development and commercial development	30.84% 66
Mixed use development that is primarily commercial development with some upstairs residential development	21.03% 45
None of the above	23.36% 50
Total	214

Q10 Are you satisfied with the layout and architectural design of the following types of new development?

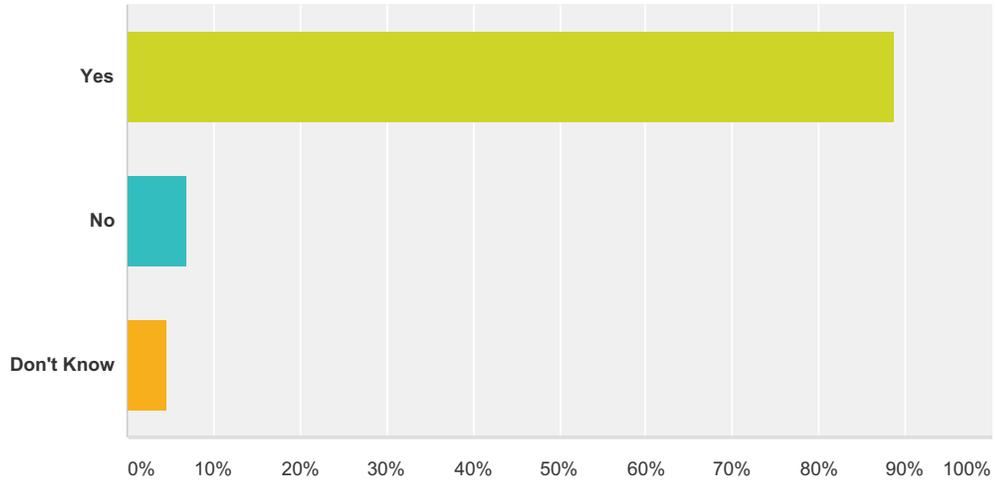
Answered: 221 Skipped: 3



	Yes	No	Don't Know	Total
Commercial Development	46.82% 103	31.82% 70	21.36% 47	220
New Residential Development	57.73% 127	25.45% 56	16.82% 37	220
Historic Restoration	34.70% 76	37.90% 83	27.40% 60	219

Q11 Would you be in favor of setting aside portions of land as permanently protected open space/parks?

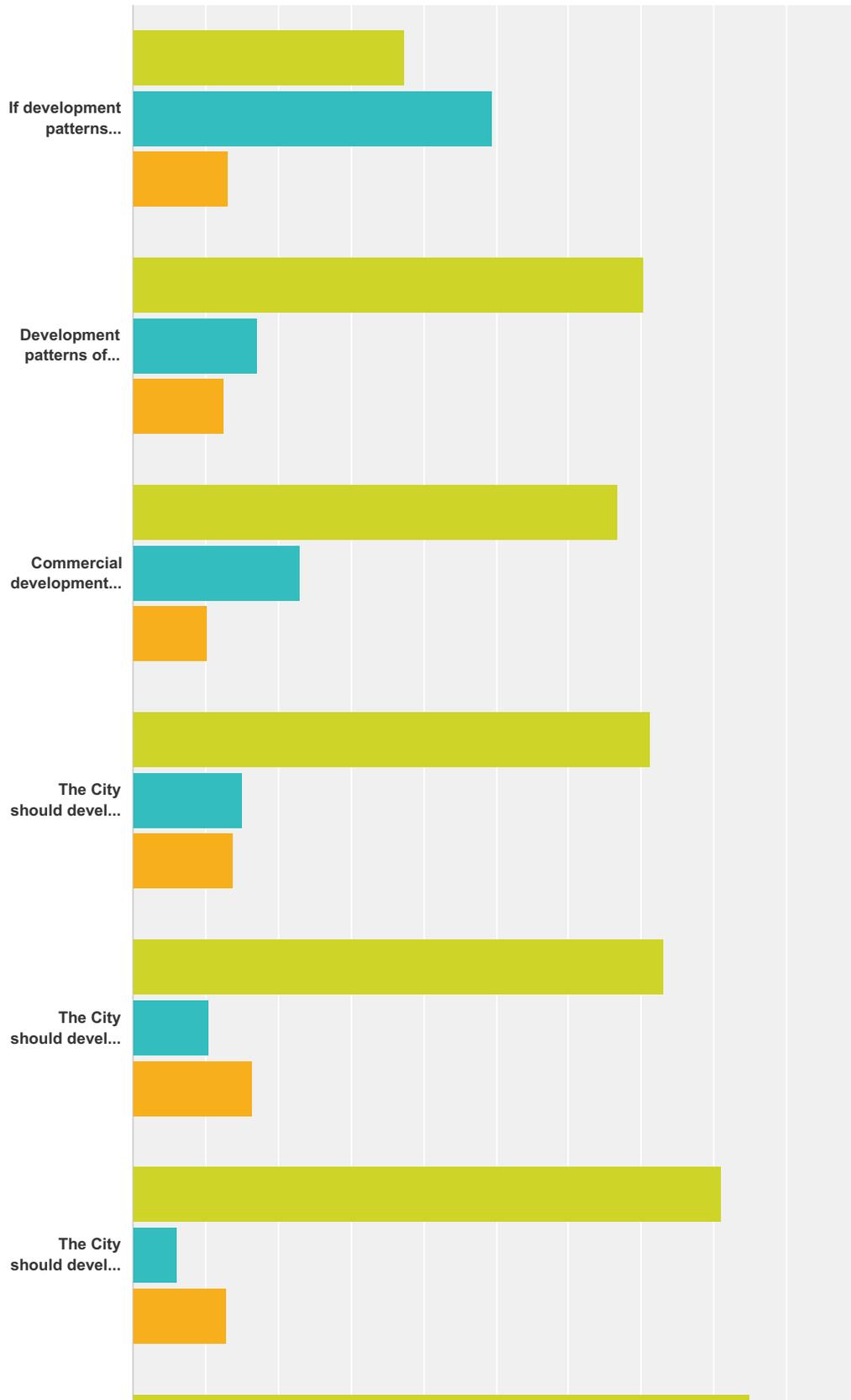
Answered: 221 Skipped: 3



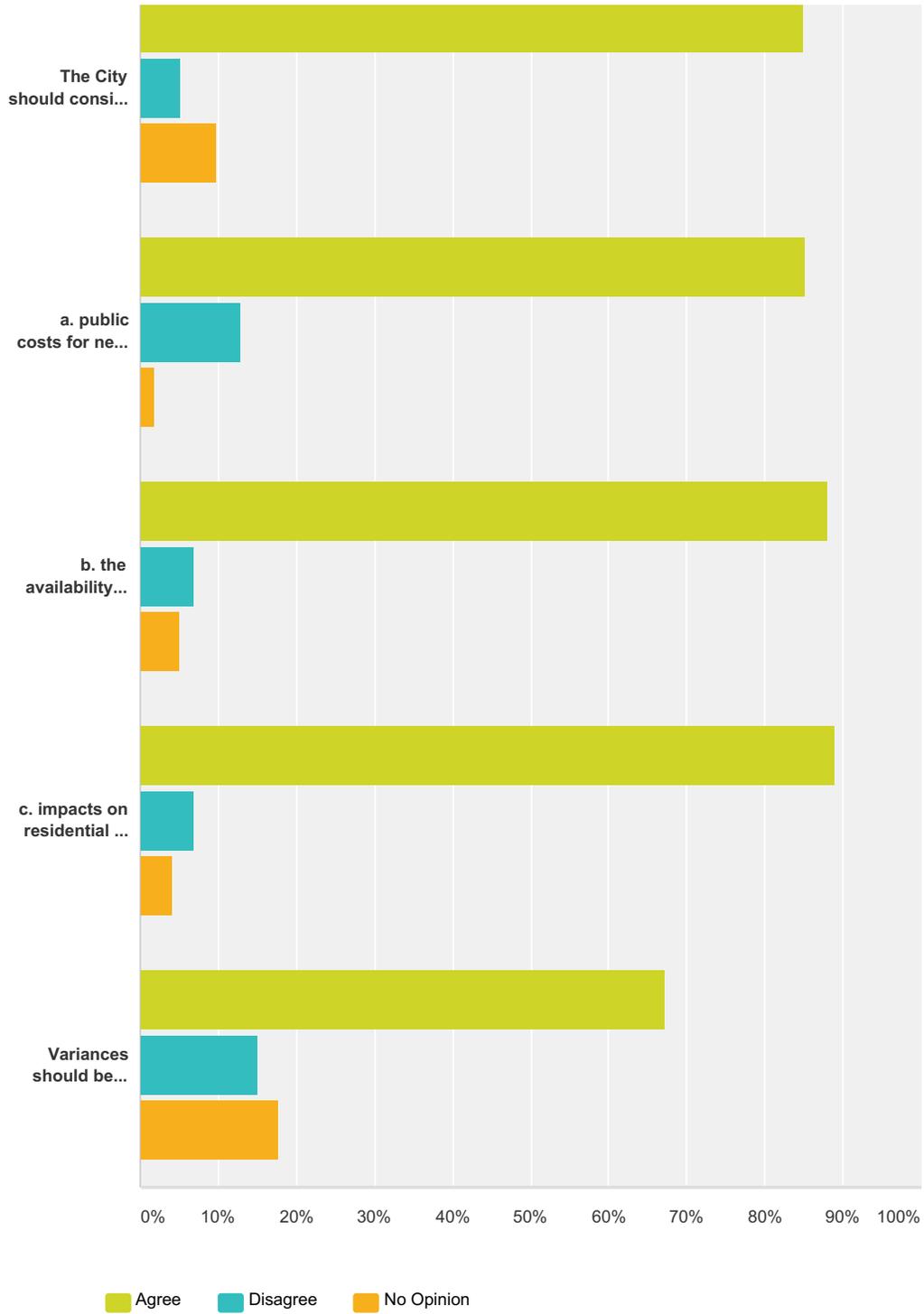
Answer Choices	Responses
Yes	88.69% 196
No	6.79% 15
Don't Know	4.52% 10
Total	221

Q12 Please rate your agreements with the following statements:

Answered: 222 Skipped: 2



City of Port Wentworth Comprehensive Plan



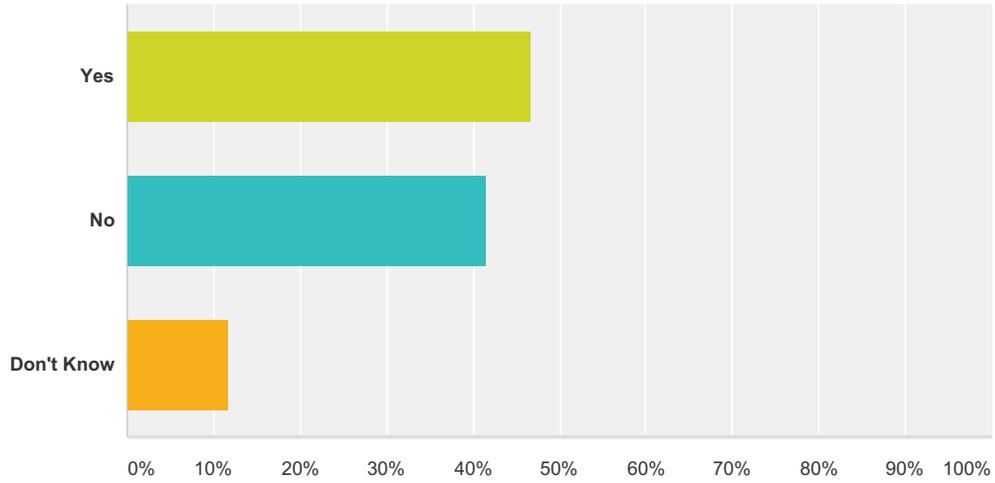
	Agree	Disagree	No Opinion	Total
If development patterns continue, Port Wentworth will lose its uniqueness	37.27% 82	49.55% 109	13.18% 29	220
Development patterns of single-family homes should continue	70.37% 152	17.13% 37	12.50% 27	216
Commercial development patterns should continue	66.82% 145	23.04% 50	10.14% 22	217

City of Port Wentworth Comprehensive Plan

The City should develop programs/regulations/incentives that preserve historic buildings	71.23% 156	15.07% 33	13.70% 30	219
The City should develop programs/regulations/incentives for architectural design	73.06% 160	10.50% 23	16.44% 36	219
The City should develop regulations that require green space preservation in new development	81.11% 176	5.99% 13	12.90% 28	217
The City should consider the following when new development is proposed:	84.96% 113	5.26% 7	9.77% 13	133
a. public costs for new services	85.12% 183	13.02% 28	1.86% 4	215
b. the availability of adequate infrastructure	88.02% 191	6.91% 15	5.07% 11	217
c. impacts on residential and small business property taxes	88.99% 194	6.88% 15	4.13% 9	218
Variances should be granted only when they meet the land code's definition of a hardship.	67.12% 147	15.07% 33	17.81% 39	219

Q13 Are you aware of how your property and surrounding property is zoned and what is allowed or not allowed to be built in your area?

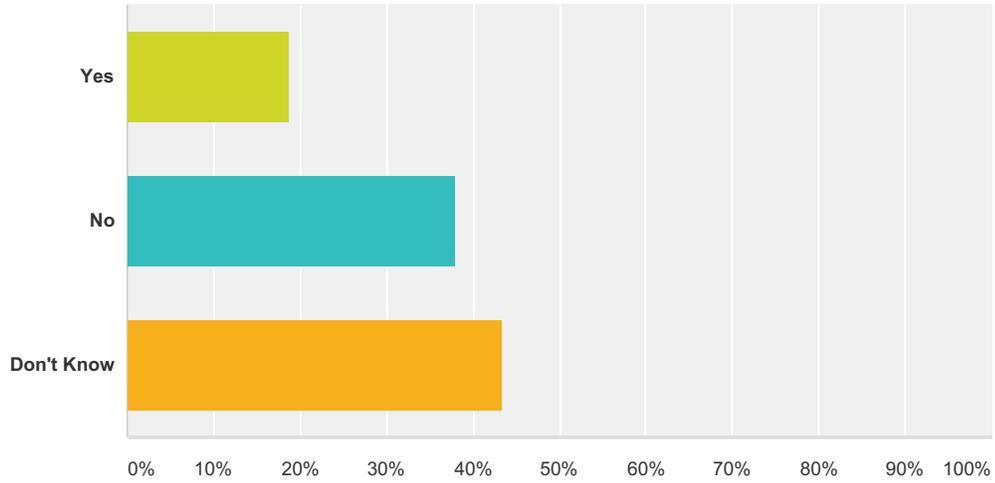
Answered: 222 Skipped: 2



Answer Choices	Responses	
Yes	46.85%	104
No	41.44%	92
Don't Know	11.71%	26
Total		222

Q14 Do you think the City of Port Wentworth has done enough to protect historic resources?

