

COMPREHENSIVE PLAN  
FOR THE  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE  
COUNTY

PUBLIC PARTICIPATION PROGRAM

2008-2030



Prepared by  
THE LOWER CHATTAHOOCHEE  
REGIONAL DEVELOPMENT CENTER

**ADOPTED 2008**

**Cusseta-Chattahoochee County  
Comprehensive Plan 2007-2030  
Community Participation Program**

**Table of Contents**

Introduction.....	3
Purpose .....	3
State Comprehensive Plan Requirements .....	3
Requirements for Creating a Successful Comprehensive Plan.....	3
Identification of Cusseta-Chattahoochee County Stakeholders .....	3
Citizen Notification .....	4
Participation Techniques .....	4
Public Hearings.....	4
Vision Meeting .....	5
Future Development Map Design Meeting .....	5
Final Review Meeting.....	5
Adoption Process .....	5
Schedule of Completion of the Community Agenda.....	6

# Introduction

## ***Purpose***

The development of a meaningful Comprehensive Plan begins with the insightful input of a community's citizens, government officials and staff addressing the issues of today, the opportunities of tomorrow and the steps necessary to effectuate positive change over the next twenty (20) years. The Cusseta-Chattahoochee County Community Participation Program was designed to encourage as much public participation, open dialogue and communication as possible. All in an effort to achieve a Community Plan consensus that translates into better government decisions and greater community agreement with those decisions.

## ***State Comprehensive Plan Requirements***

Unified Government of Cusseta-Chattahoochee County is required by state law to complete its Comprehensive Plan Update by February 28, 2007. The plan will be prepared in accordance with the Basic Planning Level Local Planning Requirements from the Georgia Department of Community Affairs (DCA), effective May 1, 2005.

## ***Requirements for Creating a Successful Comprehensive Plan***

The major challenge in developing a successful plan for Chattahoochee County is convincing its citizens that the Comprehensive Plan belongs to each and every citizen of Chattahoochee County and that broad based public participation is necessary to obtain citizen ownership of the plan. It is also necessary to educate plan participants that the plan should represent a balance of community interest defined by a give and take process that seeks local opinion and knowledge on planning issues. The end result of which creates community consensus (a Vision) in regards to future development policies and practices. Successful communities create a vision, agree upon a course of action to achieve the vision and take the steps necessary to implement the vision.

# Identification of Cusseta-Chattahoochee County Stakeholders

The following is a list of Cusseta-Chattahoochee County Stakeholders. The list has been reviewed and approved by both the Board of Commissioners and the Cusseta-Chattahoochee County Planning Commission.

## **Unified Government of Cusseta-Chattahoochee County Board of Commissioners**

Larry Dillard – Chair  
Ben Miller – Vice Chair  
Wade Coleman  
James A. Morton  
John E. Smith, III

## **Unified Government of Cusseta-Chattahoochee County Planning Commission**

Charles Wright – Chairman  
James W. Wiehe – Vice Chairman  
David George  
Carol Gearheart  
Gerald Douglas  
Terry Bowles

Kevin Owens

**Chattahoochee County Staff**

Elvin Hardy, County Manager – Contact Person

**Chattahoochee County Chamber of Commerce**

All members (Dave Jankowski - Contact Person)

**Chattahoochee County Industrial Development Authority**

All members (Al Tatom - Contact Person)

**Chattahoochee County School Board**

All Members (Dalton Oliver - Contact Person)

**Chattahoochee County Leadership Class**

All Members (Dallis Jankowski – Contact Person)

**Developers/Builders**

The Copley Group (Engineers/Developers)

**Fort Benning Military Installation**

Polly Gustafson

**Property owners**

**Local business owners**

**Department of Family and Children Services**

**Georgia Conservancies**

**Local Churches**

***Citizen Notification***

Various media will be used to get citizens involved in the planning process. Civic leaders and civic groups as well as churches will be contacted to assist in getting the word out regarding citizen involvement opportunities. Press releases, posters, announcements at public meetings and flyers attached to utility bills will be used to notify the public about upcoming meetings and to generate public interest. Notices will be attached to all utility bills to include public services, DFCS, landowners, ethnic and minority groups, and low-income groups. The Georgia Conservancies in Columbus, Georgia was contacted by phone extending invitation to the public hearings and planning meetings.

