



Vision 2035

COLUMBIA COUNTY COMPREHENSIVE PLAN

Group Exercise

Prioritization of **Assets, Issues & Dreams**:

-  Place yellow dots by *Assets* you think are most important
-  Place red/pink dots by *Issues* you consider most important
-  Place green dots by *Dreams* you like most

Tonight's Agenda

- Assets, Issues and Dreams Prioritization Exercise
- Welcome and Introduction
- Planning Process
- Small Group Discussion
- Presentation of Small Group Discussion Highlights

Introductions

PROJECT TEAM



Project Team

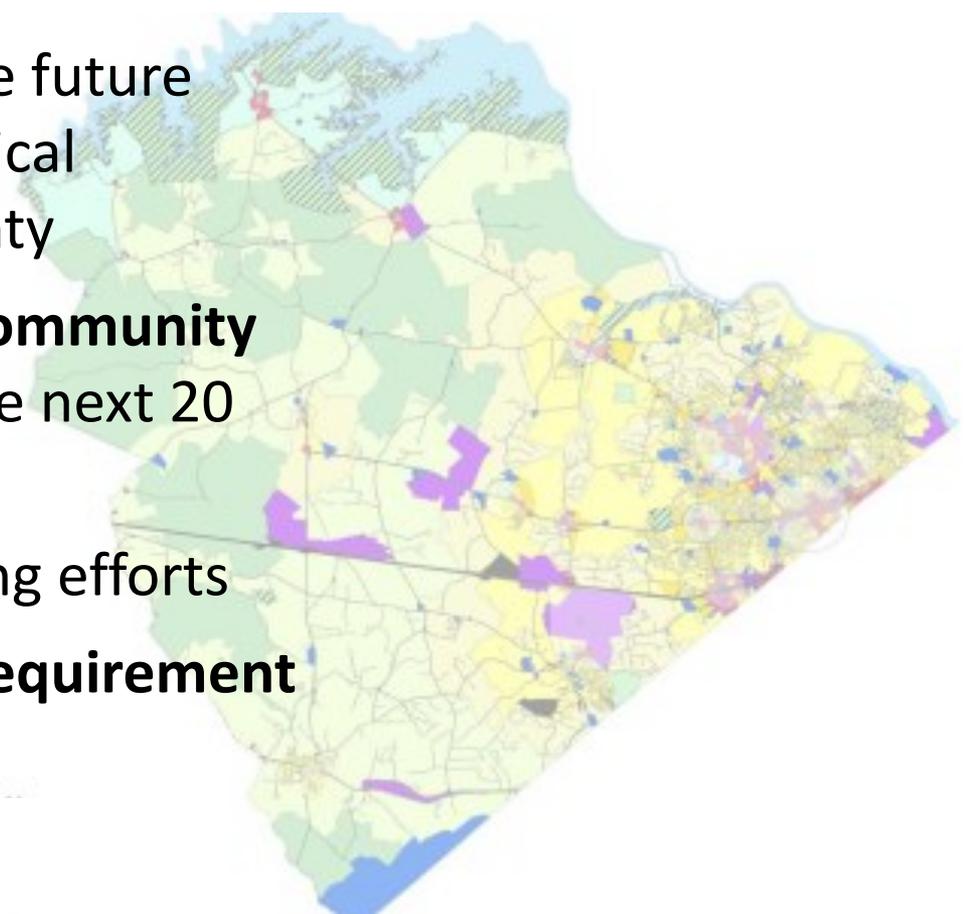
- **Columbia County Planning Department**
- **Steering Committee**
- **Planning Consultants**
 - Amec Foster Wheeler
 - Planners for Environmental Quality (PEQ)
 - Ross + Associates

Planning Process

THE COMPREHENSIVE PLAN

What is a Comprehensive Plan?

- **Policy document** to guide future decisions related to physical development of the county
- Establishes a collective **community vision** for growth over the next 20 years
- **Coordinates** local planning efforts
- Fulfills State of Georgia **requirement**



What is a Comprehensive Plan?

