

A New Way Forward

Georgia's New Minimum Standards for Local Comprehensive Planning

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“Wayfinding”

An Outline of Today’s Discussion



1. Building the New Rules
2. Fundamental Changes
A Streamlined Process
3. A Brief Interjection on Community Involvement

Break

4. The Comprehensive Plan Update
The Document In-Depth



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The



A Brief History

How We Got Here

- The Planning Act – 1980s Context
- A Different Situation since 2008 Economic Downturn
- Criticisms of the Planning Rules
- 2011 Legislation and Veto
- Planning Advisory Task Force



Planning Advisory Task Force



<i>Organization</i>	<i># of Reps</i>	<i>Request...</i>
VOTING MEMBERS		
DCA	1	Chairman, representing DCA Board
ACCG	3	Appoint three county officials: small, medium, large counties
GMA	3	Appoint three city officials: small, medium, large cities
Georgia Economic Developers Association	2	Appoint two members
Homebuilders Association of Georgia	1	Appoint one member
Georgia Association of Chamber of Commerce Executives	1	Appoint one member
Georgia Association of Regional Commissions	2	Appoint two senior Commission staffers: small RC, large RC
Georgia Planning Association	1	Appoint one member
Georgia Association of Zoning Administrators	1	Appoint one member
DNR	1	Send one staff member
GDOT	1	Send one staff member
GRTA	1	Send one staff member
GEFA	1	Send one staff member
GDEcD	1	Send one staff member
Total voting members	20	
EX-OFFICIO MEMBERS		
ACCG	1	One senior staff member
GMA	1	One senior staff member
Georgia Association of Regional Commissions	1	One senior staff member
Livable Communities Coalition	1	One policy advisor
Urban Land Institute	1	One policy advisor
Georgia Conservancy	1	One policy advisor



Guiding Principles

The Task Force "Speaks"

- Simplicity (Reduced Cost)
- Flexibility (& Choice)
- Custom Fit
- Incentives
- Continuity
- State Use of Local Plans



The New Standards

Overview



- Menu of Plan Elements (Community Chooses)
- Each Element Has Only Brief, Flexible Guidance
- Only Three Elements are Required of All
- Five Elements are Required for Some Communities (depending on local conditions)
- Substitution of Existing Plans/Elements Encouraged
- No Update Required for Some Plan Elements
- Other Elements Updated Every Five Years
- RCs and communities can adapt the rules to fit local needs (e.g. plans may be significantly scaled-down for very small communities)



Questions?



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Reducing Costs

Regional Commissions will prepare plans that meet the minimum requirements at **NO COST** to the community.

- For *required* elements of the comprehensive plan
- At *normal* plan update deadlines

Inclusion of Optional Elements or planning “early” may incur charges.



From

Tons of Required Elements

Prix Fixe Menu



- Required for Every Community
 - Housing
 - Human Services
 - Natural Resources / The Environment
 - Vital Areas
 - Historic & Cultural Resources
 - Infrastructure
 - Land Use
 - Recreation
 - Transportation
 - Economic Development
 - Etc.



To

Options

A La Carte Menu



- A few elements required for everyone
- Several elements required for communities with specific characteristics
- Everything else is optional, based upon communities' own determination of their needs



From

Transmittal Resolutions



- Required official action/vote by the elected body
- Frequently led to confusion (adopting the document, itself, rather than adopting a transmittal resolution)
- Difficult to coordinate appropriate timing if dealing with a compressed timeline (especially with joint plans)



To Cover Letters



- Signed by the Jurisdiction's Chief Elected Official
- Certifies:
 - Public Hearings were Conducted as Required by Law
 - Regional Water Plan was Consulted
 - “Part 5” Environmental Planning Criteria were Reviewed



From

Mandatory 60-Day Review



- Local Governments can take no action until 60 days following initial submittal
- Unnecessary thumb-twiddling
- Mistiming the process frequently leads to QLQ Loss



To Immediate Action



- Local governments can adopt their updates as soon as they're approved



From

Two Types of Updates



FULL PLAN UPDATES

- Completed Every Ten Years
- “Reinventing the Wheel”
- Large Investment of Time and Money

WORK PROGRAM UPDATES

- Completed at the Plan’s Mid-point
- Very Limited Scope— Ignoring Other Potentially Important Changes
- Relatively Cheap and Easy



To One Type of Update



A PLAN UPDATE IS A PLAN UPDATE IS A PLAN UPDATE

- Completed Every Five Years
- Smaller than a “Full” Plan Update, Larger than a 5-Year Short-Term Work Program Update
- Allows Permanence in Some Plan Elements, Allows Responsiveness to Rapid Change in Others



From

3 Submittals in 2 Steps



- **Community Assessment** → *What do you have?*
- **Community Participation Program** → *What do you want?*
- **Community Agenda** → *How're you gonna get it?*



To 1 Submittal in 1 Step



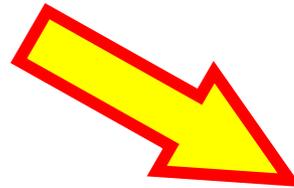
**Comprehensive
Plan Update**



What do you have?



What do you want?



*How're you
gonna get it?*



From

Community Assessments



- Focused on gathering Tons of Required Data Assembly and Analysis
- Required Analysis of Consistency with the QCOs
- Supposed to be Assembled in a “Vacuum”
- A Bulky Document Rarely Consulted by Community Leaders
- Approval Required Before Moving Forward



To
“DCA Provides...”



- Statistical and demographic data provided by DCA for FREE, upon request
- QCOs provide useful “conversation starters”
- Use to educate the public and fact-check their input
- **No requirement** to include in the final document—*if you do, PLEASE keep it separate from the “meat” of the plan*



From

Public Participation Programs



- Submitted Before Community was Actively Engaged
- Included:
 - Identification of Stakeholders
 - Identification of Involvement Techniques
 - Schedule for Completing the Community Agenda
- Approval Required Before Moving Forward



To

“Document What You Did”



- Still have to:
 - Identify Stakeholders
 - Identify Participation Techniques
 - DO it
 - Hold Legally-Required Hearings
- **But, there’s no longer a front-end approval**
- In your plan (appendix?), **Document what you did.**
- **MUST** have a Steering Committee that **MUST** include Elected Officials



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What?

“In many cases, involving the public is a contentious and even messy process...but plans developed without citizen involvement....lack the buy-in necessary for success and make it more difficult to build support.”

- ICMA and APA



Why?

- Plan should reflect COMMUNITY's vision
- By the people
- Public ownership
- Broad input from varied sectors
- Public support for the plan's implementation
- Public knowledge of plan's use by officials



How?



Identify the Stakeholders

Identify the Participation Techniques

Implement the Participation Program



Who?

- Everyday citizens
- Individuals
- Groups
- Any- and every-body affected by plan recommendations and policies



Who? (cont.)



- Geographically
- By interests
 - Locally elected or appointed
 - Board of Education or PTA
 - HOAs
 - Major landowners or employers
 - Religious groups
 - Environmental or civic organizations
 - Etc., etc., etc.



Expectations

- The public
 - To be engaged
 - To find it interesting
 - To see a purpose to it
 - To have follow-up information
 - To have a timeframe for expected results
- The planners
 - Be given facts as a solid foundation
 - Get useable information
 - Receive manageable amounts of information
 - Be able to separate facts from feelings



How?

Lots of different ways to involve folks-
to get AND give information:

- Public displays
- Speakers bureau
- Public info meetings
- Traditional means
- Website
- Social media
- Interviews
- Interactive events
- Surveys
- MANY OTHERS

Mix and match to suit your community.



Points to ponder

- How much time do you have? Need?
- How much can you spend?
- How to market your process?
- How many meetings to hold? Where?
- How to present the plan when completed?
- Which techniques worked best in the past?
- What ways will work best in the community?



NOTICE OF PUBLIC MEETINGS

have initiated joint development of a comprehensive plan, an effort to develop a 20-year Vision for the community. Public input is needed to identify what improvements and/or changes are needed over the next 10-20 years to make the community an even better place to live. To help accomplish this the first two public meetings have been scheduled to be held in at 6:00 p.m., Thursday, October 27, in the County Commissioners meeting room of the courthouse annex, and in at 7:00 p.m. Monday, October 1, in the meeting room. The three local governments have also initiated preparation of a joint solid waste management plan. At the close of the above mentioned meeting the public will also be informed of the purpose of the state-mandated solid waste plan, the process to be followed in updating the document and to solicit community input into solid waste needs and goals. The public is encouraged to attend and contribute.

Now, who wouldn't want to go to this meeting? Sounds exciting and well worth spending my valuable time attending! NOT!!!

Just because you invite them doesn't mean they will come.