**Participation Techniques**

***Public Hearings***

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public hearing will be held to inform the public that the planning process is underway and to go over the draft Community Assessment and Public Participation Program. The public hearing is scheduled for May

31, 2006 at the Roscoe Robinson, Sr. Activity Center. The public hearing attendees will be briefed on the plan's timeline (Vision Meeting, Final Review Meeting and the Final Public Hearing Meeting) and how they can help the planning process. Attendees will also be given an opportunity to comment on the Public Participation Plan and Community Assessment.

### ***Vision Meeting***

A meeting to establish a general Vision for Cusseta-Chattahoochee County is scheduled for July 12, 2006 from 6:30 p.m. to 8:30 p.m. at the Chattahoochee County Middle/High School. Attendees will be briefed on what a Vision Statement is, how to create a good Vision Statement and given examples of Vision Statements. Once the review is over facilitators will lead participants through a vision creation process. The meeting has three (3) primary goals:

1. Talk about what we have, how do we make what we have work better, what we want, what do we want to change, what do we want to keep and how do we get what we want.
2. Create a Vision
3. Survey

In order to achieve the above goals, a S.W.O.T. Analysis will be conducted, Issues and Opportunities over the planning period will be discussed, quality of life issues reviewed, major steps necessary to achieve desired results discussed and what measures can be taken to identify future success.

### ***Future Development Map Design Meeting***

The Future Development Map Design Meeting is tentatively scheduled for August 17, 2006 at the Chattahoochee County Middle/High School. The meeting will start with a review of the general Vision Statement developed previously at the Vision Meeting. Next will be the review of the draft Character Area Map identified in the Community Assessment. The majority of the meeting time will be used to modify the draft Character Areas based on participant input.

### ***Final Review Meeting***

A Final Review Meeting is tentatively scheduled for September 13, 2006. The purpose of the meeting will be to allow citizens to review and comment on the Community Agenda. All draft documents and maps will be available for review. Staff will be positioned at various stations to take comments. The meeting is scheduled for two (2) hours and will take place at the Roscoe Robinson Sr. Activity Center.

### ***Adoption Process***

The draft Community Agenda will be presented during a regularly scheduled Unified Government of Cusseta-Chattahoochee County Board of Commissioners meeting before transmittal to the Lower Chattahoochee Regional Development Center (RDC) for regional and state review. After the RDC and the Georgia Department of Community Affairs review the Community Agenda, the final draft will be presented to the Unified Government of Cusseta-Chattahoochee County Board of Commissioners at a regularly scheduled meeting. Public comment will be received at the Unified Government of Cusseta-Chattahoochee County Board of Commission hearing. The scheduled date for this transmittal hearing is October 3, 2006 at 9:00 a.m.

# Schedule of Completion of the Community Agenda

The graphic below shows the schedule for completion of the Comprehensive Plan Update.

Major upcoming milestones in this schedule include:

- Public Hearing County Commission..... May 31, 2006
- Vision Meeting.....July 12, 2006
- Future Development Map Design Meeting .....August 17, 2006
- Final Review Meeting.....September 13, 2006
- Second/Final Public Hearing.....September 28, 2006
- Transmittal of the Community Agenda to RDC/ DCA.....October 3, 2006
- Submission of Community Agenda to DCA..... ..October 14, 2006
- Adoption of the Community Agenda.....February 6, 2007

\* All dates are Tentative and subject to change.

	Nov. 2005 - Jan 2006	Feb.	March - April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 2007	Feb.
Community Assessment													
Community Participation Program													
Public Hearing													
Community Agenda													
Vision Meeting													
Future Development Map/Design Meeting													
Final Review Meeting													
Second/Final Public Hearing													
Hearing to Transmit Community Agenda to RDC/DCA													
Submission to DCA													
Adoption													