- **Overall Goal**

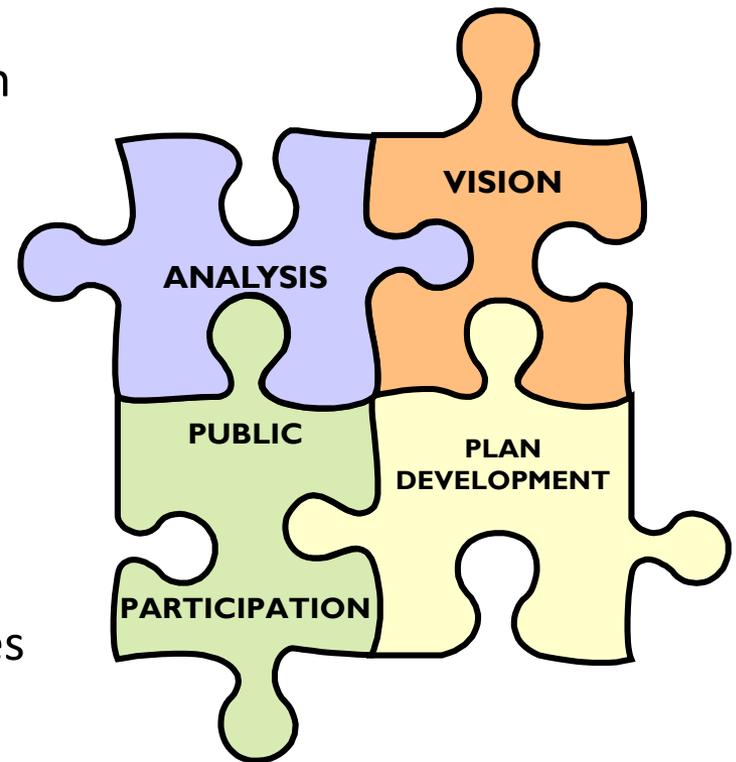
- Create and implement a 20-year vision

- **Main Components**

- Needs and opportunities
- Supporting goals and policies
- Future development guide
- 5-year action plan for implementation

- **Public Input**

- Help prioritize needs and opportunities
- Help establish desired vision
- Help identify desired development patterns



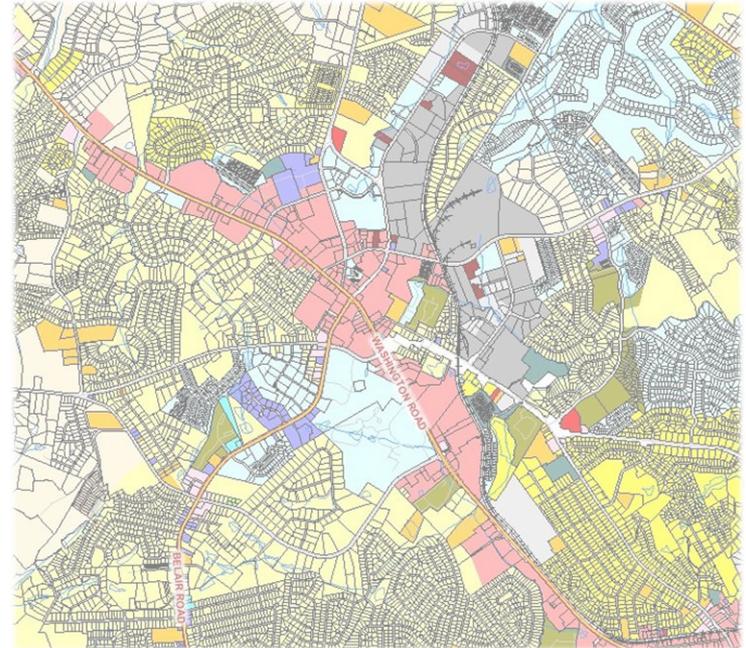
What is a Comprehensive Plan?