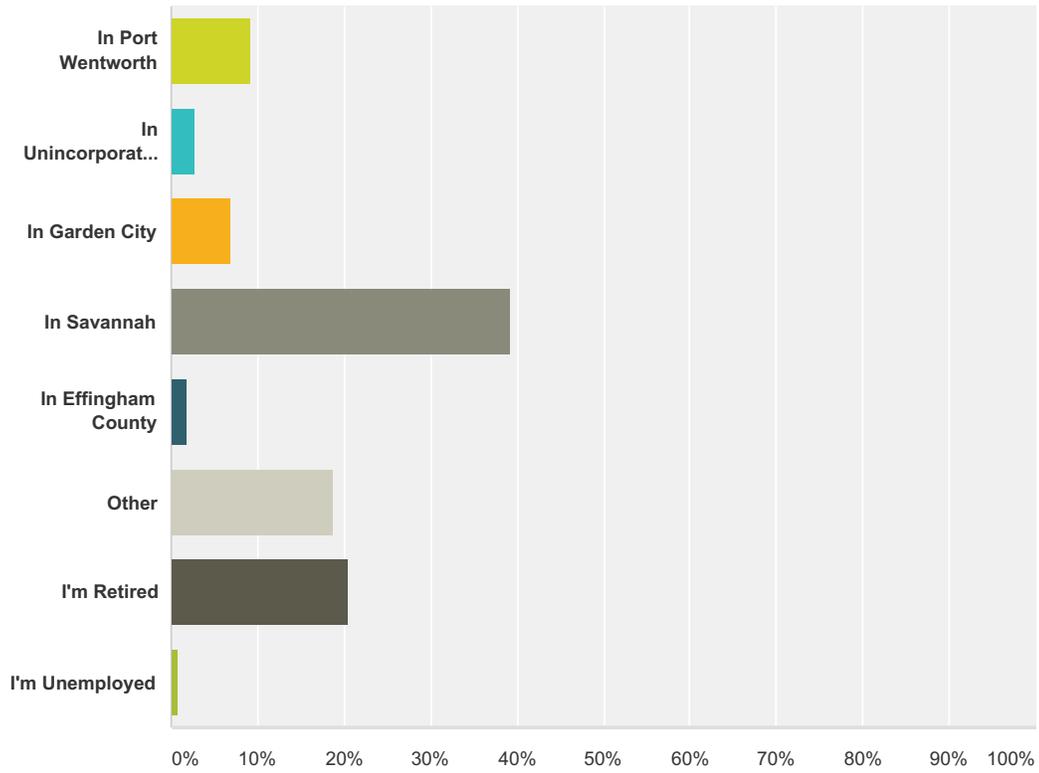
Answered: 219 Skipped: 5



Answer Choices	Responses
Yes	18.72% 41
No	37.90% 83
Don't Know	43.38% 95
Total	219

Q15 Where are you employed?

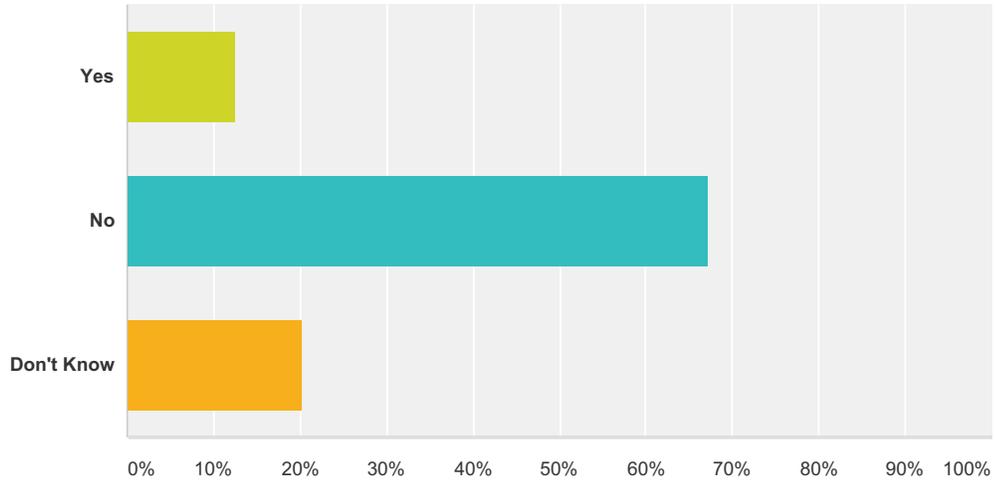
Answered: 219 Skipped: 5



Answer Choices	Responses	Count
In Port Wentworth	9.13%	20
In Unincorporated Chatham County	2.74%	6
In Garden City	6.85%	15
In Savannah	39.27%	86
In Effingham County	1.83%	4
Other	18.72%	41
I'm Retired	20.55%	45
I'm Unemployed	0.91%	2
Total		219

Q16 Do you feel there are adequate employment opportunities in the City of Port Wentworth?

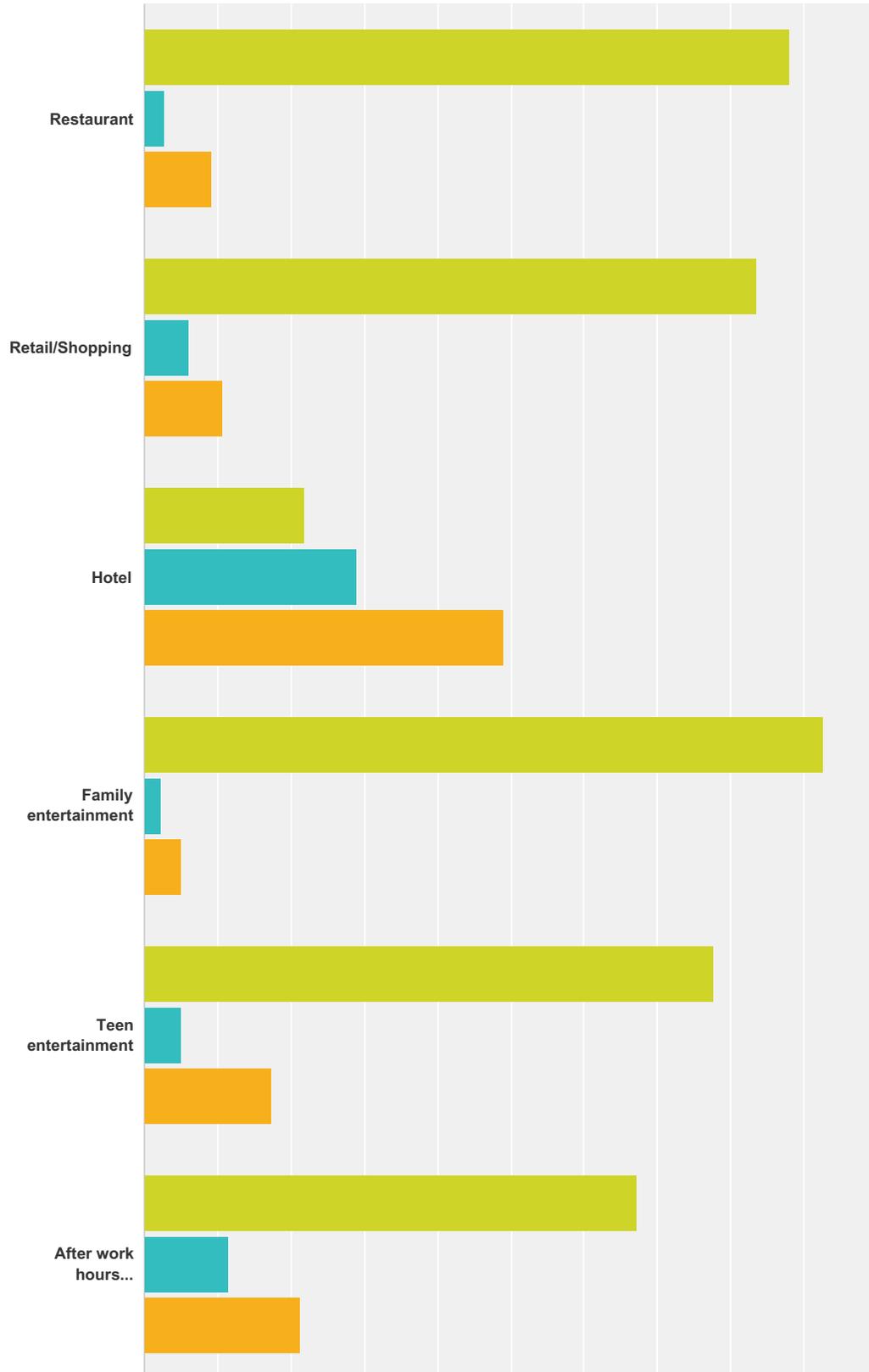
Answered: 217 Skipped: 7



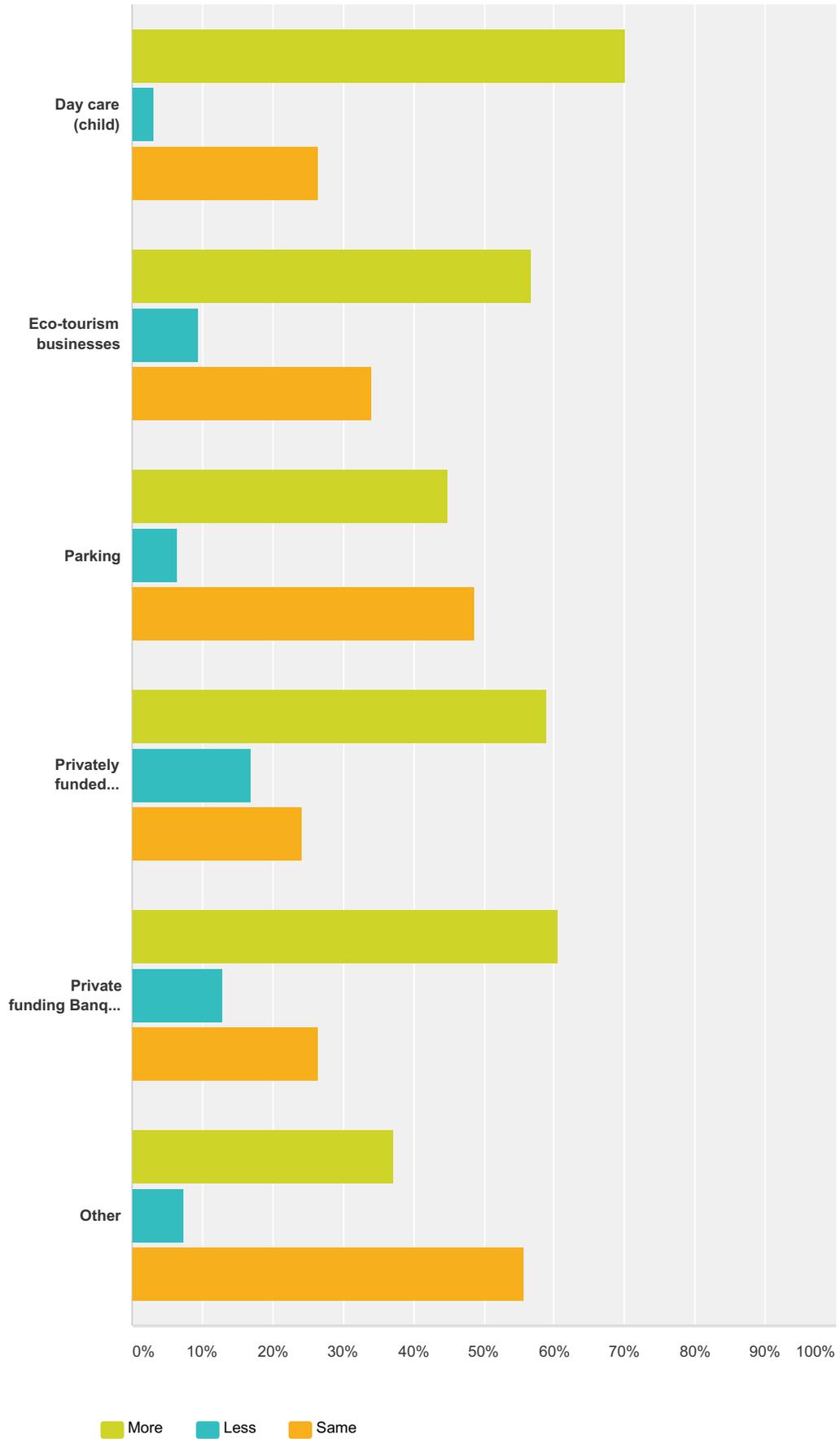
Answer Choices	Responses
Yes	12.44% 27
No	67.28% 146
Don't Know	20.28% 44
Total	217

Q17 Do you think more of the following commercial businesses are needed in Port Wentworth?