It is an opportunity to communicate what you're doing and how you plan to do it

- Web site notifications
- E-newsletters
- Community bulletin boards
- Local government newsletter(s)
- PTA or Civic club newsletters
- Utility bill inserts
- Displays at the library and other spaces



But, more importantly, to get answers to those questions you have

- Popular use of 3 meeting format
 - Some used 3 rounds of meetings, geographically scattered
- Some held “summits”
- Others used focus group format
- Another consideration is follow-up staff meetings shortly after any of the public meetings- what worked, what didn’t, how to make it better





Public information

Public outreach

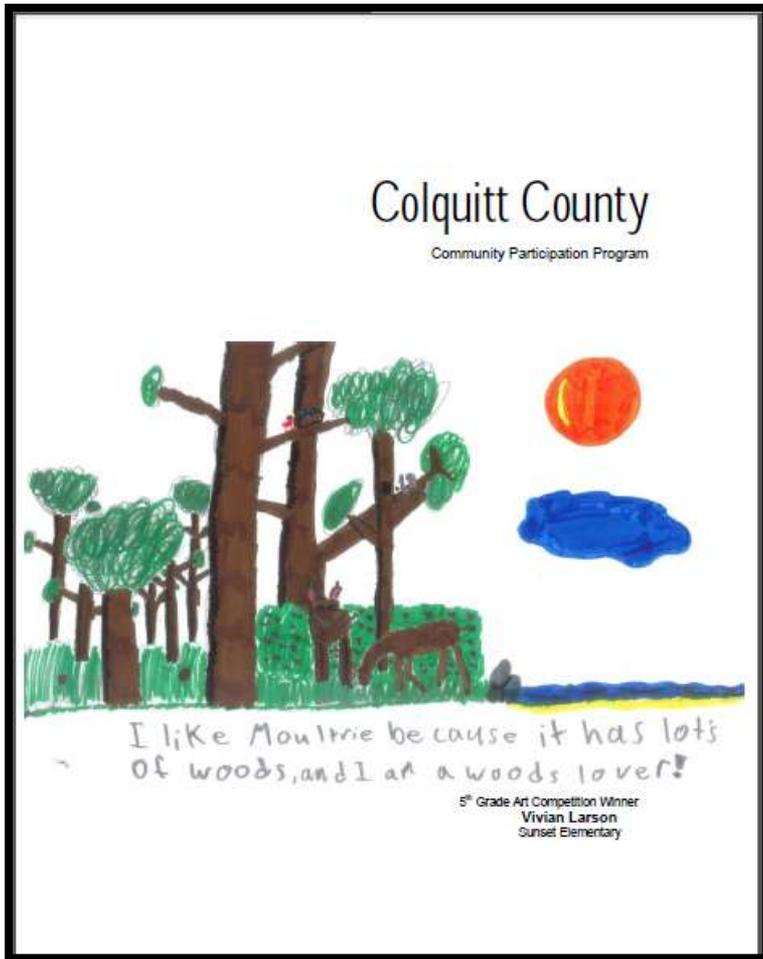


Draw Attention to the Effort

Develop a plan
process logo
and a theme for
the process to
use on all materials
and in speeches



Reach out to everybody!



Student programs and projects

- Elementary through high school
- Very public competition
- Prizes awarded
- Publication of winning art or photography or essays





VISION COMPETITION

ON THE FUTURE OF CHATHAM COUNTY AND SAVANNAH

CATEGORIES

Essay Competition

1. Essays should describe the writer's vision of the future of Savannah and Chatham County at the Tricentennial in 2033;
2. They should relate the past and the future by describing the founding of Savannah in 1733;
3. They should mention the community's many assets, such as its diversity, historic and cultural resources, and environment;
4. They should not exceed 500 words (two double spaced pages in 12 point type).

Artistic Competition

1. Artistic renderings should represent the future of Savannah and Chatham County at the Tricentennial in 2033;
2. They should creatively relate the past and the future of the City and County;
3. They should capture the essence of the community's many assets, such as its diversity, historic and cultural resources, and environment;
4. They should be in the form of paintings, drawing, or computer images on paper or canvas.

AWARDS

Anyone who is a resident of the City of Savannah or unincorporated Chatham County is encouraged to submit entries in one or both of the categories. Cash awards of \$250, \$150, and \$50 will be provided for first, second, and third place in each category. A framed award certificate will be given to all placing contestants.

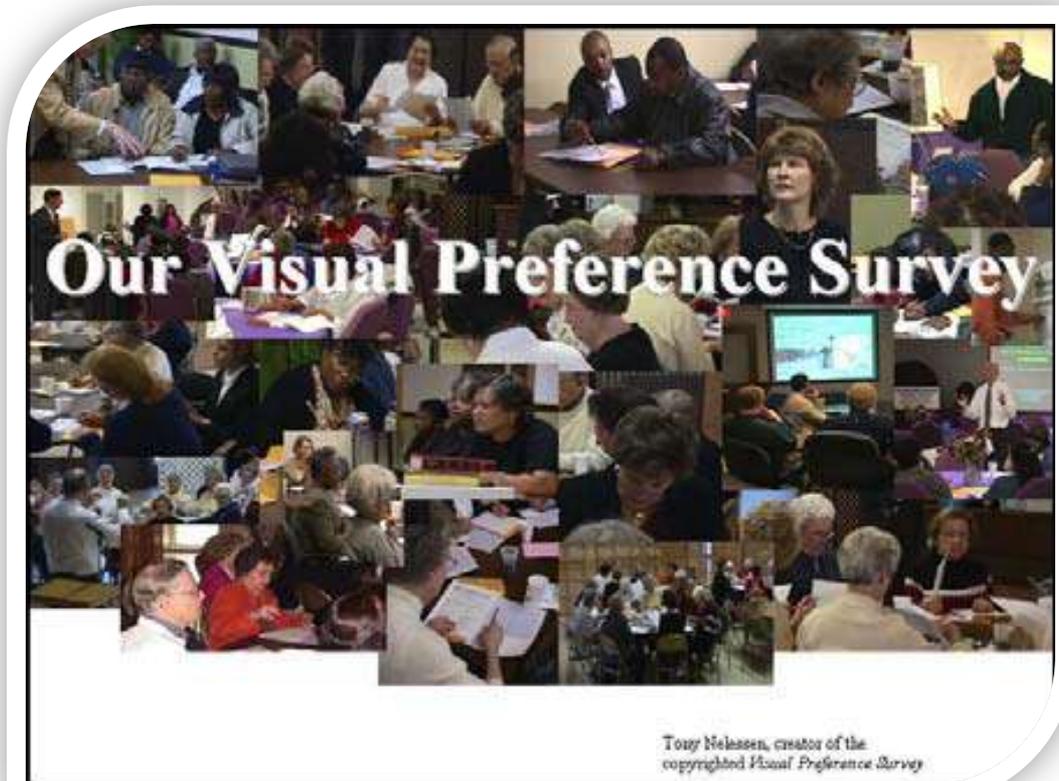
DEADLINE

Entries must be received no later than September 2, 2005. They should be addressed to: MPC Vision Competition, 110 East State Street, Savannah, Georgia 31401



Find out what the community wants

Visual Preference Survey© was done by Macon-Bibb



Surveys are good tools



JOINT COMPREHENSIVE PLAN UPDATE
Walker County and Cities of LaFayette,
Chickamauga, Rossville, & Lookout Mountain
2012-2032
2011 Community Vision Survey

The Community Assessment that was previously published identified a variety of potential issues facing the cities and county that should be addressed in the next phase of the planning process. Your response to this survey will help develop the Community Agenda, which identifies the future vision for the county and the cities, identifies key issues and opportunities, then proposes an implementation program for the future.

The following statements help us with planning issues facing Walker County and the Cities of LaFayette, Chickamauga, Rossville, & Lookout Mountain. Your input is very important. Please mark the answer that best describes your thoughts on each subject.

Deliver or mail to: Walker County Planning and Development Office, 101 Napier, Suite A; LaFayette, GA 30728 or fill out the survey and email it to planning@walkerga.us.

1. In what community do you live?
— LaFayette
— Chickamauga
— Lookout Mountain
— Rossville
— Fort Oglethorpe
— Unincorporated Walker County

2. How does your community rate overall?
(Check one)
— Excellent place to live
— Good
— OK
— Not a good place to live
— Other _____

4. What do you like about your community?
(Check all that apply)
— Friendly and helpful nearby neighbors
— Convenient local shopping
— Hunting, fishing, and outdoor activities
— Good EMS, fire and police protection
— Easy-to-reach medical facilities
— Well-located schools and libraries
— Accessible public buildings and parks
— Variety of housing choices
— Many neighborhood churches
— Homes far apart allow greater privacy
— Scenic views and natural wildlife assets
— Other _____

5. What don't you like about your community?
(Check all that apply)
— Not enough good jobs
— Too many people moving here
— Too much traffic
— Loss of scenic views and natural areas
— Rising cost of living
— Not enough local stores and restaurants
— Issued homes too far apart
— Inadequate public services
— Not enough theaters and entertainment
— Local businesses not doing enough
— Too many tourists
— No good transportation
— Other _____

To participate in the Walker County 20-Year, Joint Comprehensive Plan Update, please [download and print the survey](#) and return it to the Walker County Planning & Development Office at 101 Napier Street, Suite A, LaFayette, Ga 30728 or email it to planning@walkerga.us.



Don't forget current tools



facebook

Email or Phone

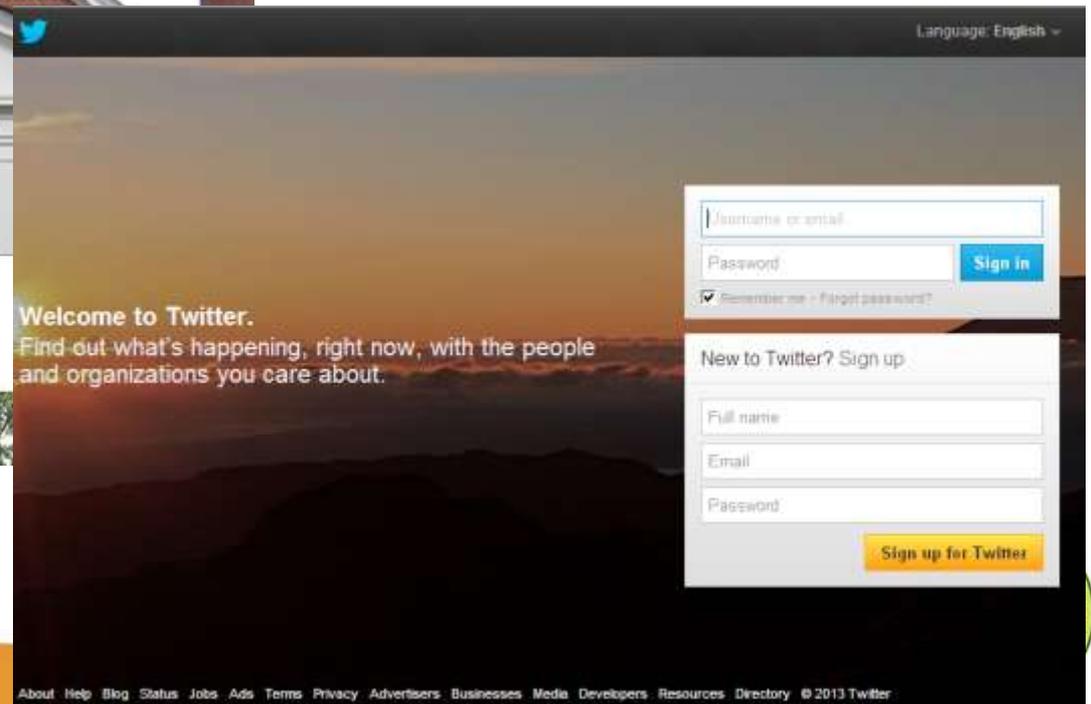
 Keep me logged in

Madison, GA
is on Facebook.
To connect with Madison
[Sign Up](#) [Log In](#)