- **A comprehensive plan is not:**

- A regulation
- An ordinance
- Zoning

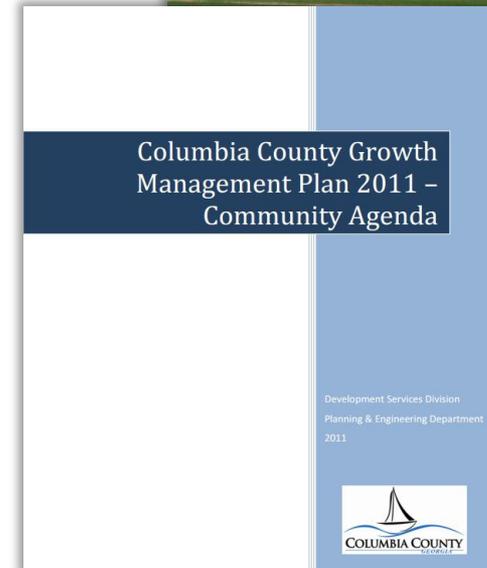
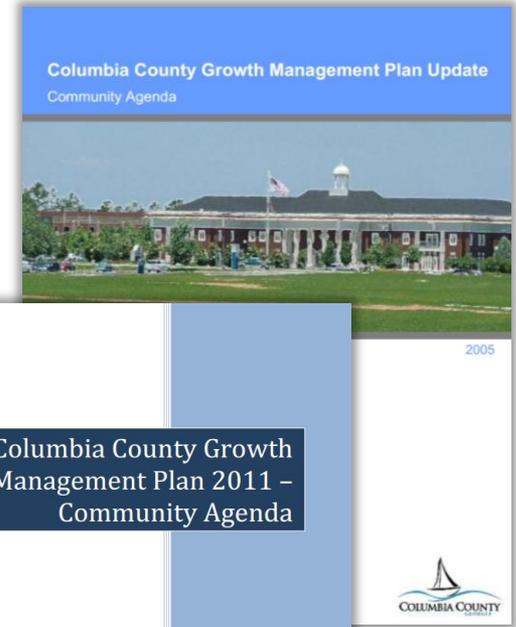
- **A comprehensive plan does not:**

- Create new regulations
- Change existing zoning
- Alter the development rights allowed by each property's existing zoning

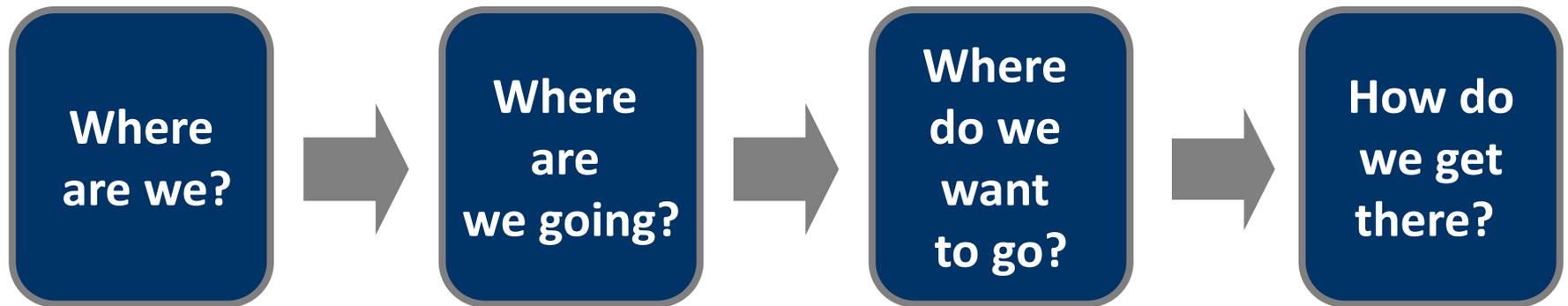


How Often is it Updated?