Answered: 221 Skipped: 3



City of Port Wentworth Comprehensive Plan

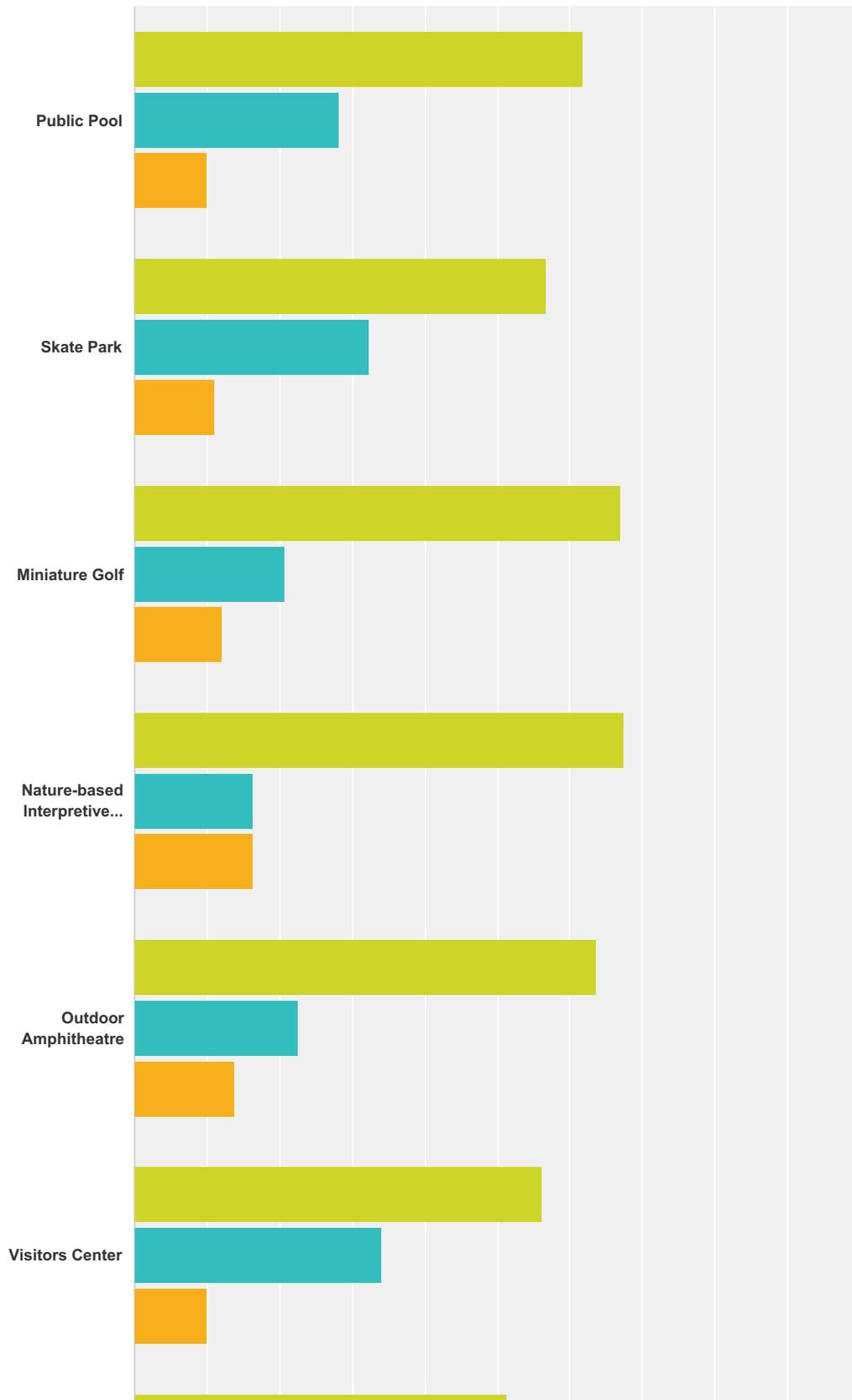


City of Port Wentworth Comprehensive Plan

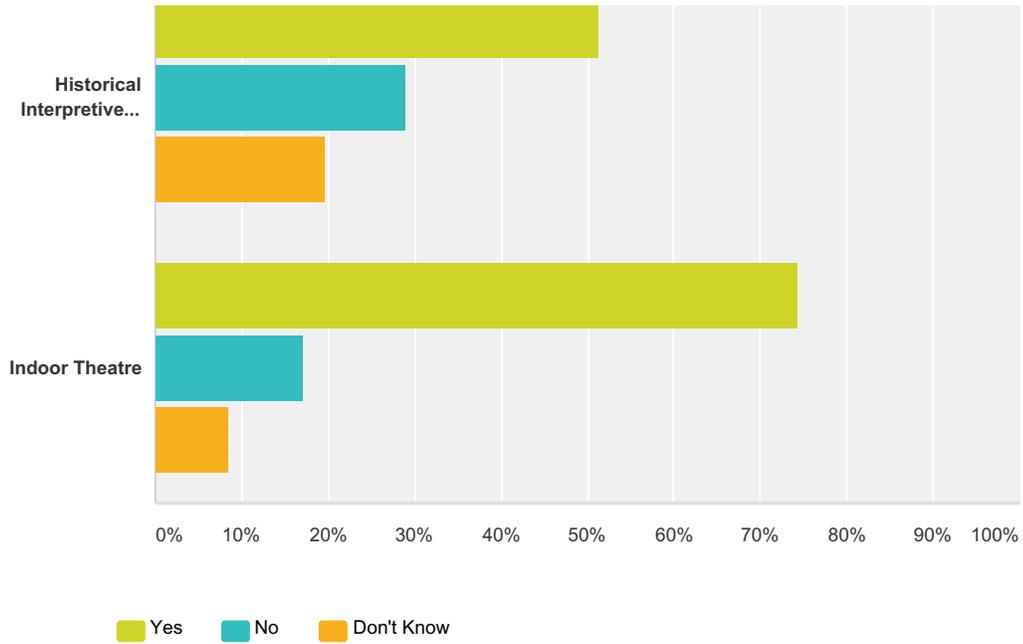
	More	Less	Same	Total
Restaurant	88.18% 194	2.73% 6	9.09% 20	220
Retail/Shopping	83.41% 181	5.99% 13	10.60% 23	217
Hotel	21.96% 47	28.97% 62	49.07% 105	214
Family entertainment	92.76% 205	2.26% 5	4.98% 11	221
Teen entertainment	77.63% 170	5.02% 11	17.35% 38	219
After work hours entertainment	67.13% 145	11.57% 25	21.30% 46	216
Day care (child)	70.18% 153	3.21% 7	26.61% 58	218
Eco-tourism businesses	56.74% 122	9.30% 20	33.95% 73	215
Parking	44.86% 96	6.54% 14	48.60% 104	214
Privately funded Convention Center	58.90% 129	16.89% 37	24.20% 53	219
Private funding Banquet Hall	60.55% 132	12.84% 28	26.61% 58	218
Other	37.10% 46	7.26% 9	55.65% 69	124

Q18 Do you think we need the following recreational facilities in Port Wentworth?

Answered: 223 Skipped: 1



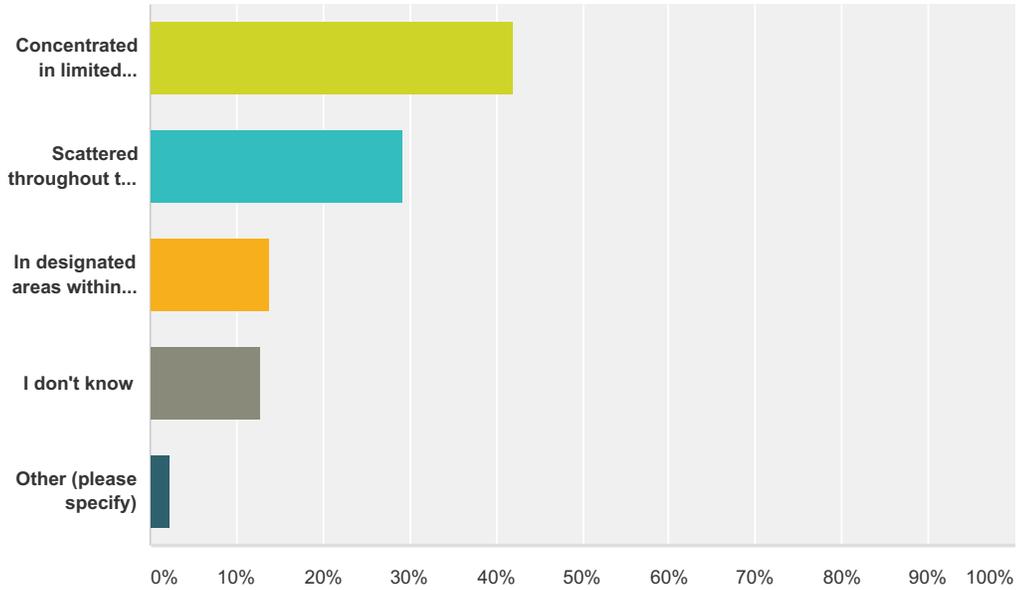
City of Port Wentworth Comprehensive Plan



	Yes	No	Don't Know	Total
Public Pool	61.82% 136	28.18% 62	10.00% 22	220
Skate Park	56.68% 123	32.26% 70	11.06% 24	217
Miniature Golf	67.12% 149	20.72% 46	12.16% 27	222
Nature-based Interpretive Center	67.42% 149	16.29% 36	16.29% 36	221
Outdoor Amphitheatre	63.59% 138	22.58% 49	13.82% 30	217
Visitors Center	56.11% 124	33.94% 75	9.95% 22	221
Historical Interpretive Center	51.36% 113	29.09% 64	19.55% 43	220
Indoor Theatre	74.32% 165	17.12% 38	8.56% 19	222

Q19 Which of the following patterns of commercial development do you think is best for the City?

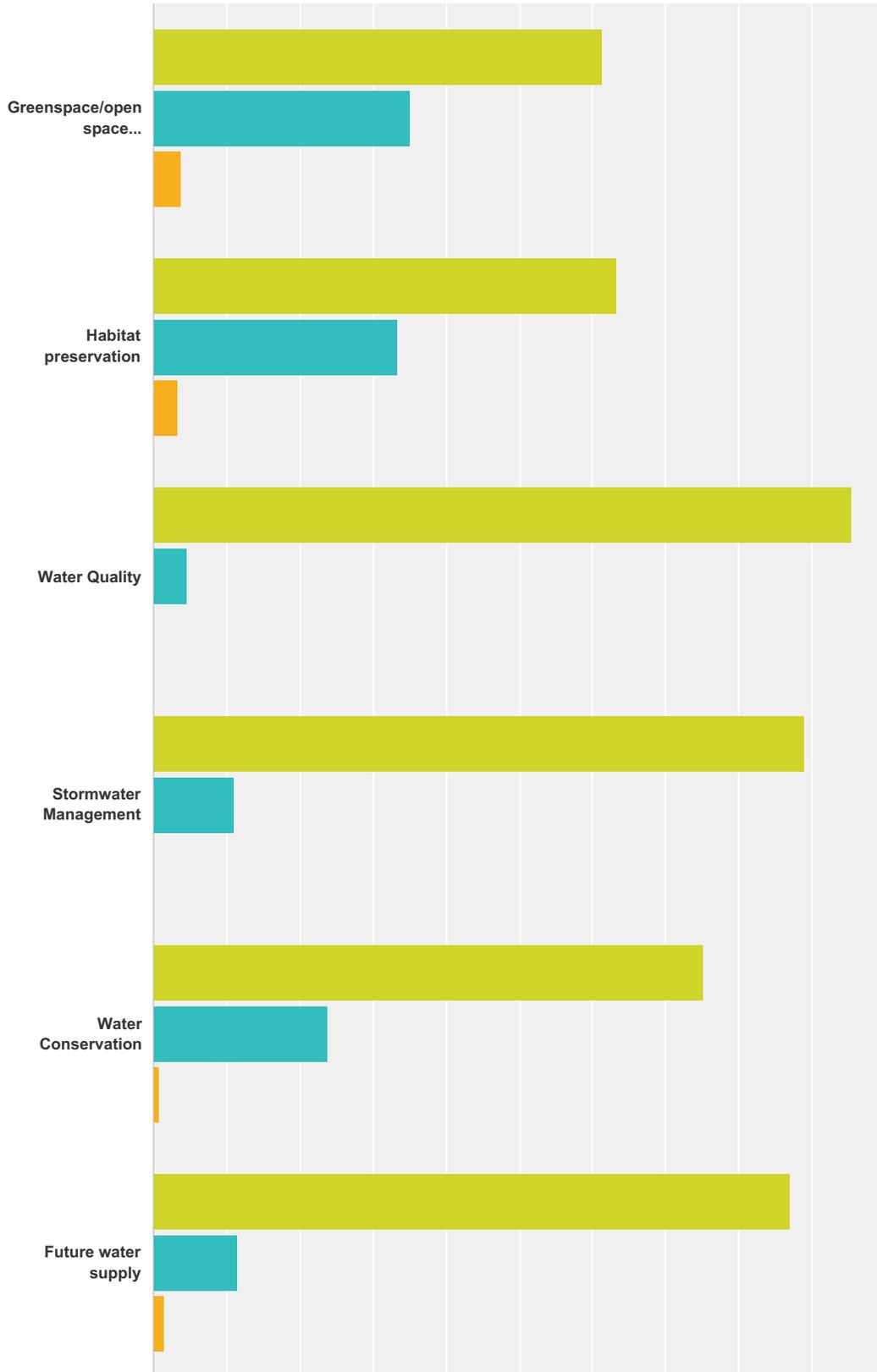
Answered: 219 Skipped: 5



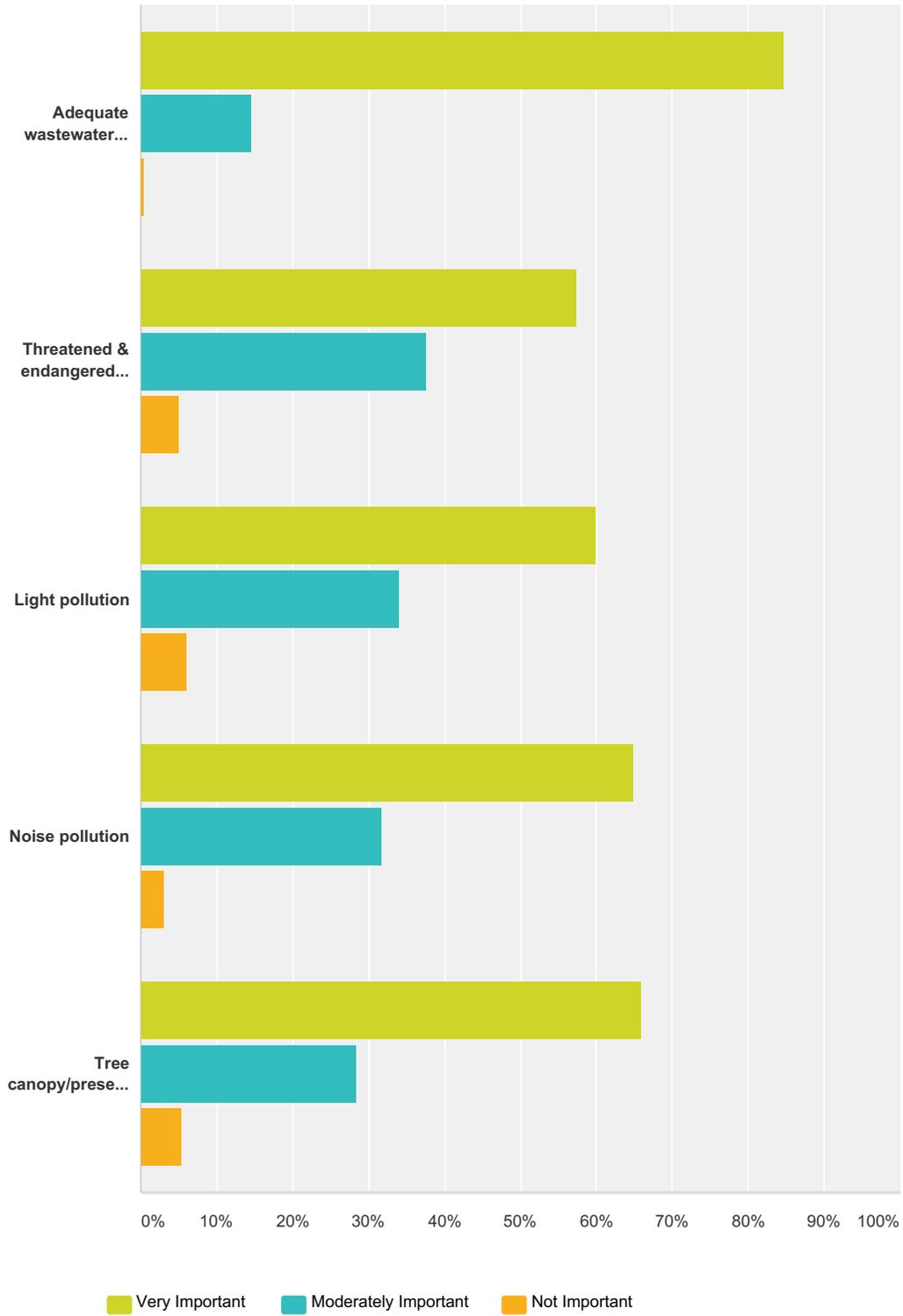
Answer Choices	Responses
Concentrated in limited locations along major streets	42.01% 92
Scattered throughout the City	29.22% 64
In designated areas within each neighborhood	13.70% 30
I don't know	12.79% 28
Other (please specify)	2.28% 5
Total	219

Q20 Please rank the following natural resources issues in accordance with their importance.