 **Madison, GA**
467 likes · 50 talking about this · 3,038 were here

City
132 North Main Street, Madison, Georgia 30650
(706) 342-1751



Language: English

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GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
TECHNICAL ASSISTANCE SERIES

PLANNING FOR COMMUNITY INVOLVEMENT

A GUIDEBOOK FOR CITIZENS
AND LOCAL PLANNERS

MAY 21, 2013

STATE OF GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS
60 Executive Park South, NE
Atlanta, Georgia 30329-2231
(404) 679-4940
www.dca.state.ga.us



For more information

<http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/downloads/guid ebooks/PlanningCommunityI nvolvement%2005032013.pdf>



The SPRs

Supplemental Planning Recommendations

- Suggested Stakeholders
- Recommended Community Participation Techniques
- Also-
 - Optional Plan Elements
 - Suggested Community Goals and Policies
 - Other suggestions to include as relevant

<http://www.dca.ga.gov/development/PlanningQualityGrowth/DOCUMENTS/Laws.Rules.Guidelines.Etc/SPRs/SPR.PartTechniques.pdf>



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- Required for All
- Required for Some
- Optional



The New Standards

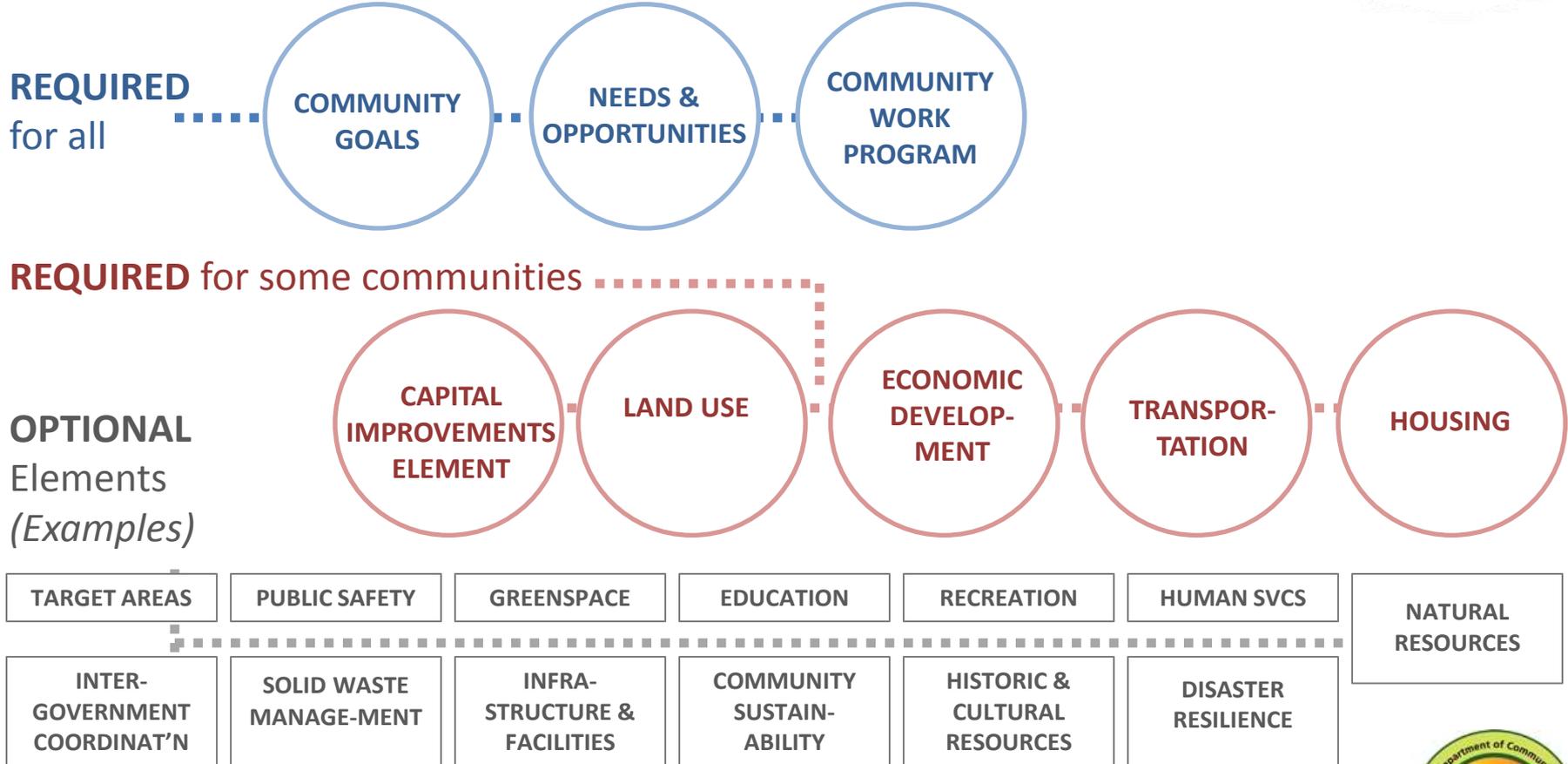
Overview / Flashback



- Menu of Plan Elements (Community Chooses)
- Each Element Has Only Brief, Flexible Guidance
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Menu of Plan Elements



2015-2016

Overview of the New Rules

REQUIRED
for all

**COMMUNITY
GOALS**

**NEEDS &
OPPORTUN-
ITIES**

**COMMUNITY
WORK
PROGRAM**



Overview of the New Rules

RE
for

COMMUNITY
GOALS

DS &
RTUN-
IES

COMMUNITY
WORK
PROGRAM

- **REQUIRED FOR ALL communities**
- **1 or a Combination of any of the following:**
 - General Vision Statement
 - List of Community Goals
 - Community Policies
 - Character Areas & Defining Narrative
- **Create this element ONCE potentially drawing from previous plans.**
- **Update it at the discretion of the local government.**



Vision Statement



FROM THE RULES

- “**General Vision Statement.** Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.”



Vision Statement



“We want our community to be a happy, friendly place where people want to live, play, and do business.”

This is useless to the community.



Vision Statement



“A walkable, historic community of neighborhoods located between the mountains and Atlanta, where a mix of housing types, a diversity of employment opportunities, shopping, entertainment and greenspaces create a modern day village.”

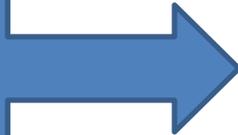
This is MUCH more useful to the community.

It clearly *paints a picture* and allow you to envision their intended development patterns.



Vision Statement

Or, you can provide a much more detailed narrative like this.



VISION STATEMENT - A statement of Goals, Objectives, Principles, Policies & Standards

The Vision Statement is a collaborative effort of the _____ Commissioners; Planning Commission; Parks, Recreation, and Streets Board; Community and Economic Development Committee; local Chamber of Commerce; and community input through a focus group, electronic survey of local residents, and public hearings. The previous Master Plan, dated February 22, 2005, served as the foundation for this plan. The Vision Statement is the cornerstone of the Master Plan and contains a summary of the goals of the community and specific objectives to support those goals.

The _____ prides itself on being a caring community with small town values and character that endeavors to ensure that present and future residents are able to enjoy this lifestyle. Residents have stated that _____ is a wonderful place to live and raise a family and have expressed a strong desire that _____'s small-town character be protected and enhanced.

The goal of this Master Plan is to establish a guide to ensure that the characteristics that make _____ unique are preserved and strengthened in future years.

A number of objectives are key to realizing this vision:

(1) **Small Town Character** - Citizen input attests to their strong desire to maintain the small town or village characteristics that are the essence of _____. A small town or village can be described as a clustered community with homes in close proximity to a town center with commercial businesses, public facilities, and pedestrian traffic. In concert with the objectives of ensuring some growth and protecting _____'s small town image, this Master Plan outlines steps toward incremental and limited growth and a town population of approximately 6,500 in the foreseeable future (see the Municipal Growth Element Section).

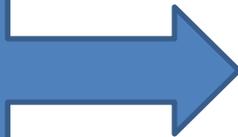
(2) **Town Center** - Much of what gives _____ its small town character is the Town's Old Town Center and associated historic structures. To enhance and maintain the Town, a Streetscape Concept Plan has been developed, approved, and begun (see Appendix D). When completed, this plan will strengthen and improve the appearance and safety of _____'s core downtown and business district and may encourage renovation. The aim of any future development in the Commercial District should be to enhance these desirable features and incorporate them into the design of new construction in an aesthetically consistent manner. Additionally, the restoration of old structures is encouraged (See Appendix C) and guidelines are included in this plan to promote construction and upgrades of buildings in the Central Business and Commercial Districts that are in harmony with existing older architecture.

(3) **Schools** - Maintaining schools in _____ and ensuring these schools have opportunities and resources at least equal to other schools in the County is a high priority for Town residents. The Town of _____ needs to continue to inform the Board of Education and local legislators of _____'s unique location within the Agricultural Reserve and the impact of our unique



Vision Statement

Or, you can provide
a much more
detailed narrative
like this.



location on school population. Given the stabilization of the High School enrollment through the creation of the High School magnet curriculum programs, consideration should be given to creating magnet programs at Middle School if student enrollment declines.