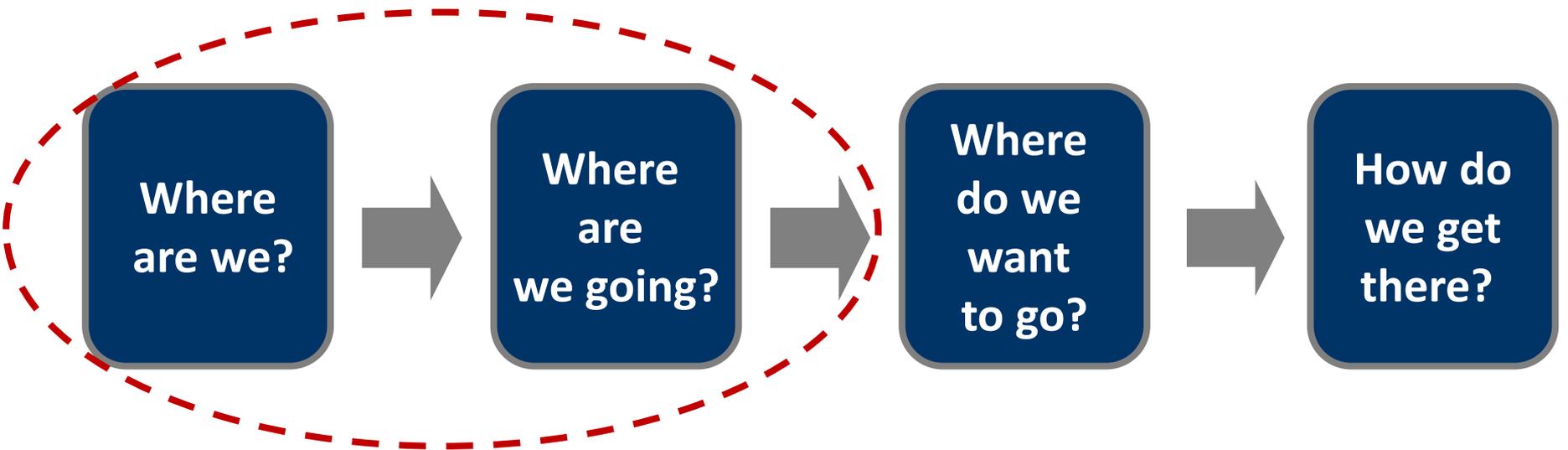
- 5-year updates required
- In the past 10 years:
 - 2005 plan update
 - 2011 plan update
- This update is due early 2016



Steps in the Planning Process

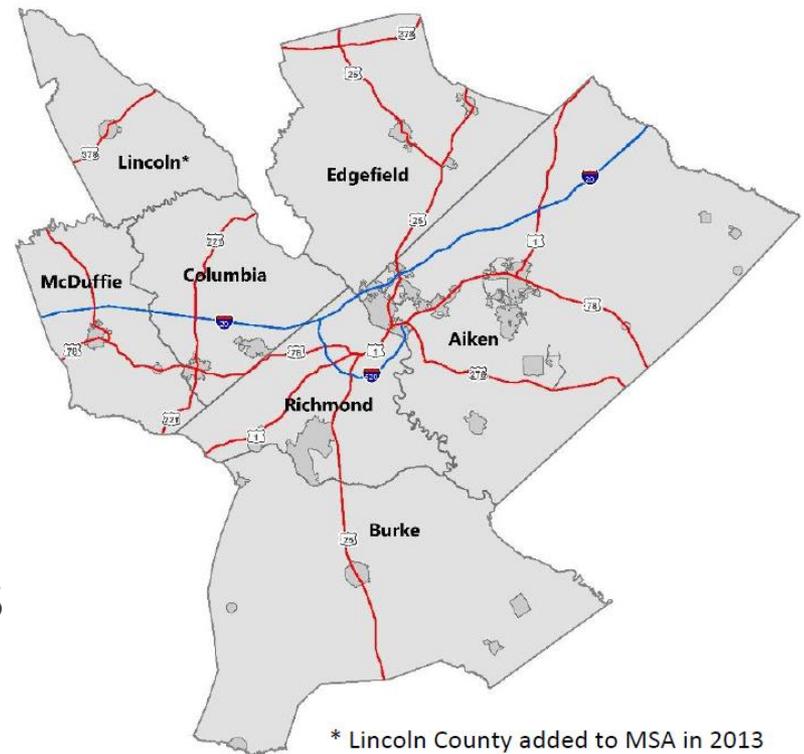


Steps in the Planning Process



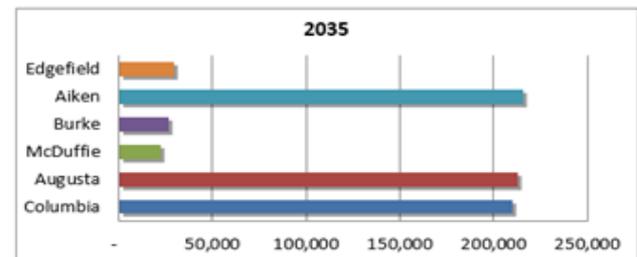
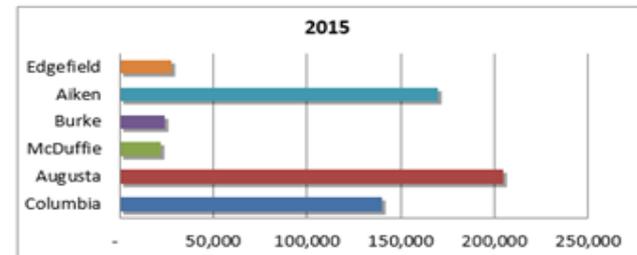
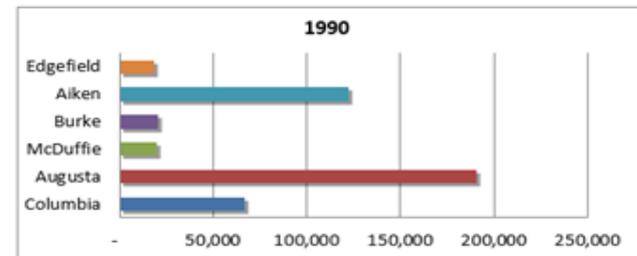
Population