Answered: 218 Skipped: 6



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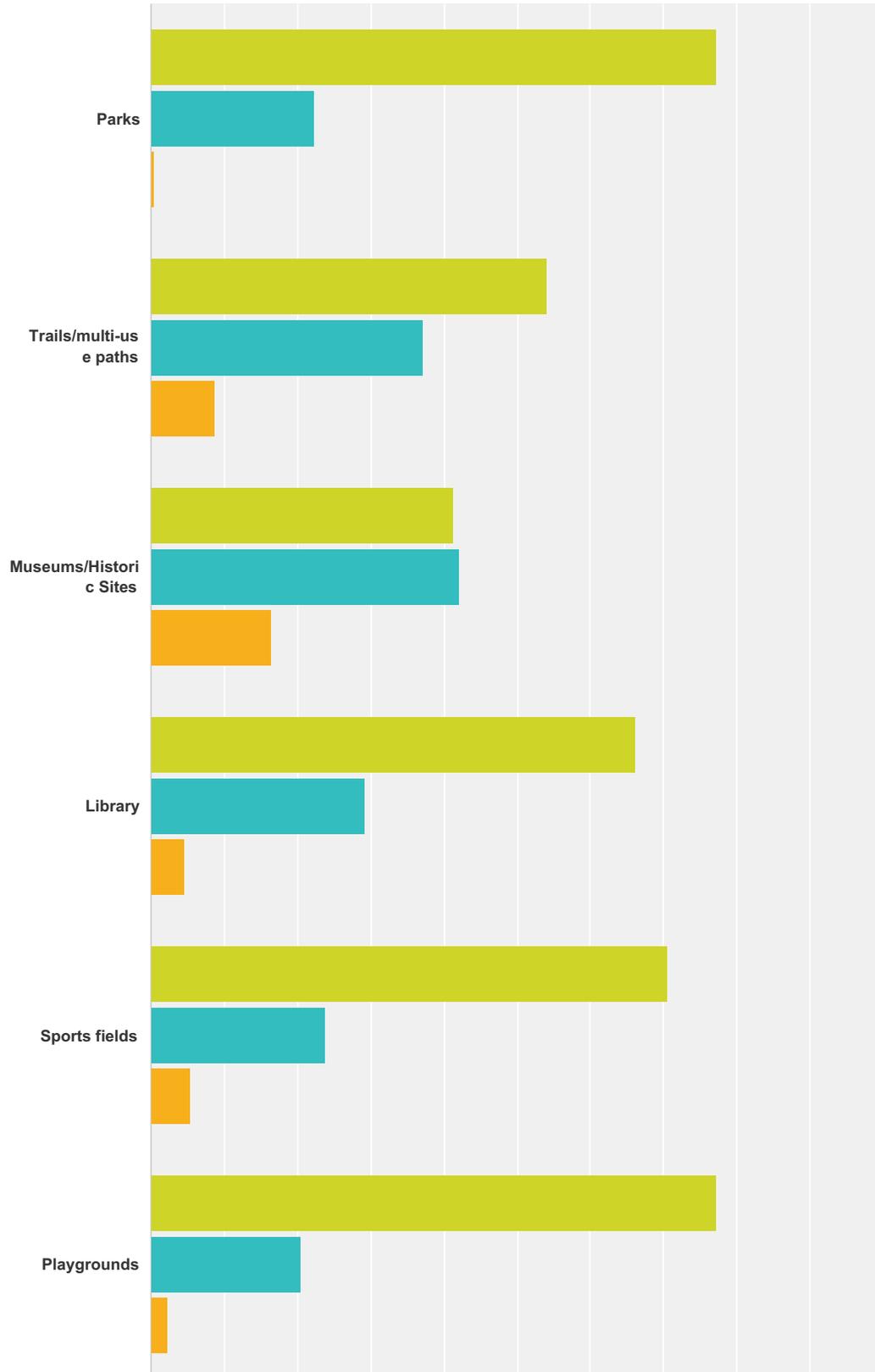
	Very Important	Moderately Important	Not Important	Total
Greenspace/openspace preservation	61.29% 133	35.02% 76	3.69% 8	217
Habitat preservation	63.26% 136	33.49% 72	3.26% 7	215
Water Quality	95.41% 208	4.59% 10	0.00% 0	218

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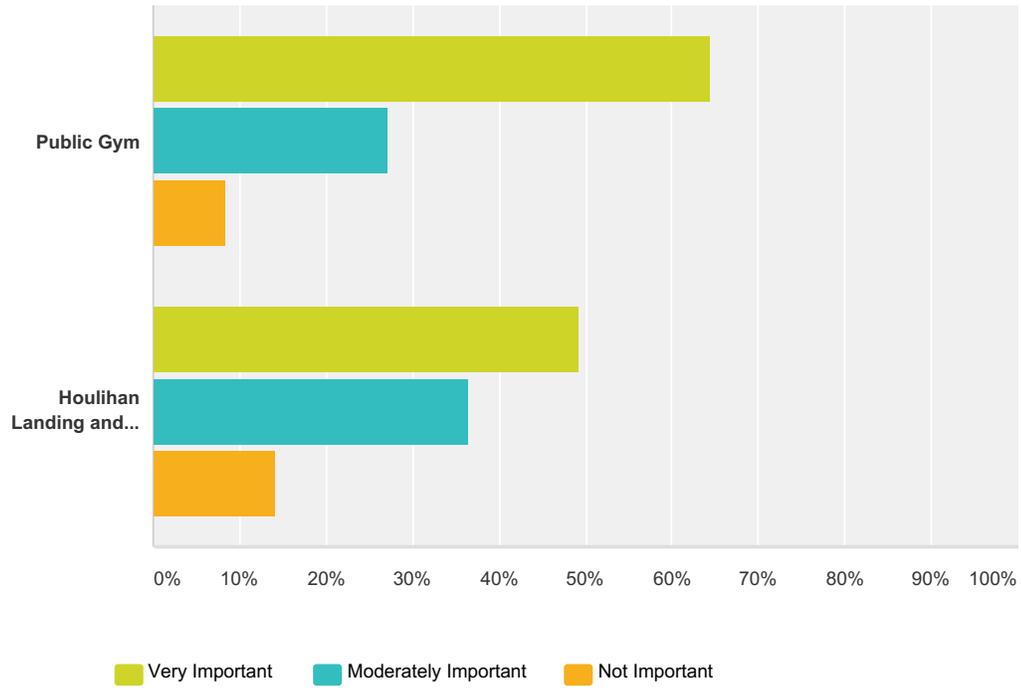
Stormwater Management	88.99% 194	11.01% 24	0.00% 0	218
Water Conservation	75.23% 164	23.85% 52	0.92% 2	218
Future water supply	87.16% 190	11.47% 25	1.38% 3	218
Adequate wastewater treatment capacity	84.86% 185	14.68% 32	0.46% 1	218
Threatened & endangered species protection	57.41% 124	37.50% 81	5.09% 11	216
Light pollution	59.91% 130	34.10% 74	5.99% 13	217
Noise pollution	64.98% 141	31.80% 69	3.23% 7	217
Tree canopy/preservation	66.06% 144	28.44% 62	5.50% 12	218

Q21 Please rank the following recreational public facilities in accordance with their importance for Port Wentworth.

Answered: 219 Skipped: 5



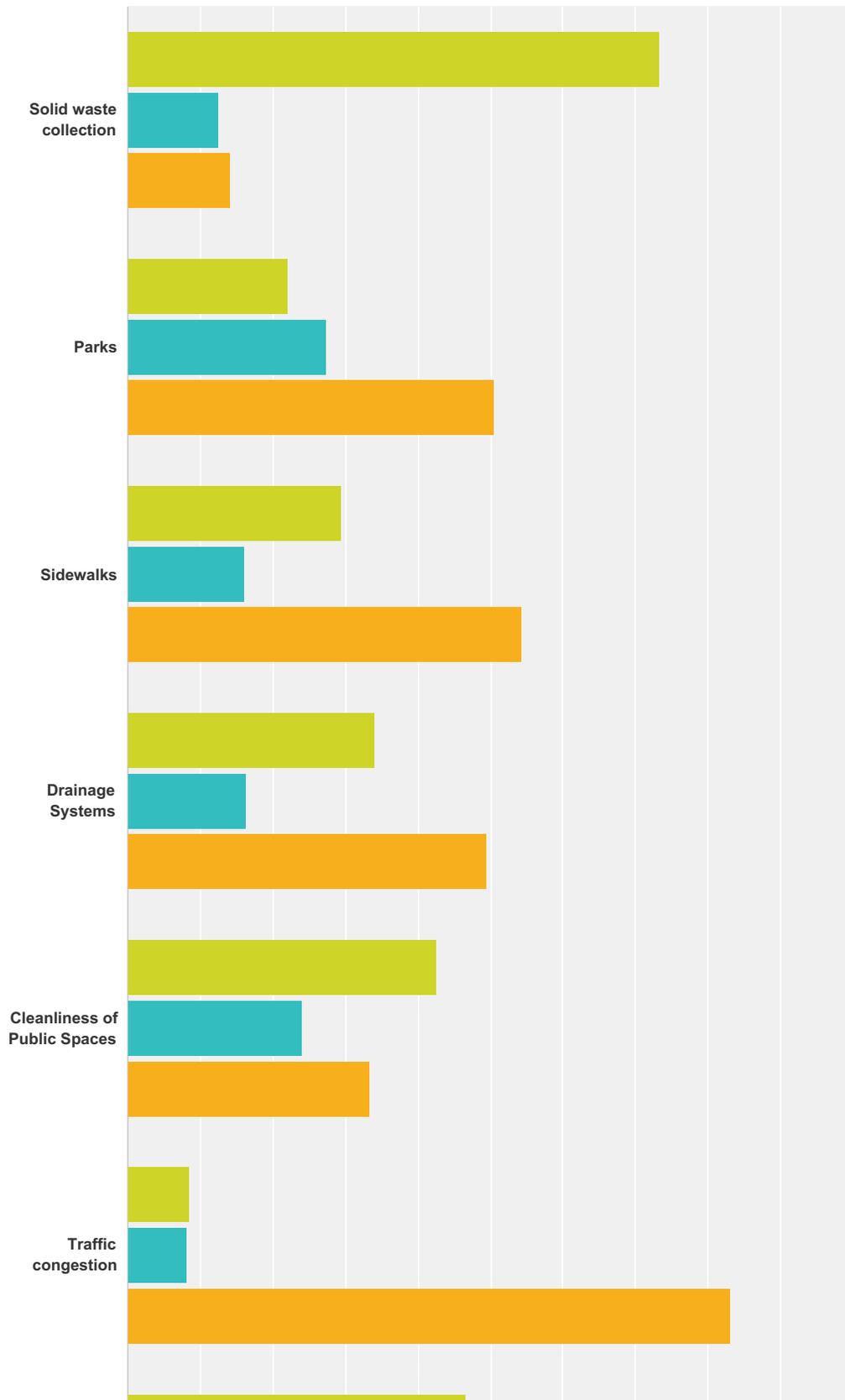
City of Port Wentworth Comprehensive Plan



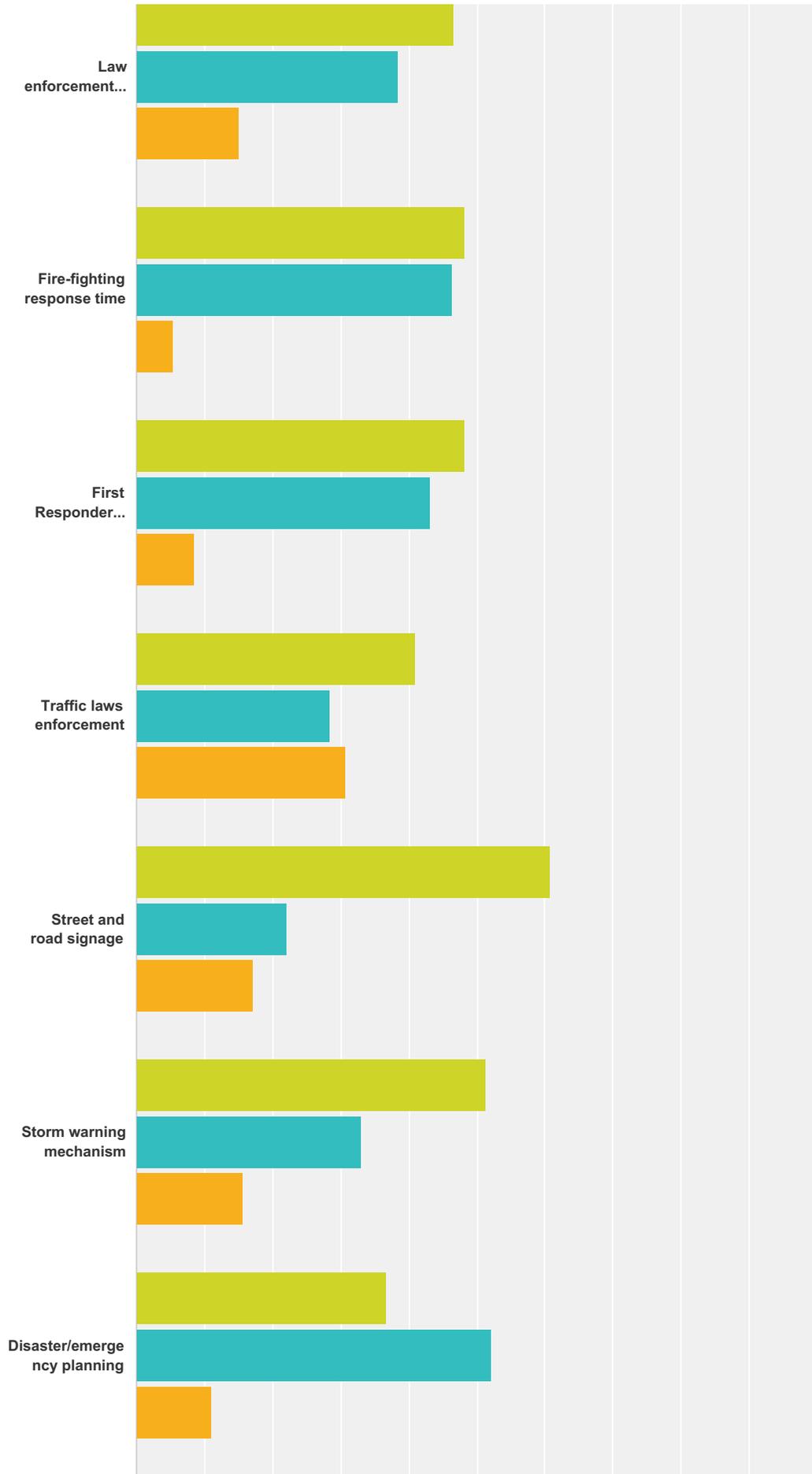
	Very Important	Moderately Important	Not Important	Total
Parks	77.17% 169	22.37% 49	0.46% 1	219
Trails/multi-use paths	54.13% 118	37.16% 81	8.72% 19	218
Museums/Historic Sites	41.28% 90	42.20% 92	16.51% 36	218
Library	66.21% 145	29.22% 64	4.57% 10	219
Sports fields	70.64% 154	23.85% 52	5.50% 12	218
Playgrounds	77.17% 169	20.55% 45	2.28% 5	219
Public Gym	64.52% 140	27.19% 59	8.29% 18	217
Houlihan Landing and Boat Ramp	49.32% 108	36.53% 80	14.16% 31	219

Q22 Please rate your level of satisfaction with each of the following.