(4) **Business Community/Economic Development** - The linchpin to a Town's identity and existence is a strong and vibrant business community. Local businesses contribute to the economic and social fabric of the community by providing basic goods and services, local job opportunities and non-profit organization support. In order to maintain's small town character, it is imperative to encourage, sustain and promote the economic viability of's businesses. The Town's Community and Economic Development Committee (CEDC) needs to continue and expand its efforts to encourage support of existing businesses and seek creative efforts to encourage viable businesses to locate in

(5) **Streetscape/Parks & Recreation** - The Town of should continue to be improved consistent with the current *Plan for Park and Recreation Facilities* and current Streetscape Plan. Under these plans, the continued implementation of the Park and Recreation Plan will create a more pedestrian friendly community by connecting neighborhoods to community recreational facilities and the Town Central Business District. The continued implementation of the Streetscape Plan along Fisher Avenue will enhance the appearance and appeal of the downtown area while contributing to the integration of the business, residential, park, and recreation resources in Town. In addition to providing facilities for active recreation, it is also important to preserve green space within the Town by encouraging land uses and densities compatible with the adjacent agricultural preserve and by conserving sensitive natural resource areas.

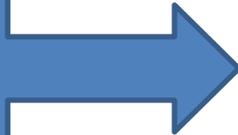
(6) **Water/Sewer Quality** - Ensuring safe, adequate water and wastewater capacity is essential for the health and safety of Town residents and the preservation of as a desirable place to live. The <State Agency> is responsible for monitoring and managing the State's aquifers, and the Town work together to ensure that the aquifer continues to be a source of high quality water and that groundwater withdrawal rates are less than recharge. This partnership has been successful and is fortunate to have an adequate supply of high quality water that requires very little treatment. is taking pro-active measures to reduce naturally occurring radon and alpha emitters in the groundwater to an extent that surpasses State and Federal guidelines and standards.

This Plan is designed to ensure that development within and adjacent to the Town's boundaries is compatible with its rural setting in an agricultural preserve and that the resources, health and safety of the Town are not adversely impacted. Consistent with this goal, the Town has enacted stringent requirements for petroleum products storage and a Wellhead Protection Ordinance that recognizes areas of influence external to the Town's limits. Protection of the wellhead area to minimize the risk of ground water contamination is a continuing concern to the Town and State. The Town must remain vigilant to ensure that existing Town Codes and Regulations limiting potentially detrimental activity in the wellhead areas are enforced. Continued monitoring of the wellhead protection area within the Town and in adjacent areas is of critical concern.



Vision Statement

Or, you can provide
a much more
detailed narrative
like this.



The Town and State are also concerned with wastewater discharge. During the past six years, the Town has made major improvements to its wastewater treatment plant and reduced the level of contaminants entering _____ Creek; however, efforts need to continue to reduce the amount of inflow and infiltration (I&I) of groundwater into the wastewater system. The reduction of I&I increases treatment efficiency and reduces the cost of processing input that is not wastewater.

(7) *Historical Heritage/Tourism* - _____ has a long history and roots that run deep, including local families whose ancestors lived in and settled the Town and its surrounding areas. The Town was a key crossroads during the Civil War and large encampments of soldiers bivouacked in and around _____. While _____ can never become a major Civil War destination like _____, its location in beautiful rural surroundings, its location on the way to other nearby points of interest such as _____ and _____ and its historical legacy does offer an opportunity for visitors. This Plan provides support for initiatives to promote _____ as a place to visit or live.

In support of these efforts to build on the Town's historic assets, _____ has adopted and should maintain _____ designation as a heritage area. Volunteer groups in _____ have developed initiatives to help support the Town's heritage area status and there should be plenty of assistance in the form of time and energy from Town volunteers to take advantage of available grants and programs.



Public Policy Structure

A Primer



- **Goals** articulate a set of broad, overarching ideals for which the community is working.
 - Policies provide ongoing guidance and direction to local officials for making decisions that support achieving the community's vision/goals.
 - *Objectives are* specific activities the community plans to undertake (e.g. activities, initiatives, programs, ordinances, administrative systems) in order to implement policies and achieve goals



Public Policy Structure

Applied to a Comp Plan



- **Goal 1: Our community will employ innovative tools and processes to attract new businesses that complement our Vision and retain existing ones.**
 - Policy 1:A → Collaborate with the development authority to provide financial incentives to local businesses.
 - *Objective 1:A(1)* Increase funding to existing façade restoration program by at least 5%.
 - Policy 1:B → Ensure that review processes do not unnecessarily hamper (re)development.
 - *Objective 1:B(1)* Develop a simple process flowchart that the lay public can understand and provide it to each applicant at the beginning of every review process
 - *Objective 1:B(2)* Revise our zoning ordinance to provide an “expedited review” path for projects that meet a set of specified “Excellence” criteria.



List of Community Goals



FROM THE RULES

- **List of Community Goals.** Include a listing of the goals the community seeks to achieve.



List of Community Goals

Examples



- **Economic Prosperity:** We encourage development or expansion of businesses and industries that are suitable for the community.
- **Resource Management:** We ensure the efficient use of natural resources and we identify and protect environmentally sensitive areas.
- **Efficient Land Use:** We maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.
- **Local Preparedness:** We identify and put in place the prerequisites for the type of future the community seeks to achieve.
- **Sense of Place:** We protect and enhance our community's unique qualities.
- **Regional Cooperation:** We cooperate with neighboring jurisdictions to address shared needs.
- **Housing Options:** We provide an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community.
- **Transportation Options:** We address the transportation needs, challenges and opportunities of all community residents.
- **Educational Opportunities:** We make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, and pursue their life ambitions.
- **Community Health:** We ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.



List of Community Goals

Using the QCOs as a Resource



Economic Prosperity: Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Local Preparedness: Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



Community Policies

FROM THE RULES

- **Community Policies.** ...provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. These are general, guiding principles that you want to help define your community.



Community Policies



IMPORTANT BITS TO REMEMBER

- Should address a wide variety of topics of concern/interest.
- NOT specific projects/activities



Community Policies

Good Example



Land Use

- Review and update our comprehensive plan on a regular basis to ensure planned growth, and enact appropriate growth management ordinances.
- Decisions on new development will contribute to, not take away from, our community's character and sense of place.
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Seek development whose design, landscaping, lighting, signage, and scale add value to our community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Gateways and corridors will create a "sense of place" for our community.
- Encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Commit to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of greenspace are important.
- Commit to providing pleasant, accessible public gathering places and parks throughout the community.
- Commit to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.



Character Areas

Defined

FROM THE RULES

- ‘**Character Area**’ means a specific geographic area or district within the community that:
 - has **unique or special characteristics to be preserved or enhanced** (such as a downtown, a historic district, and arts district, a neighborhood, or a transportation corridor);
 - has **potential to evolve into a unique area** with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
 - requires special attention** due to unique development issues (rapid change of development patterns, economic decline, etc.).

Each character area is a planning sub-area within the community where more **detailed, small-area planning** and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the Community Goals.



The Character Area Map



FROM THE RULES

- **Character Areas Map and Defining Narrative.** Identify and map the **boundaries of existing or potential character areas** (see definition in Chapter 110-12-1-.05) **covering the entire community**, including existing community sub-areas, districts, or neighborhoods. ...Community improvement districts, tax allocation districts, Livable Centers Initiative planning areas, designated redevelopment areas and the like are good candidates for delineation as character areas.



The Character Area Map

IMPORTANT BITS TO REMEMBER

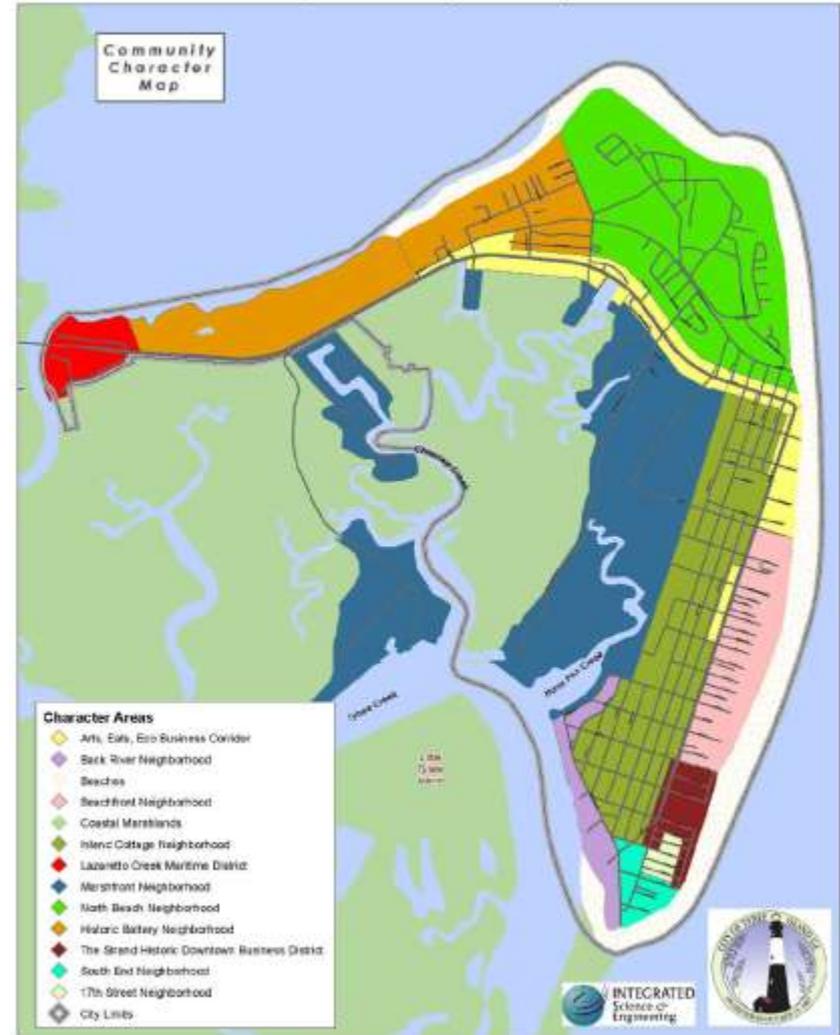
- **It's a map—apply basic, cartographic, common sense**
 - No blank spots,
 - Map & Legend should match,
 - Map and Text (Defining Narrative) should match.
 - At a high enough resolution to be easily read, not blurry