- Analyze Columbia County in the context of the Augusta-Richmond County MSA for locally relevant comparisons.
- Establish sound growth projections to provide basis for planning.
- Source: Woods & Poole

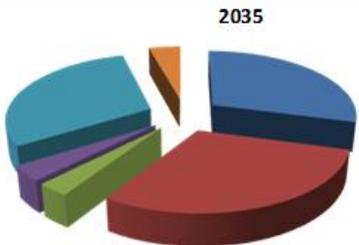
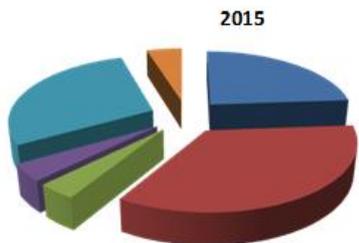
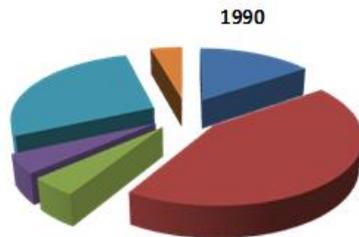


Population

- Now: 139,883
- By 2035:
 - 73,407 additional residents
 - 2.5% annual growth rate
 - 210,259 projected populationwill closely rival Augusta-Richmond Co. (213,388) and Aiken Co. (215,388)



Population

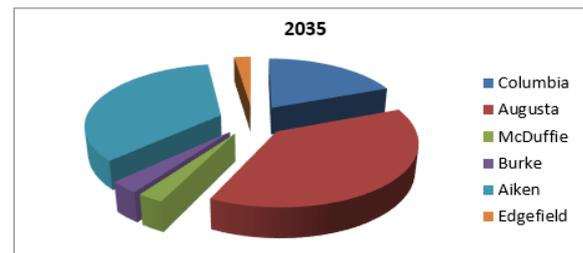
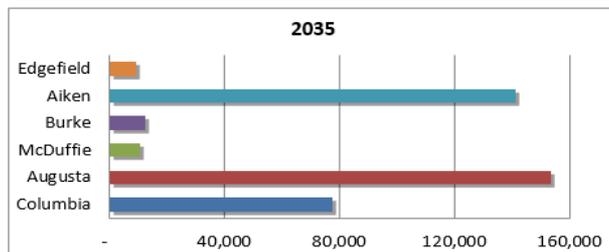
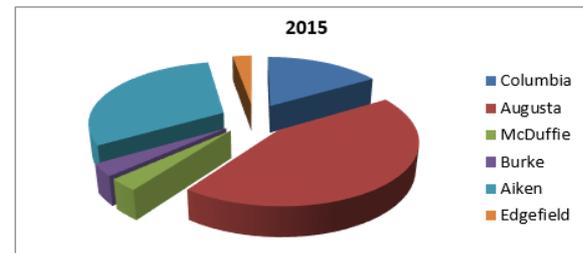
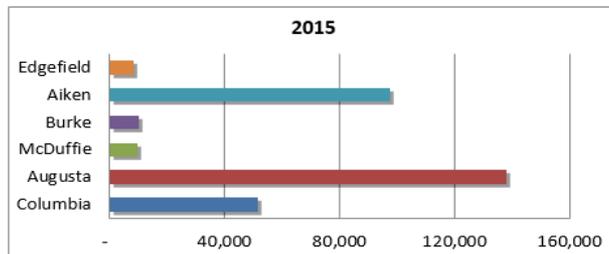
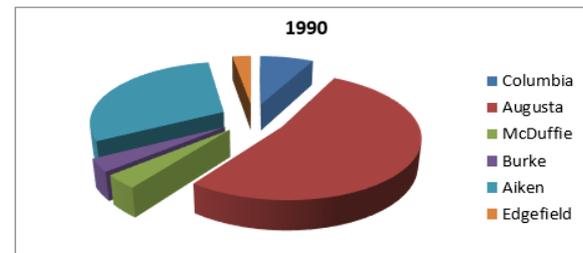
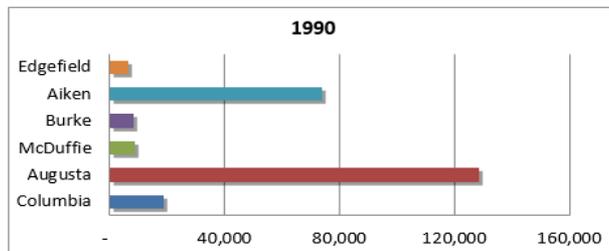