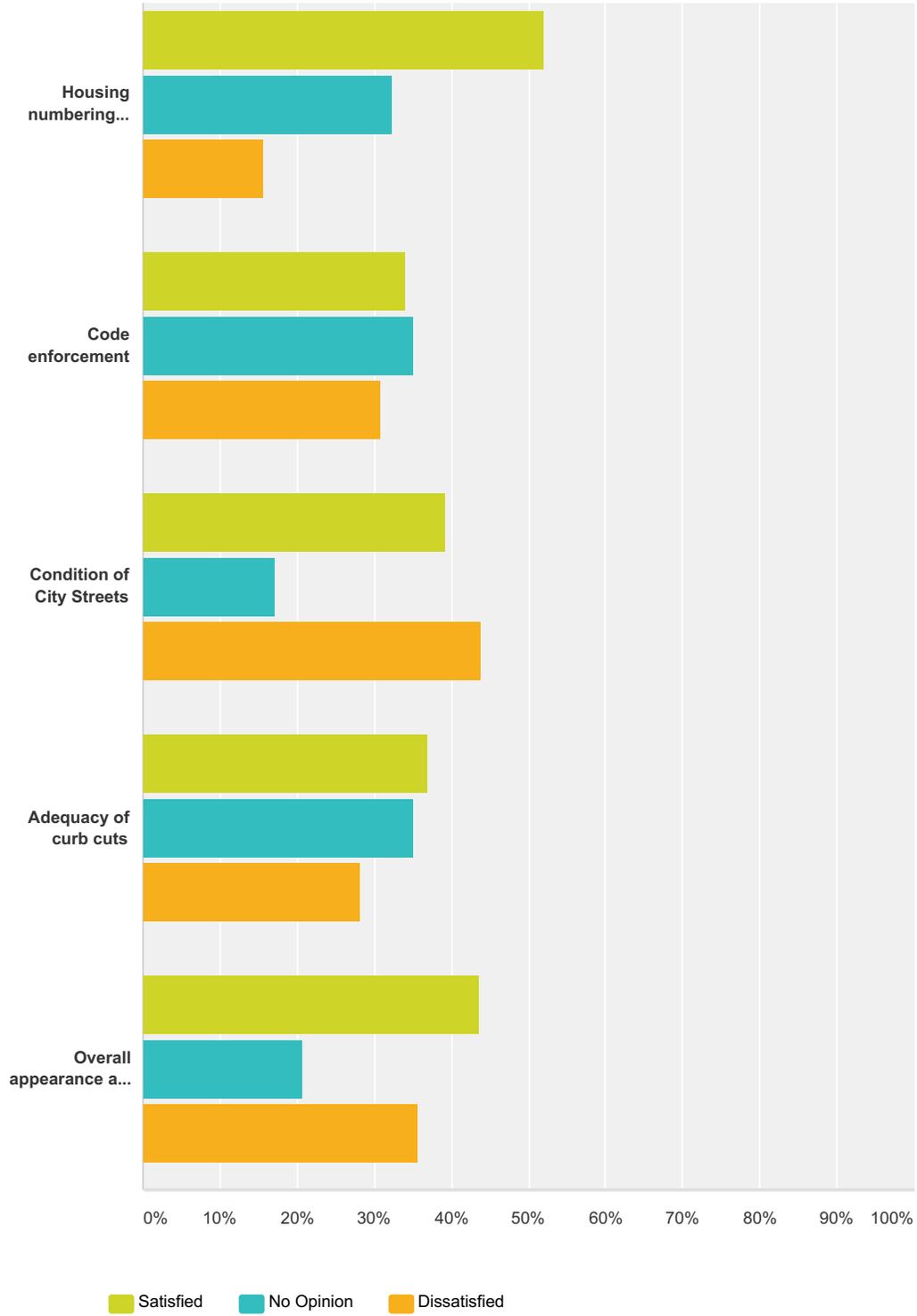
Answered: 220 Skipped: 4



City of Port Wentworth Comprehensive Plan



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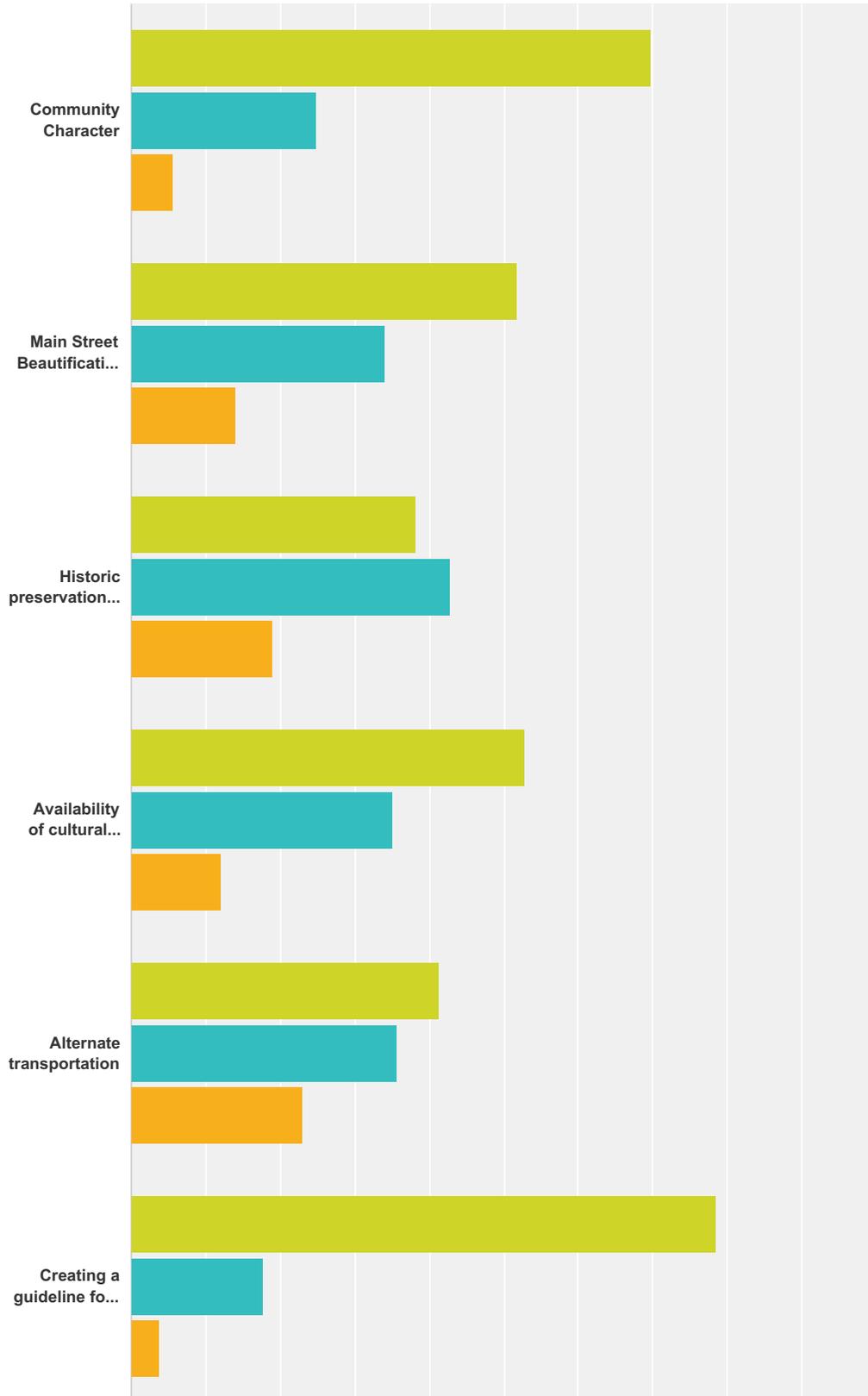
	Satisfied	No Opinion	Dissatisfied	Total
Solid waste collection	73.27% 159	12.44% 27	14.29% 31	217
Parks	22.22% 48	27.31% 59	50.46% 109	216
Sidewalks	29.49% 64	16.13% 35	54.38% 118	217

City of Port Wentworth Comprehensive Plan

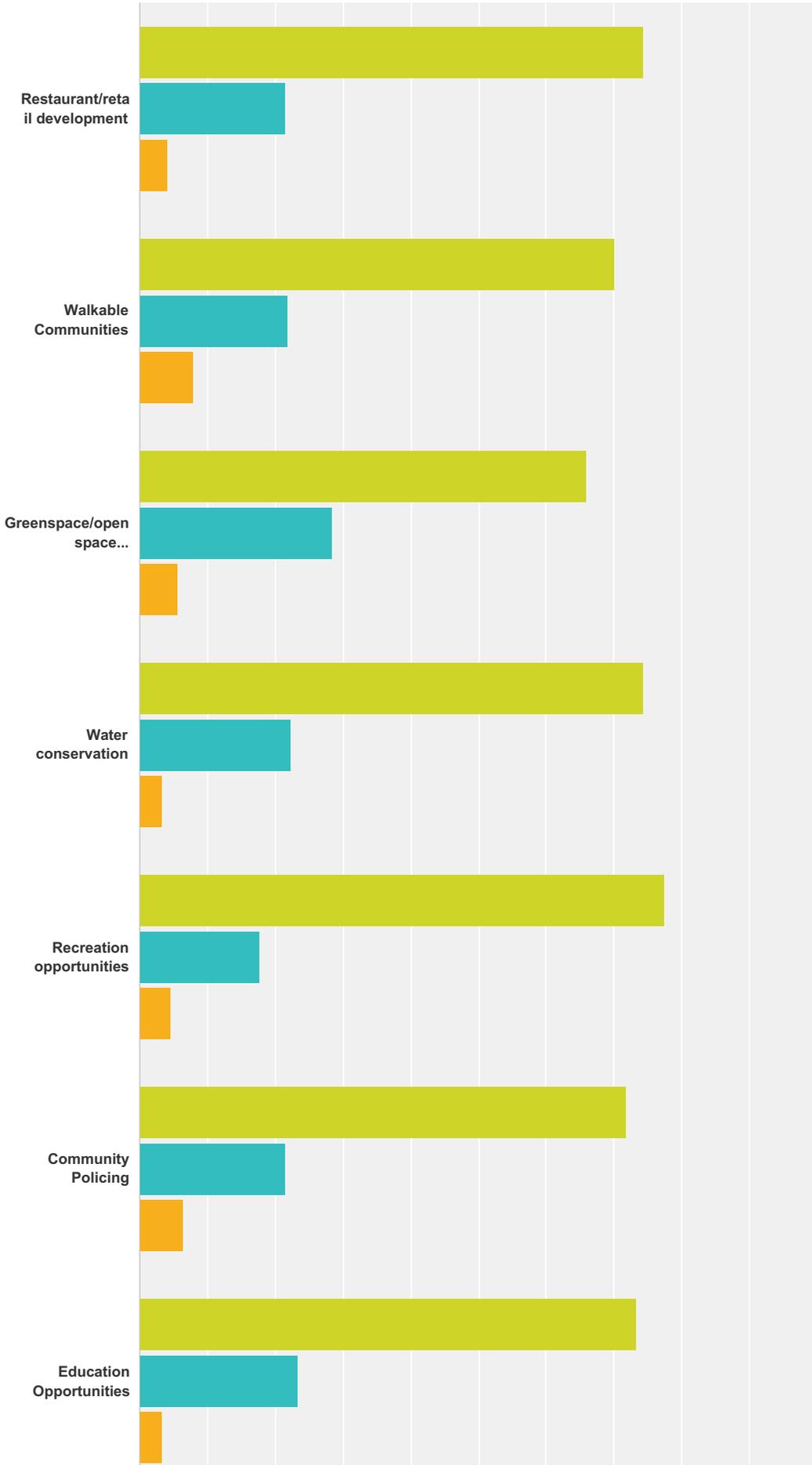
Drainage Systems	34.09% 75	16.36% 36	49.55% 109	220
Cleanliness of Public Spaces	42.59% 92	24.07% 52	33.33% 72	216
Traffic congestion	8.64% 19	8.18% 18	83.18% 183	220
Law enforcement response time	46.58% 102	38.36% 84	15.07% 33	219
Fire-fighting response time	48.18% 106	46.36% 102	5.45% 12	220
First Responder response time	48.18% 106	43.18% 95	8.64% 19	220
Traffic laws enforcement	40.83% 89	28.44% 62	30.73% 67	218
Street and road signage	60.65% 131	22.22% 48	17.13% 37	216
Storm warning mechanism	51.38% 112	33.03% 72	15.60% 34	218
Disaster/emergency planning	36.70% 80	52.29% 114	11.01% 24	218
Housing numbering system	52.07% 113	32.26% 70	15.67% 34	217
Code enforcement	34.10% 74	35.02% 76	30.88% 67	217
Condition of City Streets	39.17% 85	17.05% 37	43.78% 95	217
Adequacy of curb cuts	36.87% 80	35.02% 76	28.11% 61	217
Overall appearance and cleanliness	43.58% 95	20.64% 45	35.78% 78	218

Q23 How much of a priority do you feel the following issues are for the City of Port Wentworth?