*A properly oriented North-arrow is always handy
- **A high-quality map can do more than simply illustrate boundaries . . .**



Character Area Maps *Good Examples*

Figure 1: Community Character Map

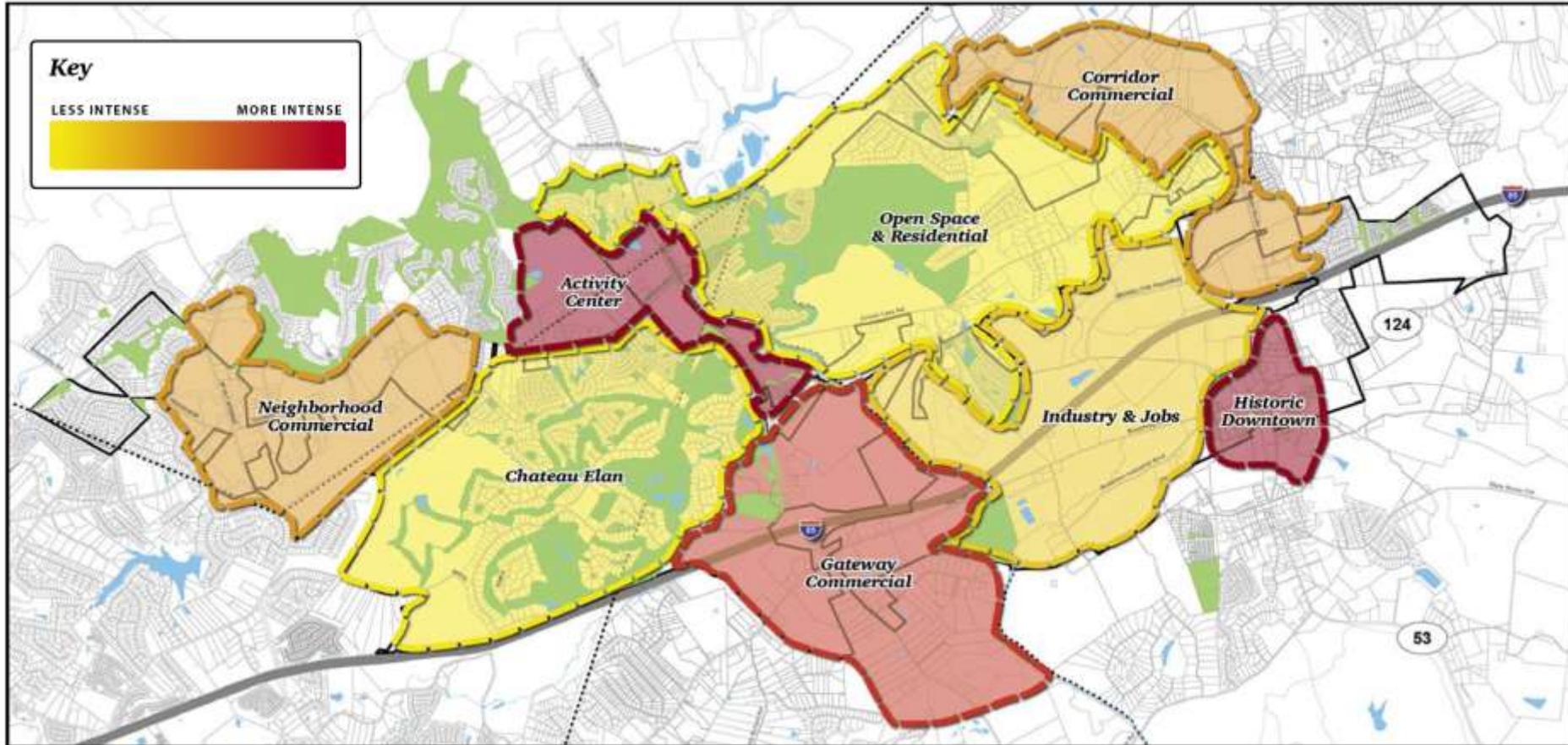


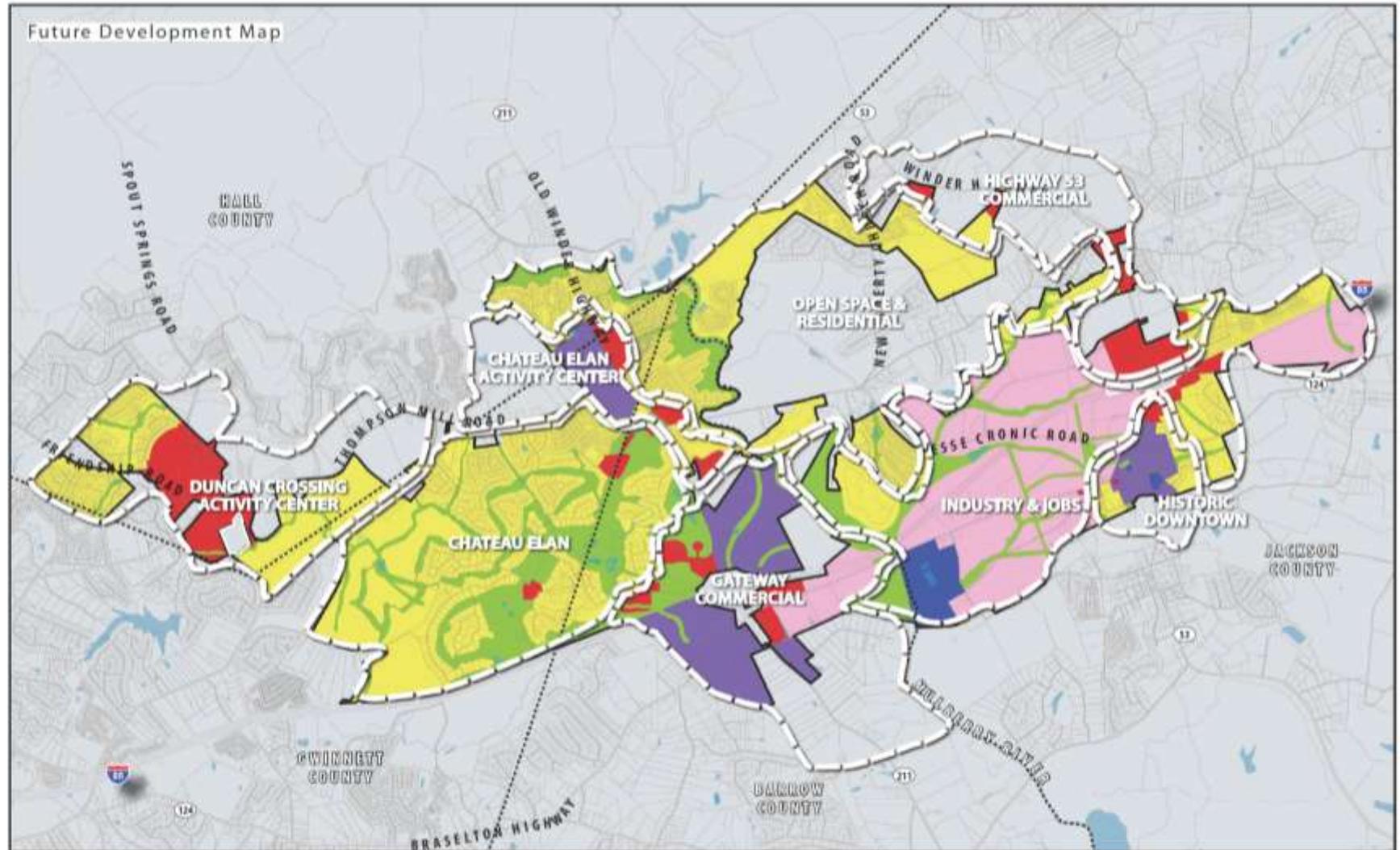
Character Area Maps

Good Examples



Early Draft





- Character Area Boundaries
- Town Limits
- County Lines
- Residential
- Commercial
- Public/Institutional
- Industrial
- Park/Recreation/Conservation
- Mixed Use
- Transportation/Communication/Utilities
- Water Bodies



Character Area Defining Narrative



IMPORTANT BITS TO REMEMBER

- Detailed discussion of EACH character area presented on the map
- Required to Include
 - Basic description with text and **Illustrations/photos/etc.**
 - Allowable land uses
 - Implementation measures



Defining Narrative Good Example

Suburban Area Developing

This area has seen much residential development pressure over recent years and will likely continue during the plan horizon. The appeal of this area to developers and buyers may be the country-like atmosphere, while still being in close proximity to the amenities associated with city life. This area was not previously serviced by City of Moultrie utilities until development began. The potential for annexation into the City of Moultrie in the near future exists if current annexation practices continue. Much residential development has been approved for the area but only a small amount has begun construction. The finished homes located here are large detached single-family houses on large lots, situated on a curvi-linear street pattern with no connectivity to neighboring subdivisions. Pedestrian access is low, as there are no sidewalk provisions as of yet.

Vision: An area of low density single-family development with links to the city by way of decentralized services that still maintains a suburban feel and fosters a neighborhood atmosphere.

Development Patterns

- *Urban growth or service boundaries that discourage/prohibits development outside border.*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Clustering development to preserve open space within the development.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*

- *Site built single-family housing that incorporates traditional colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.*



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units and apartments) densities and prices in the same neighborhood.*
- *Distribution of affordably-price homes throughout locality/region.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*

Specific Land Uses

- *Single-family residential*
- *Light Commercial*
- *Community Facilities (i.e. Community Centers, schools, libraries etc.)*
- *Recreational Facilities*

Defining Narrative *Good Example*

□

Implementation Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Maximum Block Length, Width and/or Perimeter

Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances that are walkable by pedestrians.