- Columbia County population will be 29.3% of MSA, up from 24%
- Augusta-Richmond County's share projected to fall from 35% to 30%

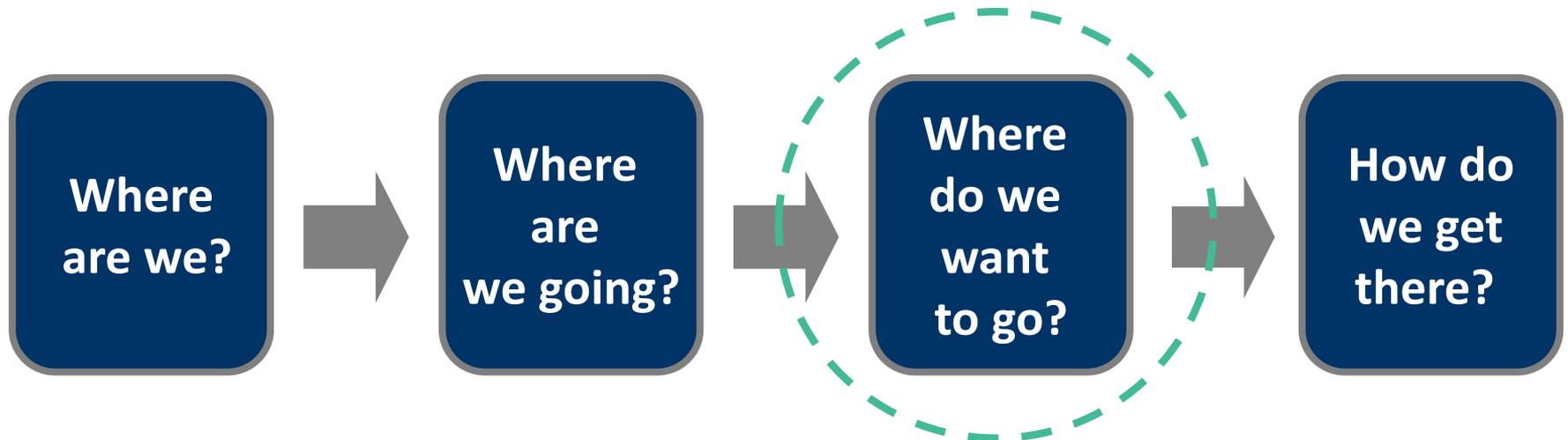


Employment

- Increase from 51,392 (est. 2015) to 77,511 (proj. 2035)