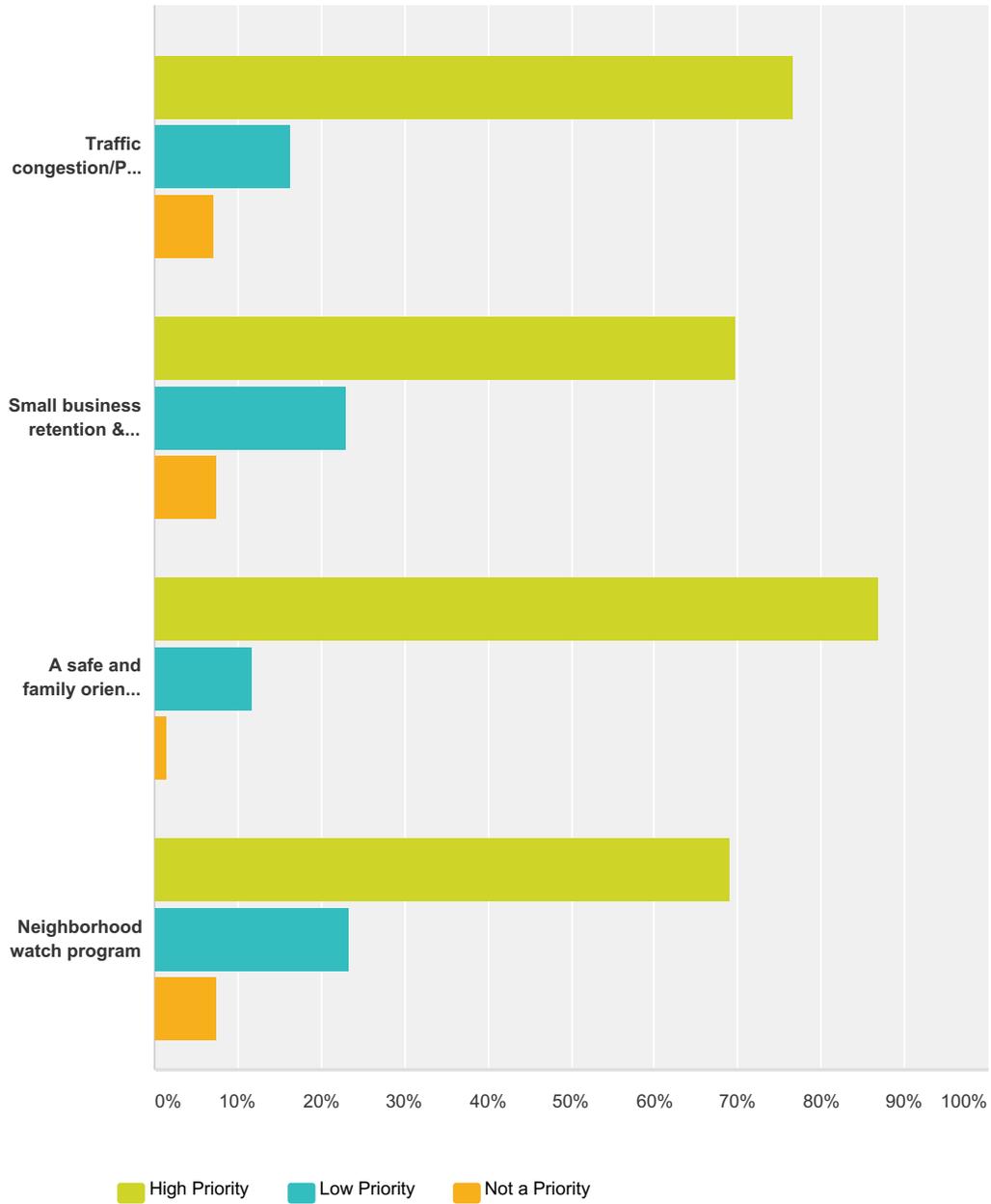
Answered: 216 Skipped: 8



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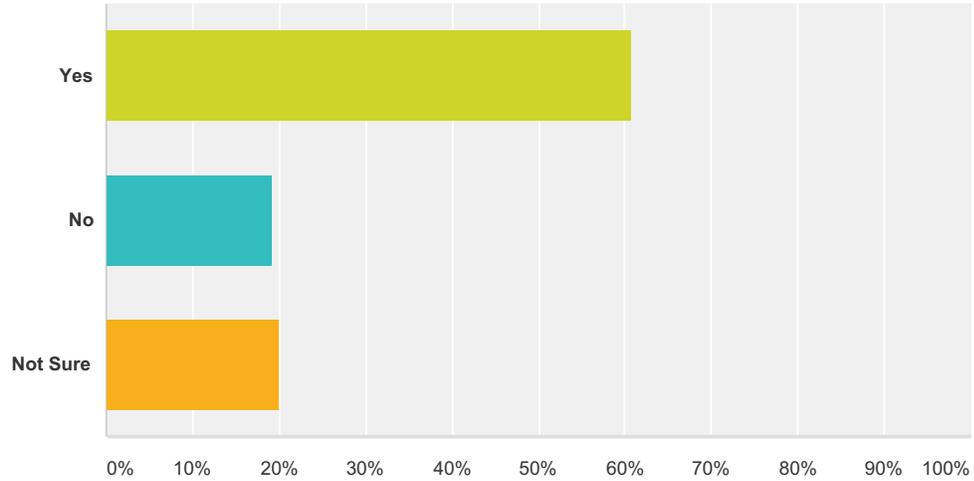
	High Priority	Low Priority	Not a Priority	Total
Community Character	69.63% 149	24.77% 53	5.61% 12	214
Main Street Beautification/Redevelopment	51.87% 111	34.11% 73	14.02% 30	214
Historic preservation of homes	38.14% 82	42.79% 92	19.07% 41	215
Availability of cultural activities within the City	52.80% 113	35.05% 75	12.15% 26	214
Alternate transportation	41.31% 88	35.68% 76	23.00% 49	213
Creating a guideline for future development	78.40% 167	17.84% 38	3.76% 8	213

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Restaurant/retail development	74.30% 159	21.50% 46	4.21% 9	214
Walkable Communities	70.23% 151	21.86% 47	7.91% 17	215
Greenspace/openspace preservation	66.05% 142	28.37% 61	5.58% 12	215
Water conservation	74.42% 160	22.33% 48	3.26% 7	215
Recreation opportunities	77.46% 165	17.84% 38	4.69% 10	213
Community Policing	71.83% 153	21.60% 46	6.57% 14	213
Education Opportunities	73.24% 156	23.47% 50	3.29% 7	213
Traffic congestion/Parking	76.64% 164	16.36% 35	7.01% 15	214
Small business retention & recruitment	69.63% 149	22.90% 49	7.48% 16	214
A safe and family oriented environment	86.92% 186	11.68% 25	1.40% 3	214
Neighborhood watch program	69.16% 148	23.36% 50	7.48% 16	214

Q24 Should Port Wentworth develop a project to honor the inventor of the cotton gin, Eli Whitney, which was invented at a historic plantation, Mulberry Grove, in the Port Wentworth area?

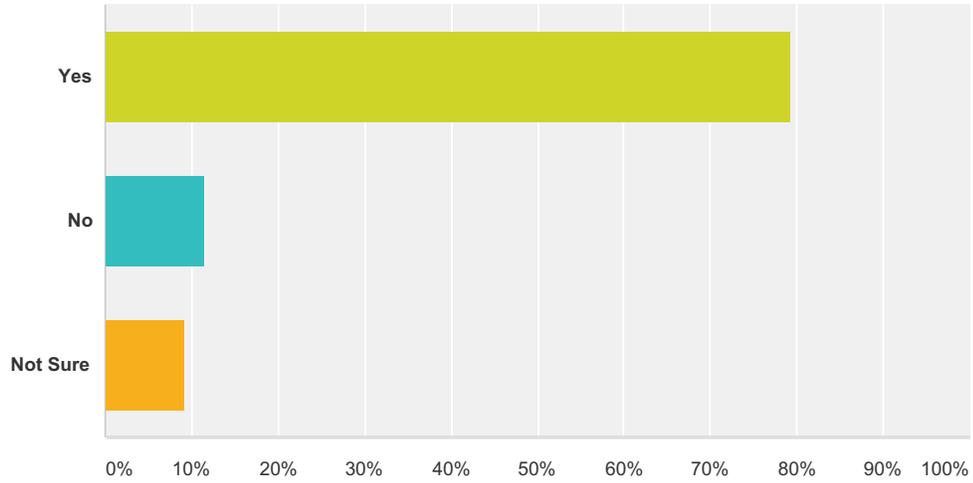
Answered: 219 Skipped: 5



Answer Choices	Responses	
Yes	60.73%	133
No	19.18%	42
Not Sure	20.09%	44
Total		219

Q25 Would you support the concept of a multi-sport regional recreation complex being built in Port Wentworth?

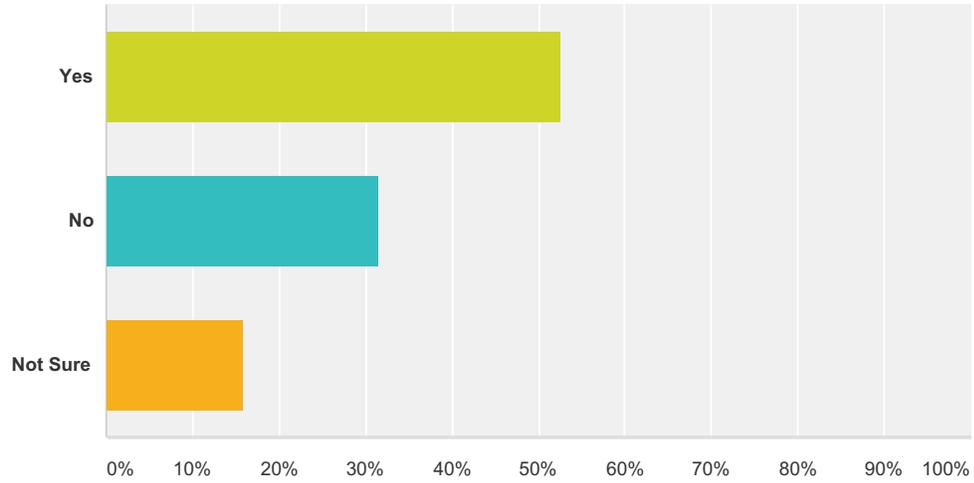
Answered: 217 Skipped: 7



Answer Choices	Responses	
Yes	79.26%	172
No	11.52%	25
Not Sure	9.22%	20
Total		217

Q26 If yes to the previous question, would you support this recreational complex, if it resulted in a property tax increase?

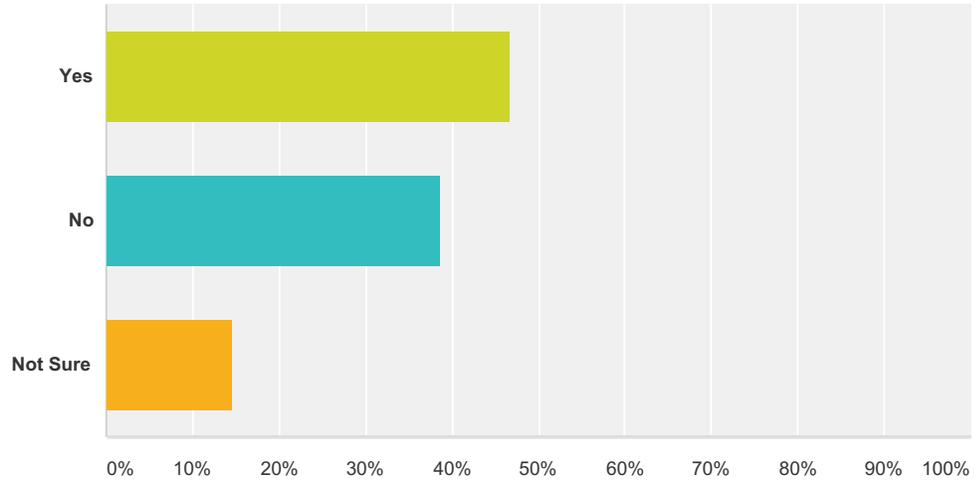
Answered: 203 Skipped: 21



Answer Choices	Responses	
Yes	52.71%	107
No	31.53%	64
Not Sure	15.76%	32
Total		203

Q27 Is there a need for Chatham Area Transit to provide bus service to connect Port Wentworth to the existing Savannah, Garden City and Chatham County routes?

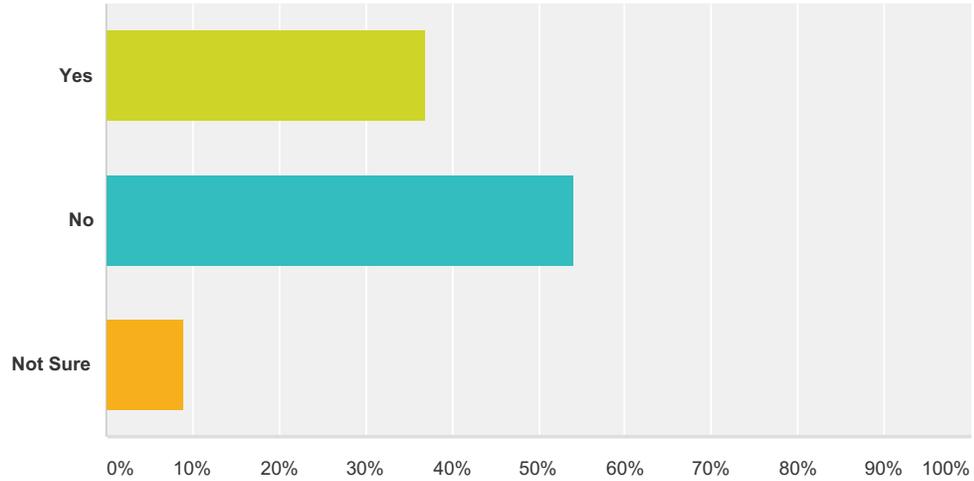
Answered: 218 Skipped: 6



Answer Choices	Responses
Yes	46.79% 102
No	38.53% 84
Not Sure	14.68% 32
Total	218

Q28 If yes, would you be willing to pay additional property taxes to fund this service? The cost of the service would equate to approximately \$57/year for an average single family residential home.

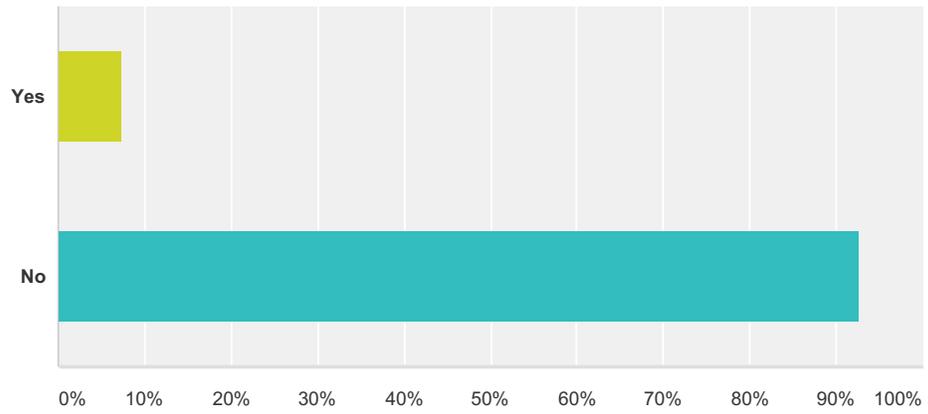
Answered: 189 Skipped: 35



Answer Choices	Responses
Yes	37.04% 70
No	53.97% 102
Not Sure	8.99% 17
Total	189

Q29 Do you use the existing Park and Ride?

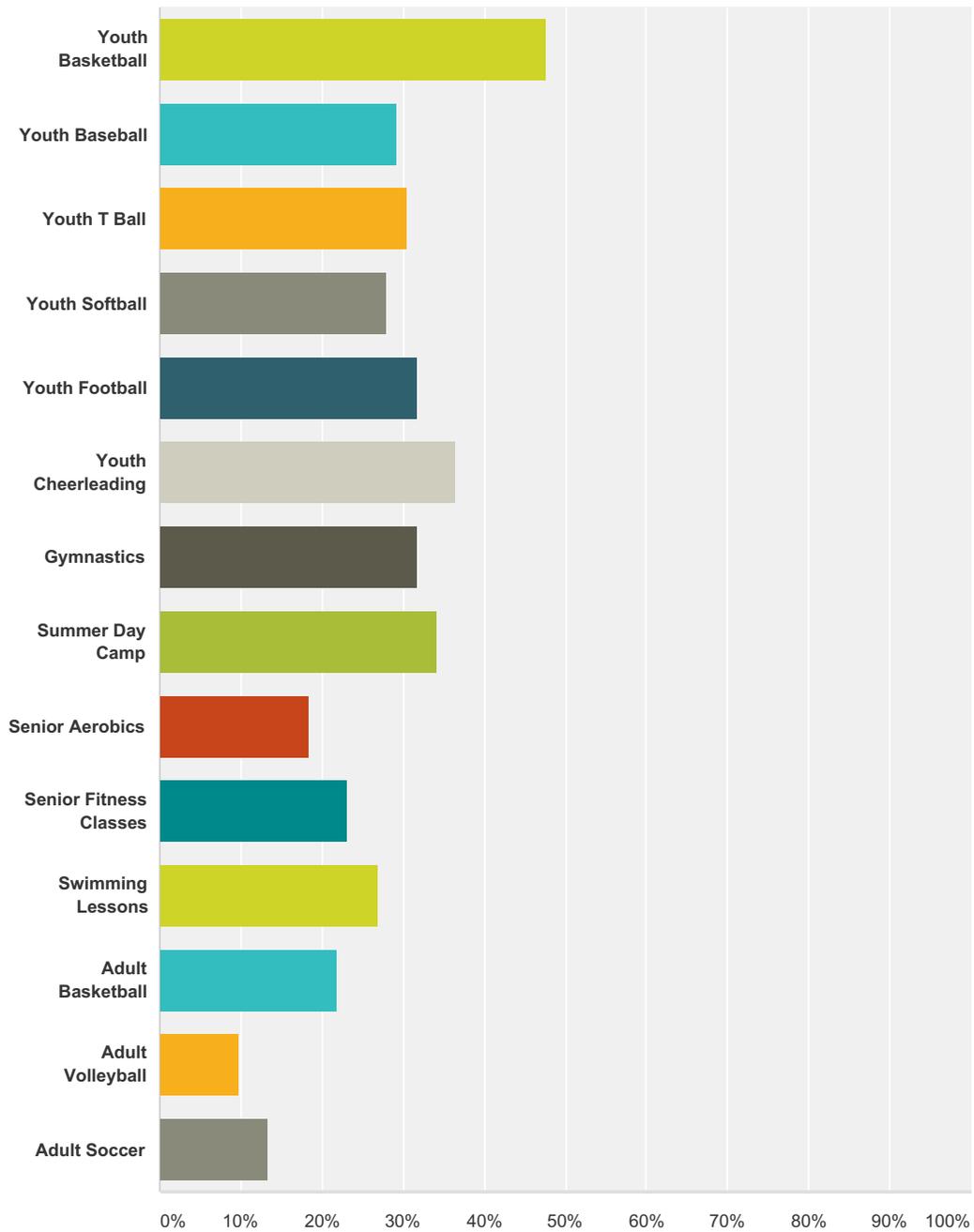
Answered: 216 Skipped: 8



Answer Choices	Responses
Yes	7.41% 16
No	92.59% 200
Total	216

Q30 Which activities do you or any member of your family actively participate?