Landscaping Guidelines/Ordinance

Such an ordinance should include but is not limited to requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Overview of New Rules

REQUIRED
for all

COMM
GC

NEEDS &
OPPORTUNITIES

MUNITY
/ORK
)GRAM

- **REQUIRED FOR ALL** communities
- Update **EVERY 5 YEARS** with in-depth community involvement
- Use previous “Issues/Needs & Opportunities”, current statistical and demographic data, and the QCOs as starting points.
- **Like a SWOT Analysis.**



Needs and Opportunities



FROM THE RULES

- **Needs and Opportunities.** (Required for all local governments, updates required every five years.) ... locally agreed upon list of Needs and Opportunities the community intends to address. ...The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.



SWOT

Strengths



Consider this from the community's point of view. Base this on the input from the citizens and organizations that make up your community. Don't be modest. Be realistic.

- *What are your advantages?*
- *What do you do well?*
- *What relevant resources are available to you?*
- *What do other people see as your strengths?*



SWOT

Weaknesses



Consider these questions from internal and external viewpoints: Do other people/organizations seem to perceive weaknesses that you do not see? Are other communities doing better than you? It is best to be realistic now, and face any unpleasant truths as soon as possible.

- *What could your community improve?*
- *What do you do poorly?*
- *What should you avoid?*



SWOT

Opportunities

Look at your strengths and ask yourself whether these open up any opportunities. Alternatively, look at your weaknesses and ask yourself whether you could open up opportunities by eliminating them.

- *Where are the positive opportunities for your community?*
- *What are the promising trends?*

Useful opportunities can come from such things as:

- *Changes in technology and markets on both broad and narrow scales*
- *Changes in government policy*
- *Changes in social patterns, population profiles, lifestyles, etc.*
- *Local conditions*



SWOT

Threats

Carrying out this analysis will often be illuminating - both in terms of pointing out what needs to be done, and in putting problems into perspective.

- *What obstacles do you face?*
- *Are the threats facing your community undergoing change (more or less threatening)?*
- *Is changing technology threatening your position?*
- *Could any of your weaknesses seriously threaten your community?*



Needs and Opportunities



IMPORTANT BITS TO REMEMBER

- Should be comprehensive
- A simple list is *totally* acceptable—but you *can* be creative
- It should make sense for the community
- NOT a “to-do” list (that comes later)



Needs and Opportunities

Good Example



Good Example (City of Covington)

Community Facilities and Services Issues

1. **Meeting the Service Demands of Explosive Population Growth.** Recently, the City has experienced rapid population growth, and this growth is expected to continue throughout the planning horizon. With that growth has come increasing demands for public services. Careful planning is required to ensure that adequate services are available over the next 20 years.
2. **Diminishing Supply of Regional Water.** Septic and land application systems are consumptive uses of water. As a result, there may be future political pressure to develop sewer systems with surface water discharges, as opposed to continued use of septic systems or land application systems.
3. **Solid Waste Planning.** Both the City and County currently are operating under a 1993 Solid Waste Master Plan. Under state law, the Solid Waste Master Plan will need to be updated by 2008.

Community Facilities and Services Opportunities

1. **Expanding the City's Trail System.** The County Recreational Authority has plans to expand the City's trail system, providing both recreational and practical pedestrian and bicycle connections between local housing and City destinations.



Needs and Opportunities

Other Ideas...



- Identify observed trends or events then explain the specific needs and opportunities that may result. For example:

TREND→ Eleven percent increase in retired population since the last census.

NEEDS:

~Increased access to medical services

~Greater variety in senior-oriented recreational activities

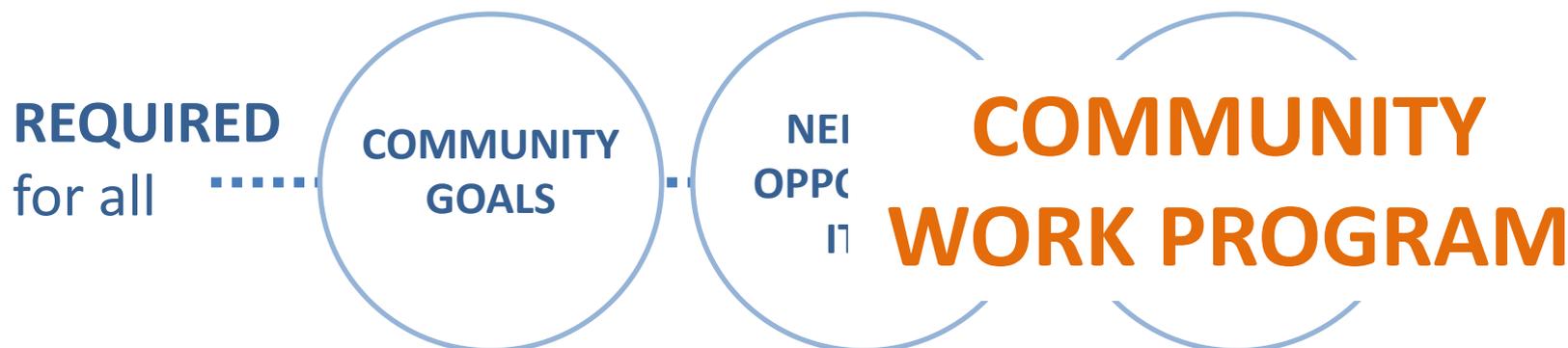
OPPORTUNITIES:

~Expanded volunteer base for local nonprofits

~More potential daytime “neighborhood watch” members



Overview of New Rules



- **REQUIRED FOR ALL** communities
- Update **EVERY 5 YEARS** with in-depth community involvement.
- A Report of Accomplishments and a new Five-Year Work Program.
 - Report of Accomplishments = Status Report
 - Work Program = “To Do” List
- Use previous Work Program as a starting point.

Community Work Program

Report of Accomplishments



IMPORTANT BITS TO REMEMBER

- Report on the status of all the projects that were included on the last work program approved by DCA
- This is REALLY simple. Don't over-think it.
- It looks just like an STWP. Addition of columns for "Completed", "In-Progress", "Postponed", "Not Accomplished/Cancelled"
- Any item noted "Postponed/Cancelled" Requires an explanation"
- Anything "In-Progress" or "Postponed" must be carried over into the new Work Program. Items postponed beyond five years can be added in a new section for "Long-Term Projects" if you prefer.



Community Work Program



FROM THE RULES

Community Work Program. (Required for all local governments, updates required every five years.) ...the **specific activities** the community plans to undertake during the next five years ...This includes any **activities, initiatives, programs, ordinances, administrative systems** ...(Note that **general policy statements should not be included in the Community Work Program**, but instead should be included in the Policies section of the Community Goals.) ...



Community Work Program



FROM THE RULES, cont'd.

The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.



Community Work Program



IMPORTANT BITS TO REMEMBER

- This is simple. There's a basic template—just fill in ALL the blanks.
- This is the place for specific projects/activities. Avoid “projects” that begin with words like “encourage”, “promote” and “consider.”
- Focus on projects that will meaningfully move you toward your vision-- NOT general government stuff (like buying guns for the police, getting new computers for the tax office, or building maintenance issues).
- No clear responsible party, cost estimate, funding source, and/or start and end dates → Probably a policy statement or a non-specific project



Community Work Program



Community Agenda

June 2010

Our Community 2030 - Union City Comprehensive Plan

Final Draft

Type of Action/ Strategy	Action/ Implementation Strategy	Responsible Party	Time Frame					Cost	Funding Source	Strategy Ref. Number
			11	12	13	14	15			
Inventory/ Assessment	Develop an inventory of vacant and/or unoccupied Brownfield and Greyfield areas to identify sites that are suitable for development and redevelopment	Comm. Dev.	✓	✓	✓			Staff Time	GF	DP-4.6.1
Inventory/ Assessment; Master Plan/Small Area Plan	Develop small area plans for prioritized Brownfield and Greyfield areas and develop incentives to encourage redevelopment	Comm. Dev.	✓	✓				\$50,000	GF, Federal Grants	DP-4.6.2; DP-4.6.3; DP-4.6.4; DP-3.1.3
Inventory/ Assessment	Conduct housing study to identify housing stock existing conditions and future needs in the city (including affordable housing)	Comm. Dev.	✓	✓				\$30,000	GF	SED-1.1.2; SED-1.2.1
Inventory/ Assessment	Develop a market study to determine demand for shopping, dining and entertainment options	Chamber, Comm. Dev.	✓					\$30,000	GF, LCI, TAD	SED-2.1.2
Inventory/ Assessment, Functional Plan	Develop assessment of existing sidewalk/pedestrian network and identify improvement needs	Comm. Dev., Public Serv.	✓					\$70,000	GF, LCI	DP-8.2.1; DP-2.1.2; DP-2.1.3
Master Plan/ Small Area Plan	Develop corridor master plans for U-COR-Mixed Use, U-COR-Residential, S-COR Mixed Use and S-COR-Residential areas	Comm. Dev.	✓	✓	✓	✓	✓	\$140,000	GF, LCI	DP-4.1.3; DP-3.1.1; DP-3.1.2; SED-3.2.1; DP-4.1.1; SED-2.1.2; SED-2.2.1; SED-2.2.2; SED-2.2.3



Community Work Program

Other Ideas...



Description	Responsible Party	2014	2015	2016	2017	2018	Reference
Install Trees in Historic District (authority: 2011 Street Enhancement Program, adopted 10/10/2011)	PWks, Cdev, Hist			10 Trees/year, 3, years, \$150/per tree; \$4500 total			<i>Goals: 1-3 Pols: 3a, 4b N/O: 13-15</i>
Contract New City Hall (authority: CIE / Impact Fee Program, adopted 04/05/2012)	<i>See below</i>	Max = \$1.55M					<i>Goals: 5 Pols: 3b-f, 8a-b N/O: 4, 5-7, 16, 21</i>
Property Acquisition	Commission, Fin	\$300					
Design	Consultant TBD, Cdev, Hist	~\$100K					
Build	Consultant TBD, Wks, Cdev			~\$1.15M			
Buffer / Contingency	<i>As needed</i>					X	



Questions?