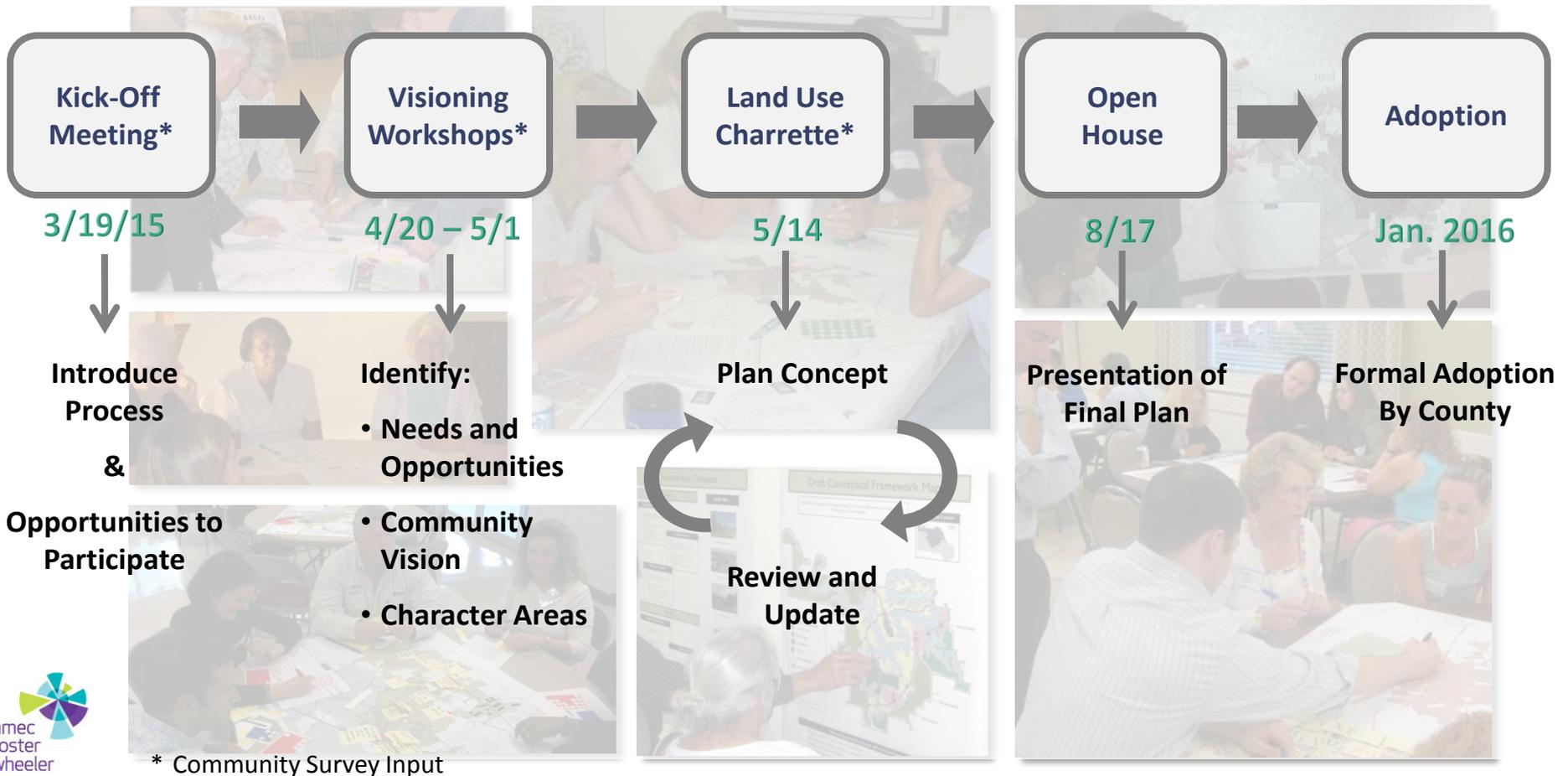
What is the Planning Process?