Answered: 82 Skipped: 142



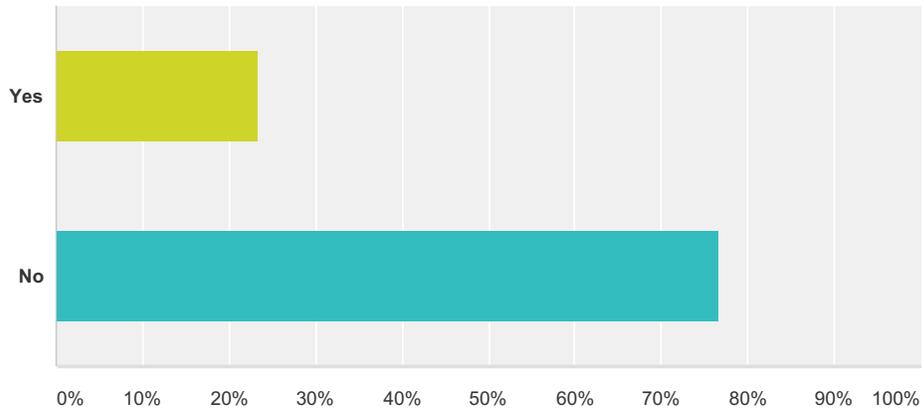
Answer Choices	Responses
Youth Basketball	47.56% 39
Youth Baseball	29.27% 24
Youth T Ball	30.49% 25
Youth Softball	28.05% 23

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Youth Football	31.71%	26
Youth Cheerleading	36.59%	30
Gymnastics	31.71%	26
Summer Day Camp	34.15%	28
Senior Aerobics	18.29%	15
Senior Fitness Classes	23.17%	19
Swimming Lessons	26.83%	22
Adult Basketball	21.95%	18
Adult Volleyball	9.76%	8
Adult Soccer	13.41%	11
Total Respondents: 82		

Q31 Do you participate in these activities in Port Wentworth?

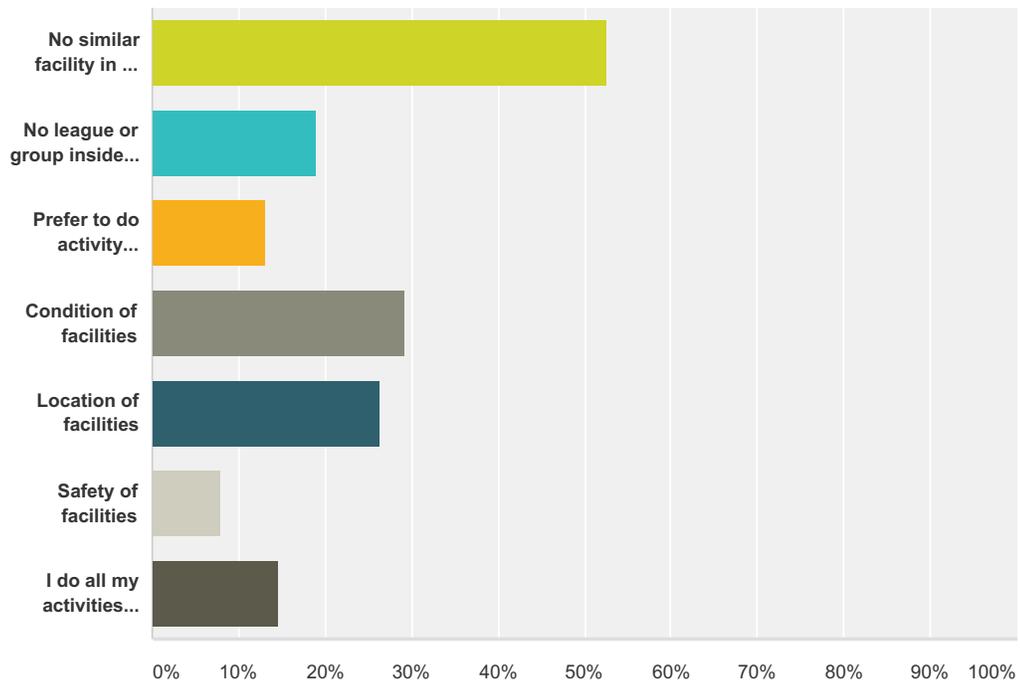
Answered: 193 Skipped: 31



Answer Choices	Responses	
Yes	23.32%	45
No	76.68%	148
Total		193

Q32 If you do any activities or use facilities outside the City, why?

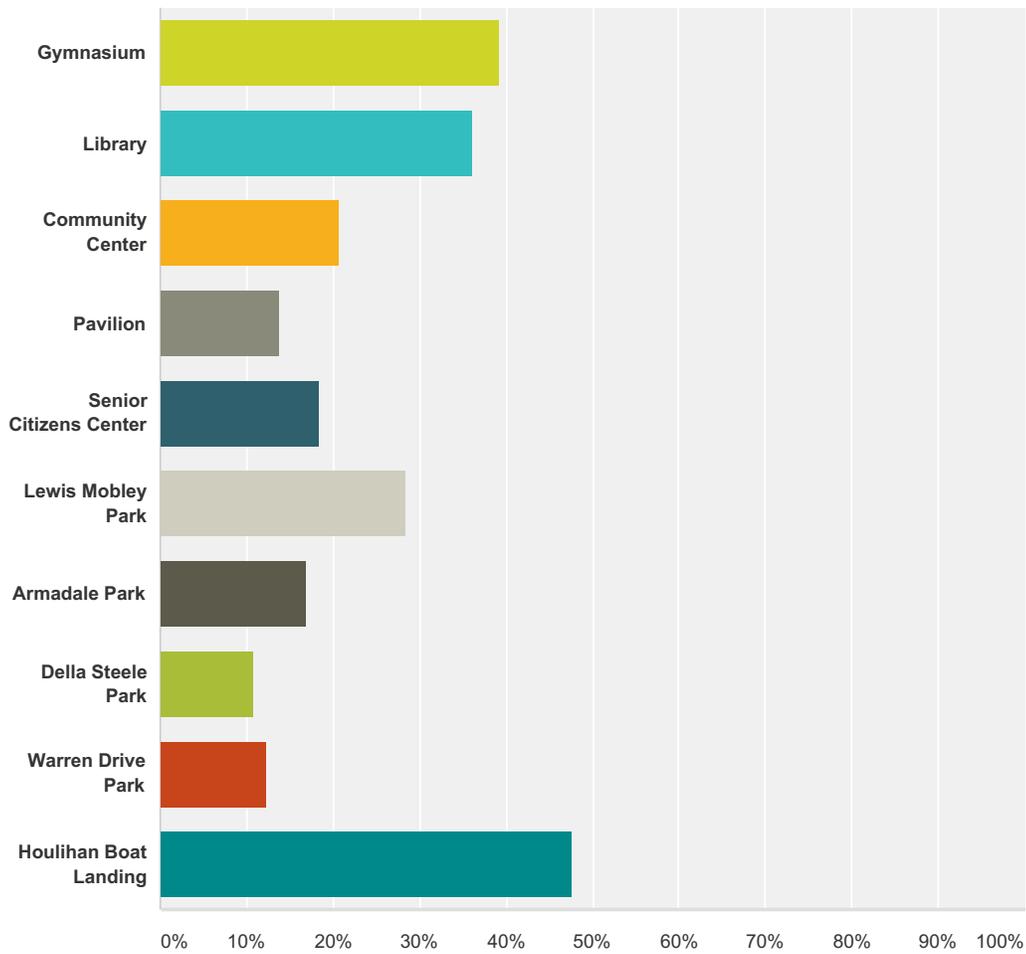
Answered: 137 Skipped: 87



Answer Choices	Responses
No similar facility in the City	52.55% 72
No league or group inside the City	18.98% 26
Prefer to do activity outside the City	13.14% 18
Condition of facilities	29.20% 40
Location of facilities	26.28% 36
Safety of facilities	8.03% 11
I do all my activities inside the City	14.60% 20
Total Respondents: 137	

Q33 What Port Wentworth facilities do you or any member of your family use?

Answered: 130 Skipped: 94



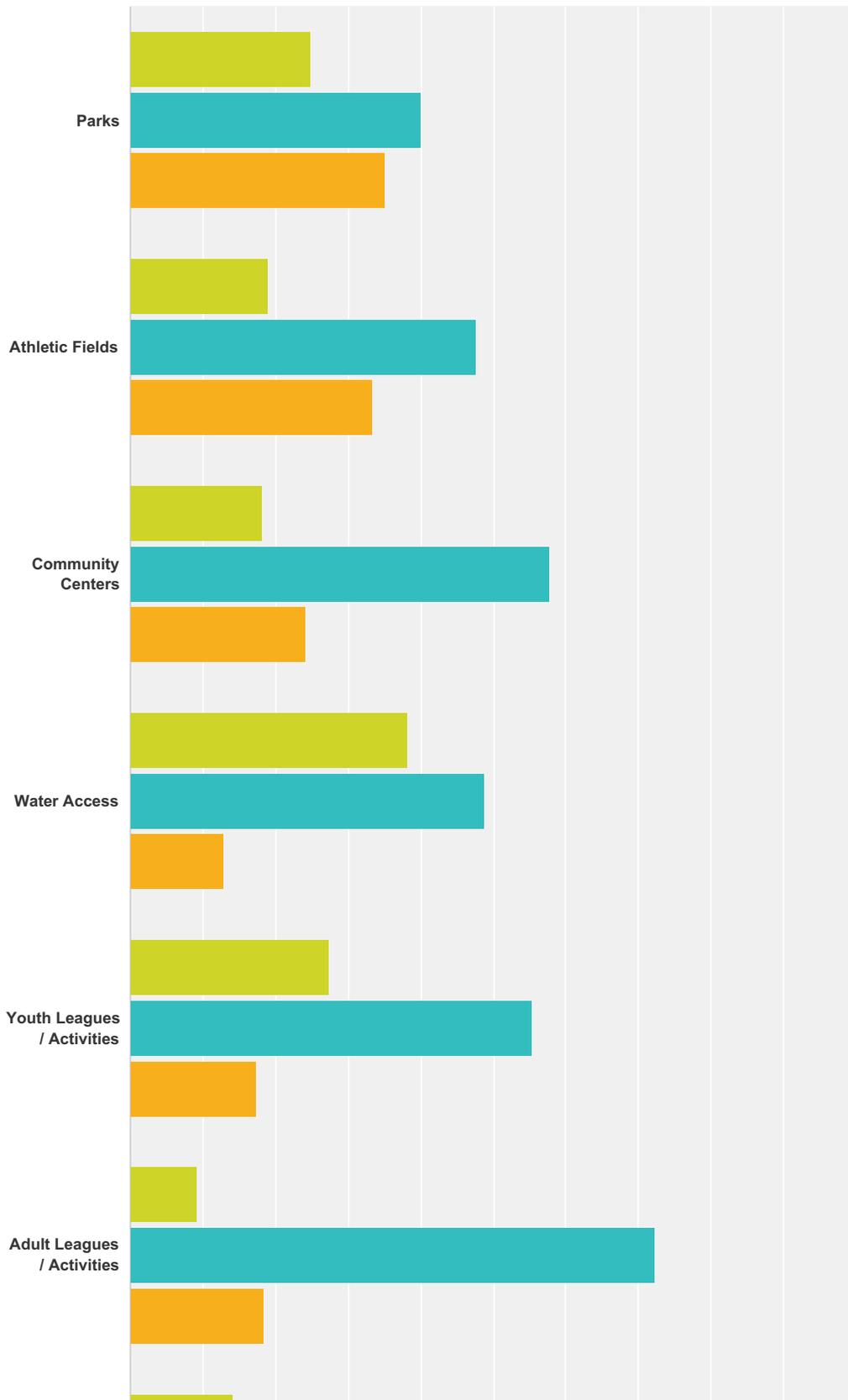
Answer Choices	Responses	Count
Gymnasium	39.23%	51
Library	36.15%	47
Community Center	20.77%	27
Pavilion	13.85%	18
Senior Citizens Center	18.46%	24
Lewis Mobley Park	28.46%	37
Armadale Park	16.92%	22
Della Steele Park	10.77%	14
Warren Drive Park	12.31%	16
Houlihan Boat Landing	47.69%	62

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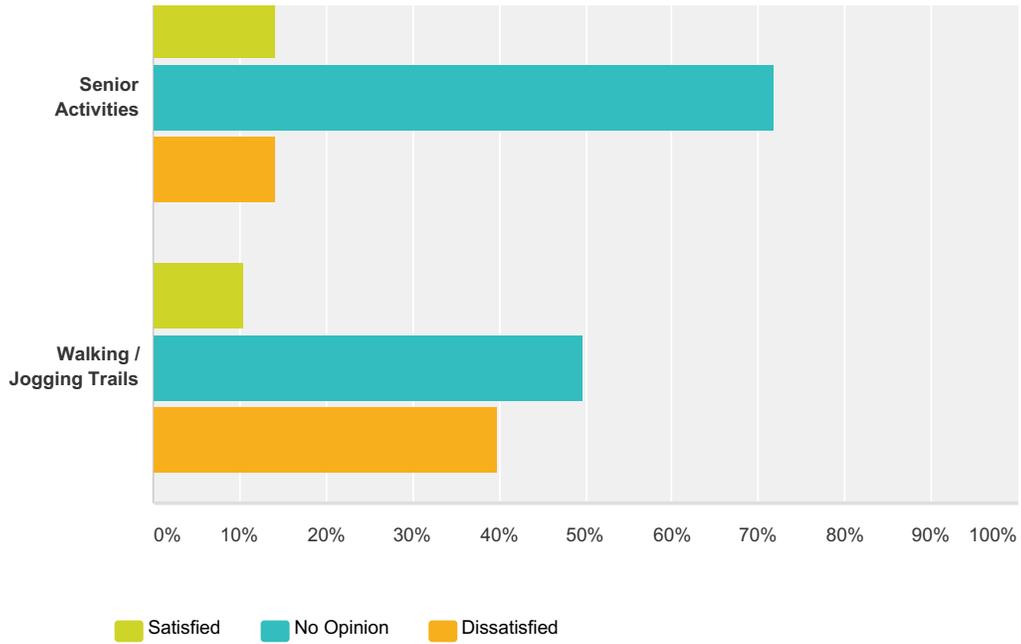
Total Respondents: 130

Q34 Please rate your satisfaction with these facilities and activities:

Answered: 207 Skipped: 17



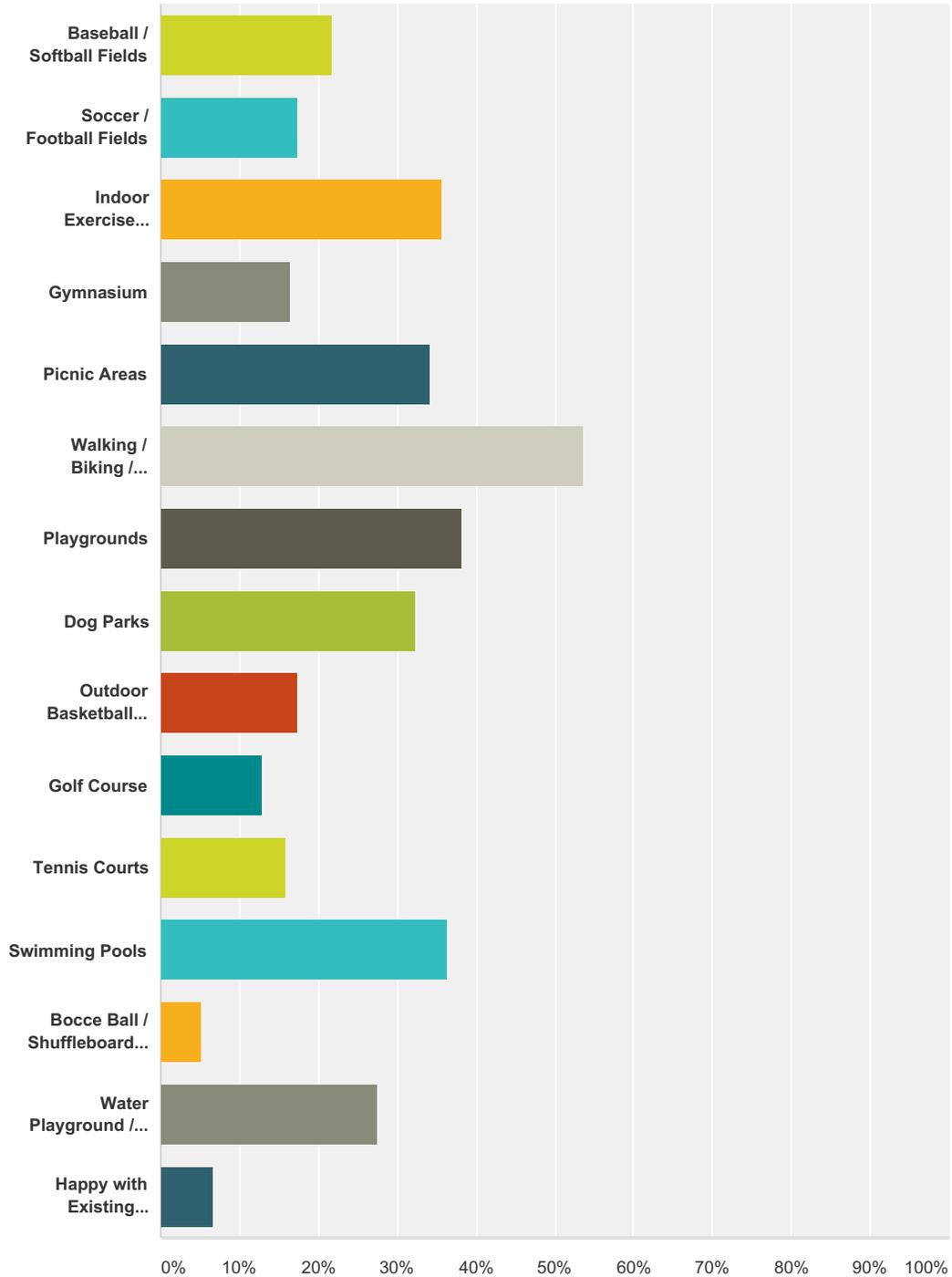
City of Port Wentworth Comprehensive Plan



	Satisfied	No Opinion	Dissatisfied	Total
Parks	24.75% 50	40.10% 81	35.15% 71	202
Athletic Fields	19.00% 38	47.50% 95	33.50% 67	200
Community Centers	18.09% 36	57.79% 115	24.12% 48	199
Water Access	38.31% 77	48.76% 98	12.94% 26	201
Youth Leagues / Activities	27.41% 54	55.33% 109	17.26% 34	197
Adult Leagues / Activities	9.23% 18	72.31% 141	18.46% 36	195
Senior Activities	14.14% 28	71.72% 142	14.14% 28	198
Walking / Jogging Trails	10.45% 21	49.75% 100	39.80% 80	201

**Q35 Of the following list, which would you most like to see more of in Port Wentworth?
Choose top three**

Answered: 207 Skipped: 17



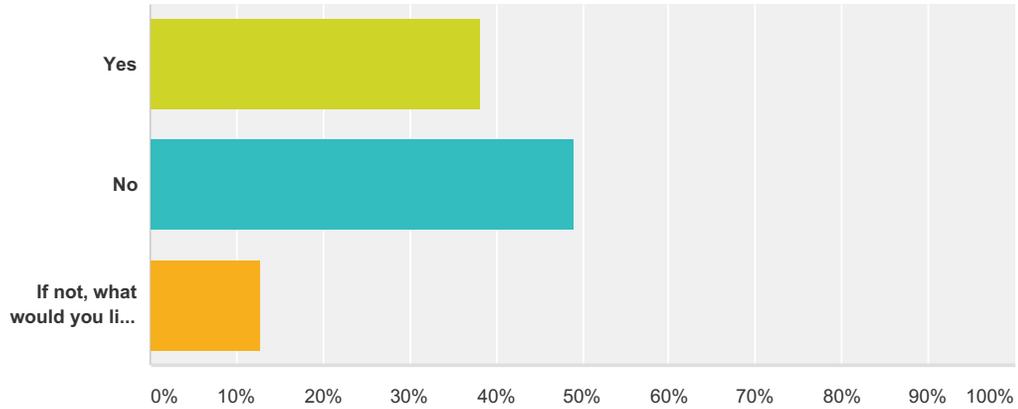
Answer Choices	Responses
Baseball / Softball Fields	21.74% 45

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Soccer / Football Fields	17.39%	36
Indoor Exercise Facilities	35.75%	74
Gymnasium	16.43%	34
Picnic Areas	34.30%	71
Walking / Biking / Jogging Trails	53.62%	111
Playgrounds	38.16%	79
Dog Parks	32.37%	67
Outdoor Basketball Courts	17.39%	36
Golf Course	13.04%	27
Tennis Courts	15.94%	33
Swimming Pools	36.23%	75
Bocce Ball / Shuffleboard Facilities	5.31%	11
Water Playground / Fountain	27.54%	57
Happy with Existing Facilities	6.76%	14
Total Respondents: 207		

Q36 Does Port Wentworth's facilities and recreation programs currently meet your needs?

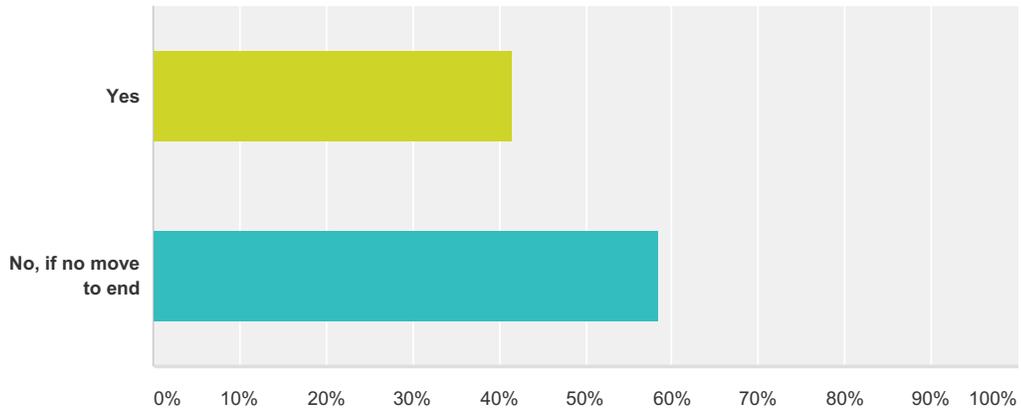
Answered: 204 Skipped: 20



Answer Choices	Responses
Yes	38.24% 78
No	49.02% 100
If not, what would you like to see added?	12.75% 26
Total	204

Q37 Do you expect to move during the next 5 years?

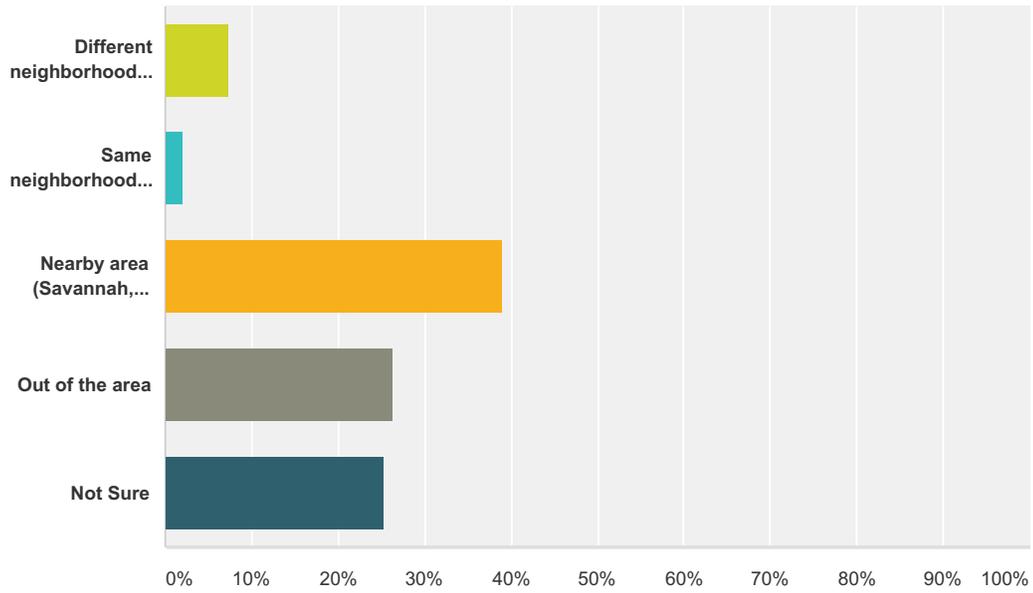
Answered: 214 Skipped: 10



Answer Choices	Responses
Yes	41.59% 89
No, if no move to end	58.41% 125
Total	214

Q38 Where do you plan to move?

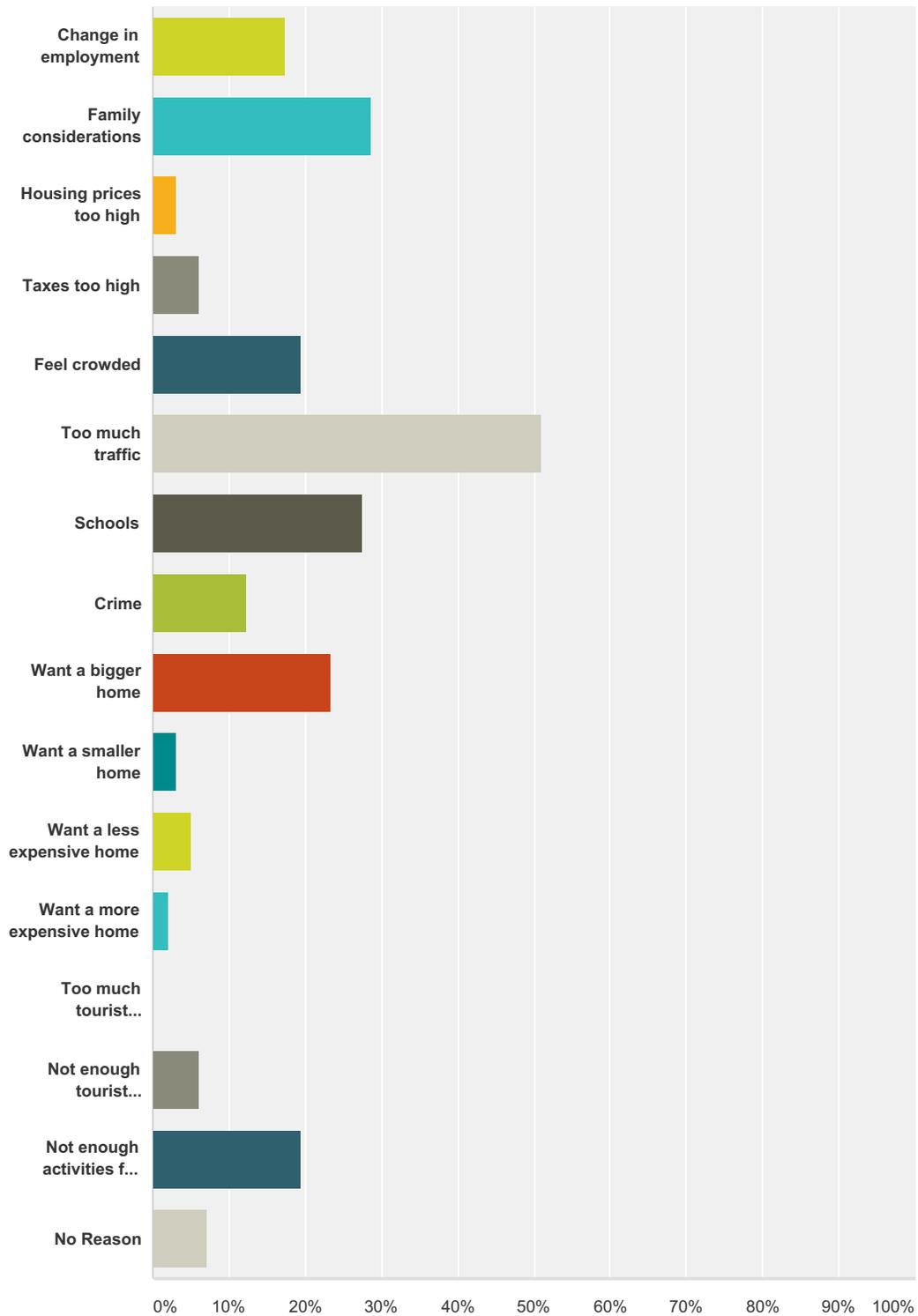
Answered: 95 Skipped: 129



Answer Choices	Responses
Different neighborhood or another area within Port Wentworth	7.37% 7
Same neighborhood, just a different house or apartment	2.11% 2
Nearby area (Savannah, Chatham County, Effingham County, etc.)	38.95% 37
Out of the area	26.32% 25
Not Sure	25.26% 24
Total	95

Q39 What are your primary reasons for moving? (check all that apply)

Answered: 98 Skipped: 126



Answer Choices	Responses
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Change in employment	17.35%	17
Family considerations	28.57%	28
Housing prices too high	3.06%	3
Taxes too high	6.12%	6
Feel crowded	19.39%	19
Too much traffic	51.02%	50
Schools	27.55%	27
Crime	12.24%	12
Want a bigger home	23.47%	23
Want a smaller home	3.06%	3
Want a less expensive home	5.10%	5
Want a more expensive home	2.04%	2
Too much tourist activity	0.00%	0
Not enough tourist activity	6.12%	6
Not enough activities for my age group	19.39%	19
No Reason	7.14%	7
Total Respondents: 98		