Overview of New Rules

REQUIRED
for all



REQUIRED for some communities

OPTIONAL
elements



TARGET AREAS	PUBLIC SAFETY	GREENSPACE	EDUCATION	RECREATION	HUMAN SVCS	NATURAL RESOURCES
INTER-GOVERNMENT COORDINAT'N	SOLID WASTE MANAGE-MENT	INFRA-STRUCTURE & FACILITIES	COMMUNITY SUSTAIN-ABILITY	HISTORIC & CULTURAL RESOURCES	DISASTER RESILIENCE	



Overview of New Rules

REQUIRED for some communities



Overview of New Rules

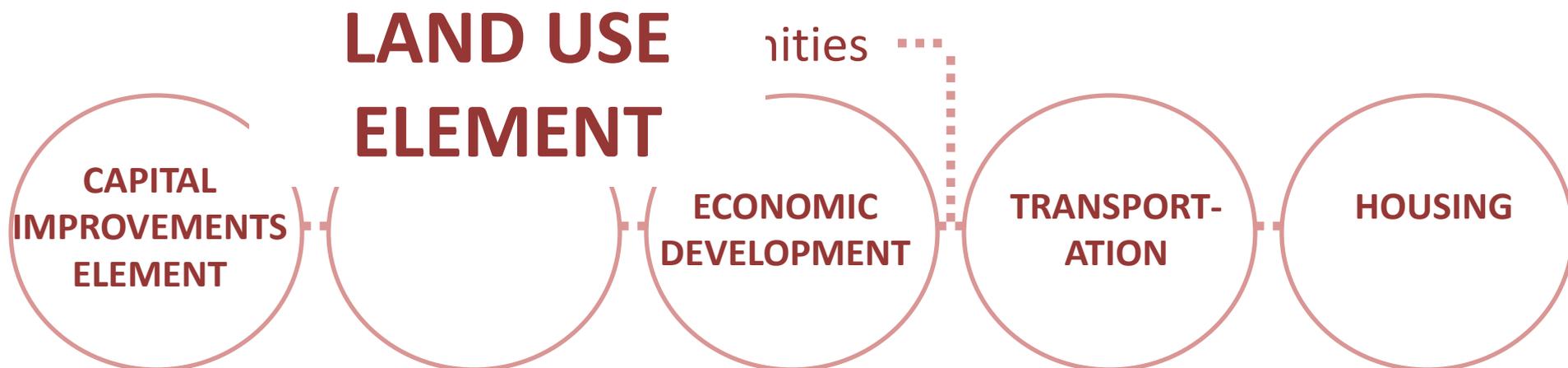
CAPITAL IMPROVEMENTS ELEMENT



- **REQUIRED FOR SOME:** *communities charging impact fees*
- *Updates required annually. SEPARATE RULES provide more detailed guidance.*



Overview of New Rules



- **REQUIRED FOR SOME:** *communities with zoning and similar development regs*
- *Update every Five Years*
- *Options:*
 - Traditional Land Use Map, and/or
 - Character Area Map & Defining Narrative
 - ↳ (also satisfies requirement for Community Goals element)



Land-Use Map & Narrative



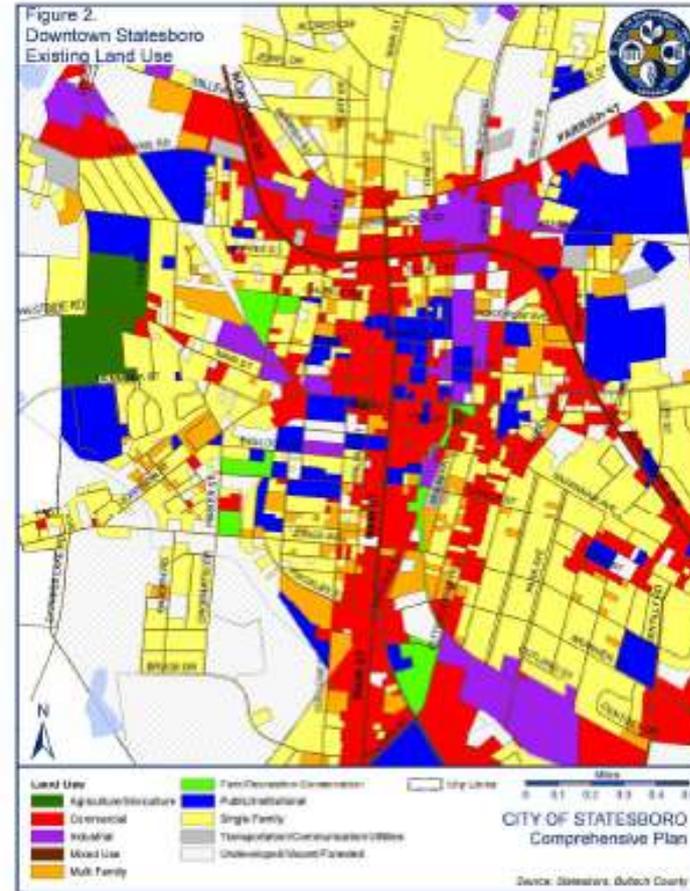
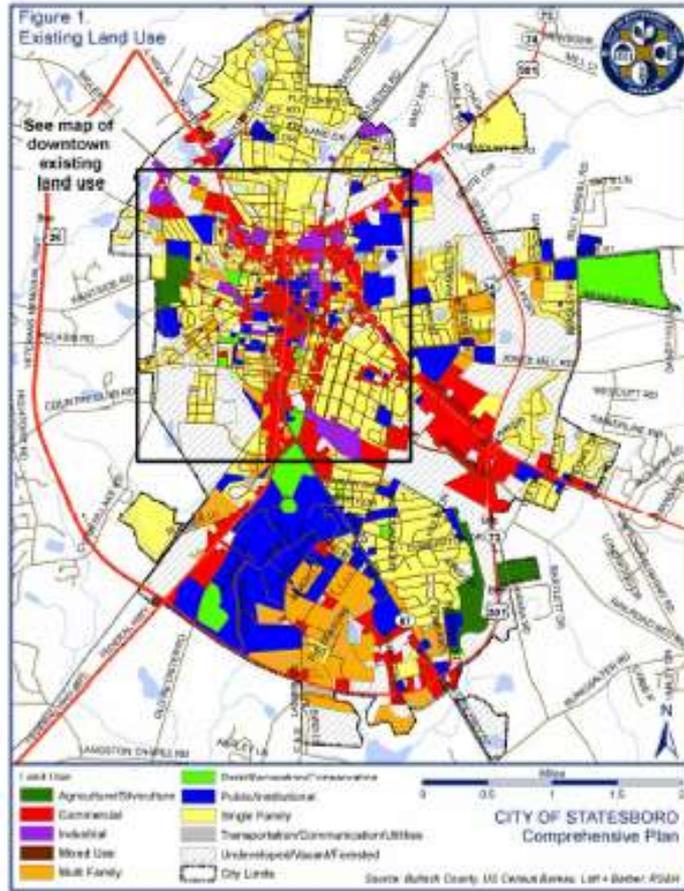
IMPORTANT BITS TO REMEMBER

- Pick 1 of the 2 Standard classification schemes
- No blank spots—entire community covered
- Parcel-specific
- All the colors/patterns on the map are in the legend and vice-versa
- Provide the map at a useful resolution—not blurry
- Use insets to provide better detail in dense areas
- A properly oriented North Arrow always helps
- Narrative simply explains what each land-use category is



Land-Use Map

Good Example



Overview of New Rules



REQUIRED for some communities



• These three have **additional analytical requirements**—specific items that must be considered when planning

• It's **ALREADY BEEN DONE** in separate, stand-alone documents:

- CEDSs
- MPO Transportation Plans
- Consolidated Plans

• Adopt the plans by reference to address analytical requirements—**BUT THAT'S NOT ALL. YOU MUST...**

• ...**Extract priorities into appropriate sections of the comp plan**

• Update when the underlying plan has changed since the last Comp Plan Update



Overview of New Rules



REQUIRED for communities in Job Tax Credit Tier 1



Economic Development Element

Pull High-Priority items from stand-alone Economic Development Plan into the Comprehensive Plan.

Goals & Policies →

Regional Comprehensive Economic And Community Development Goals 2012-2016

Job Creation And Retention

GOAL 1. ENSURE that all counties are adequately prepared to accommodate continued industrial development in the region.

OBJECTIVE 1. DEVELOP regionally significant industrial and commercial sites with complete infrastructure in place that can immediately accommodate prospects coming into or expanding in the region.

OBJECTIVE 2. IMPROVE each county's competitiveness for industrial development.

- Use market research and analysis to assist small business and industry to identify markets and expand their customer base etc
- Use best available data and research to inform regional priorities.

Industrial Development

GOAL: CONTINUE to diversify the manufacturing base.

OBJECTIVE 1: FOCUS industrial recruitment on diversified industry types that are compatible with available labor supply.

OBJECTIVE 2: DIVERSIFY the region's economic base to decrease reliance on a major industry sector and lessen the impact of economic cycles.

Strategy 1: Assist business and manufacturing to start up and/or expand in the region through programs such as:

- Export trade assistance
- Expand alternative financing assistance including SBA 504, EDA Revolving Loan Fund, USDA IRP and other funding programs, and partner with other funding agencies
- Industrial planning, engineering and other services
- Business planning and other services

Economic Development Element

Pull High-Priority items from stand-alone Economic Development Plan into the Comprehensive Plan.

Needs & Opportunities →

7. Layoff aversion (retrain or reassign employees rather than laying off)

Opportunities (From outside region)

1. Changing business models can open the door for new businesses (what will come after current changes in manufacturing?)
2. Redefine job perception among students- emphasize importance of technical skills
3. Teach critical thinking skill set to make workforce more flexible

Innovation in Infrastructure

Strengths (Within region)

1. Water Resources- quality, amount of water
2. Broadband- public/private partnership
3. Interstate System/ Highways (Connecting metro areas and rural areas and meeting the needs of these diverse areas)
4. Sustainability in conservation, culture of natural resources conservation
5. Georgia Power/Georgia EMCs, etc -Dalton Utilities, Plant Bowen, Plant Hammond, Rocky Mountain Project
6. Air Carrier System

Weaknesses

1. Aging infrastructure
2. Public Perception of public sector spending (impact on local leaders/elected officials)

Opportunities

1. Savannah Harbor Deepening -rail, roads
2. Proximity to Chattanooga/Birmingham/Alabama
3. Funding infrastructure- TSPLOST and what happens after

Threats

1. Funding (grants more competitive), local taxing ability and public opinion
2. Governmental regulations
3. Water Dispute FL/AL/GA

Workforce Development

Strengths

Economic Development Element

Pull High-Priority items from stand-alone Economic Development Plan into the Comprehensive Plan.

Specific Projects →

Vital Projects

All fifteen counties within the northwest Georgia region have established economic development objectives and implementation activities in their local comprehensive plans. The following is a listing of those local implementation activities identified in each county's plan. This plan also incorporates by reference the individual projects listed in each county's comprehensive plan and work programs, as well as projects listed in the Northwest Georgia regional comprehensive plan.

Floyd County

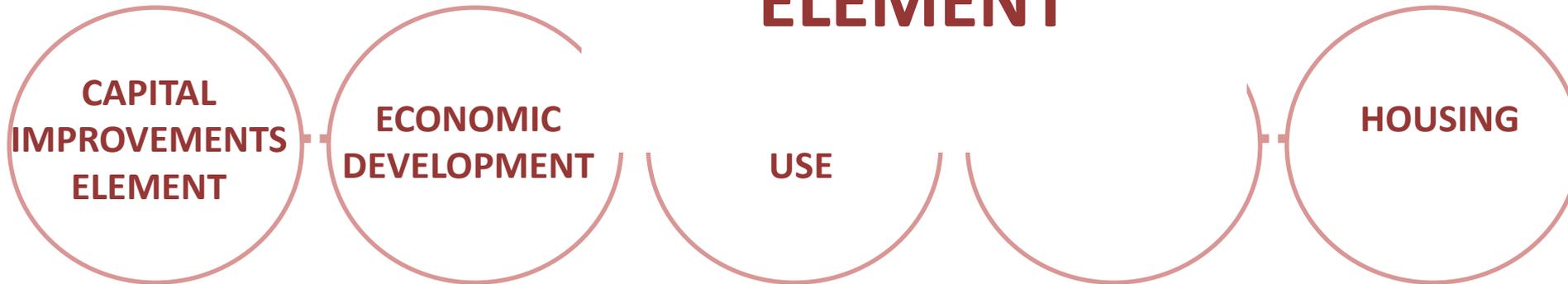
- Develop a revolving loan fund with capital assets of \$1 million dollars.
- Create a small business advisory body composed of retired executives and others who could provide guidance to small business owners or startup operations.
- Study the organization and focus of industrial development activities.
- Construct a rail spur to the Floyd County Industrial Park.
- Complete the development of the first and second phases of Technology Parkway.
- Tennis Center of Georgia at Berry College
- Full-service hotel and conference center on West Third

Gilmer County

- Industrial Site Feasibility Studies
- Industrial Park Development
- Targeted Industry Analysis and recruitment programs
- Business and Industrial Expansion Technical Assistance
- Implement the State's recommended Business Retention Program
- Include entrepreneurial training in all school levels
- Preparation of a retiree development strategy
- Development of Active Adult and Continuing Care Retirement Communities
- Water and Sewer lines to new hospital-City of Ellijay
- Expansion of broadband and wireless services
- Marketing of available industrial and commercial sites
- Working with existing industries and employers to retain and add jobs

Overview of New Rules

TRANSPORTATION ELEMENT



REQUIRED for communities in an MPO



Transportation Element

Pull High-Priority items from stand-alone Regional Transportation Plan into the Comprehensive Plan.

Goals & Policies →

**Table 2-1
Goals and Strategies
2030 Long Range Transportation Plan**

Goal Statements	Strategies
Preserve the quality and capacity of transportation facilities and the street and highway network by using and developing all modes of transportation to their highest and most efficient use.	<ul style="list-style-type: none"> Pavement Management System Congestion Management Study Mapped Street Ordinance Transportation Efficiency Act for the Twenty-First Century (TEA-21) Corridors Multi Modal Freight/Rail Concerns Air Quality Issues
Develop and implement appropriate land use controls to help relieve and prevent congestion from occurring to the point that it compromises the functional ability of the primary thoroughfare system.	<ul style="list-style-type: none"> Comprehensive Plan Coordination – Macro Project Review – Micro
Develop and expand present and alternative modes of transportation, such as increased bikeways, walkways, and motorized public transportation.	<ul style="list-style-type: none"> Develop and protect alternative mode corridors Expand public transportation Congestion Management System Intelligent Transportation System Transportation Demand Management
Develop and implement policies that enhance and protect the environment. This includes a Multi Modal Transportation System which includes an Alternative Transportation System. This type of system aids in relieving traffic congestion, reducing air pollution and offers energy saving alternative modes of transportation.	<ul style="list-style-type: none"> Congestion Management System Intelligent Transportation System Maintenance Management Systems Monitoring Air Quality

Transportation Element

Pull High-Priority items from stand-alone Regional Transportation Plan into the Comprehensive Plan.

Specific Projects →

7.6 Proposed Major Projects

The list of proposed major projects are presented in Table 7-4 on the following pages.

Studies

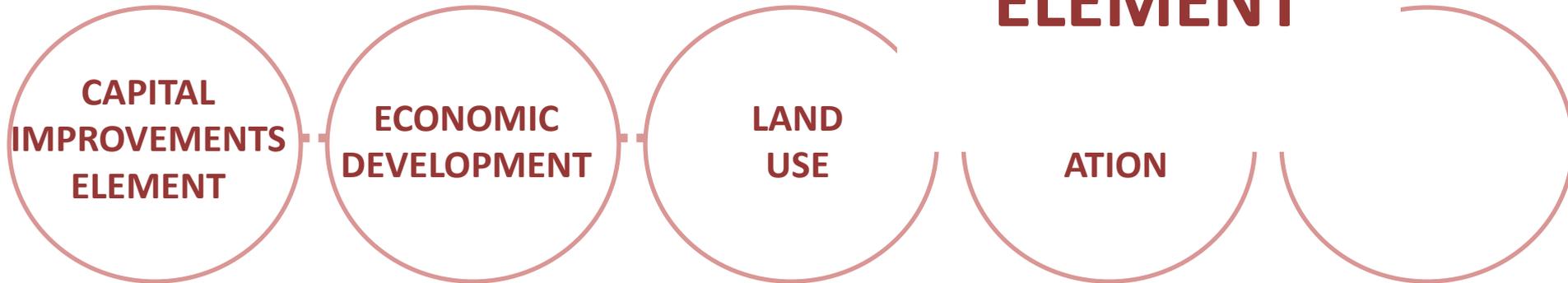
Beyond the projects proposed several needs were identified for which specific project potentials could not be immediately identified. These needs require further more detailed corridor studies. Studies A-F, presented in Table 7-3 below, are recommended to address transportation congestion, connectivity and safety issues within the Columbus-Phenix City Metropolitan Planning Region.

Table 7-3
Suggested Transportation Studies

Study	Study Area	Study Purpose
A	Buena Vista/Andrews Road/Brennan/St Mary's "Spider Web" intersection and railroad crossing.	Connectivity/safety/improved mobility for traffic in this area.
B	Alternative route to connect St. Mary's Road and Cusseta Road	Connectivity/Alternative Route for the community.
C	US 80 extension study	Connectivity/Alternative Route for the community.
D	High speed and/or light rail study for Columbus region.	Examining alternatives to the private vehicle for local and longer distance traffic.
E	US Highway 80/2nd Avenue interchange	Safety issue due to high accident rate/capacity issues.

Overview of New Rules

HOUSING ELEMENT



REQUIRED for HUD Entitlement communities



Housing Element

Pull High-Priority items from stand-alone Local Consolidated Plan into the Comprehensive Plan.

Goals, Policies, Specific Projects →

2010-2015 SUMMARY OF CONSOLIDATED PLAN STRATEGIES

Homeless

Goal: Work with current service providers to increase the number of emergency shelter and transitional units.

Objectives:

1. Provide at least 5 additional emergency shelter units (beds) for individuals and families by 2015.
2. Provide at least 10 additional transitional housing units by 2015.

Goal: Work with existing agencies to provide assistance to and reduce the number of at-risk persons and families.

Objectives:

1. The SGCEH, LAMP, The Salvation Army, and other agencies provide case management for at-risk families.
2. Valdosta Housing Authority will continue its public housing program for very low-income families.
3. Collaborate with Coastal Plains, LAMP, and the Salvation Army to provide emergency rental and utility assistance to at-risk households.
4. Support programs that provide services to at-risk persons and families through referrals and public information programs.

Goal: Work with current agencies to coordinate program and funding opportunities to ensure the efficient and effective delivery of services to those in need.

Objective:

1. Provide technical assistance to service providers in identifying funding sources to assist with the implementation of programs.

Special Needs

Goal: Support agencies and programs that work to improve the quality of life of our citizens with special needs.

Objectives:

1. Work with local agencies to provide long-term transitional beds and on-going services for women with addictive diseases and their children.
2. Seek supportive housing opportunities and other housing opportunities for the elderly and mentally ill in collaboration with local agencies and project developers.

Questions?

Overview of New Rules

REQUIRED
for all



REQUIRED for some communities



OPTIONAL
elements



Optional Elements

- You can take the “Required for Some” approach with any other free-standing plans you may have. Greenspace Plans, Rec Plans, Hazard Mitigation Plans, LCIs, Water/Sewer Plans, etc.
- If you don’t have a free-standing, special purpose plan, this might be a good segue into that, or you might be able to simply wrap it into the comp planning process by just focusing very closely on it during plan development.



“Wayfinding”

An Outline of Today’s Discussion



1. Building the New Rules
2. Fundamental Changes
A Streamlined Process
3. A Brief Interjection on Community Involvement

Break

4. The Comprehensive Plan Update
The Document In-Depth



Wrap-Up / FAQs



- Some things change and get updated, others stay the same. What do we submit?
- What if we choose to plan early?
- What about Plan Amendments?
- What about Joint Plans?



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
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