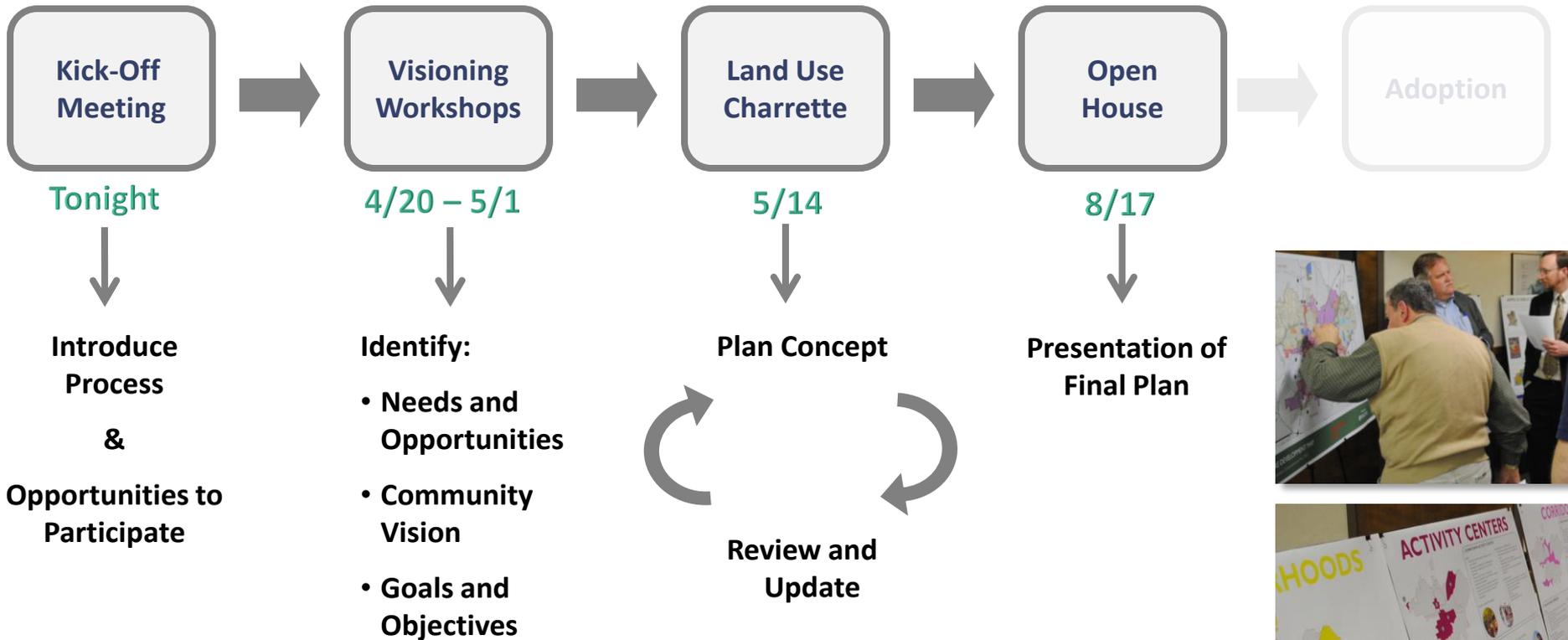
The Public Participation Process



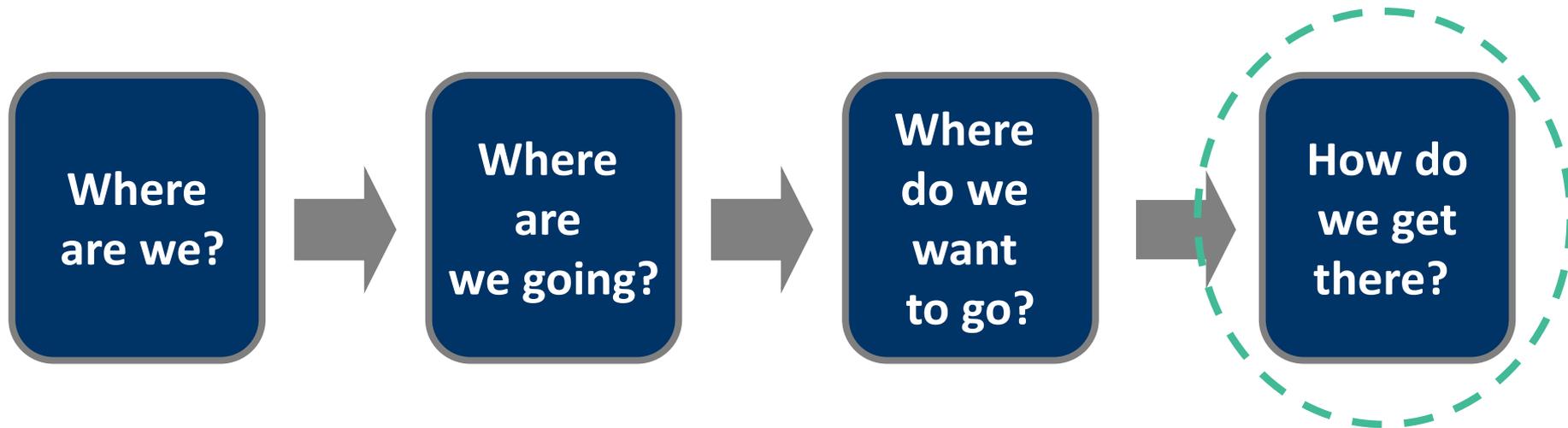
The Public Participation Process



What is the Public Participation Process?

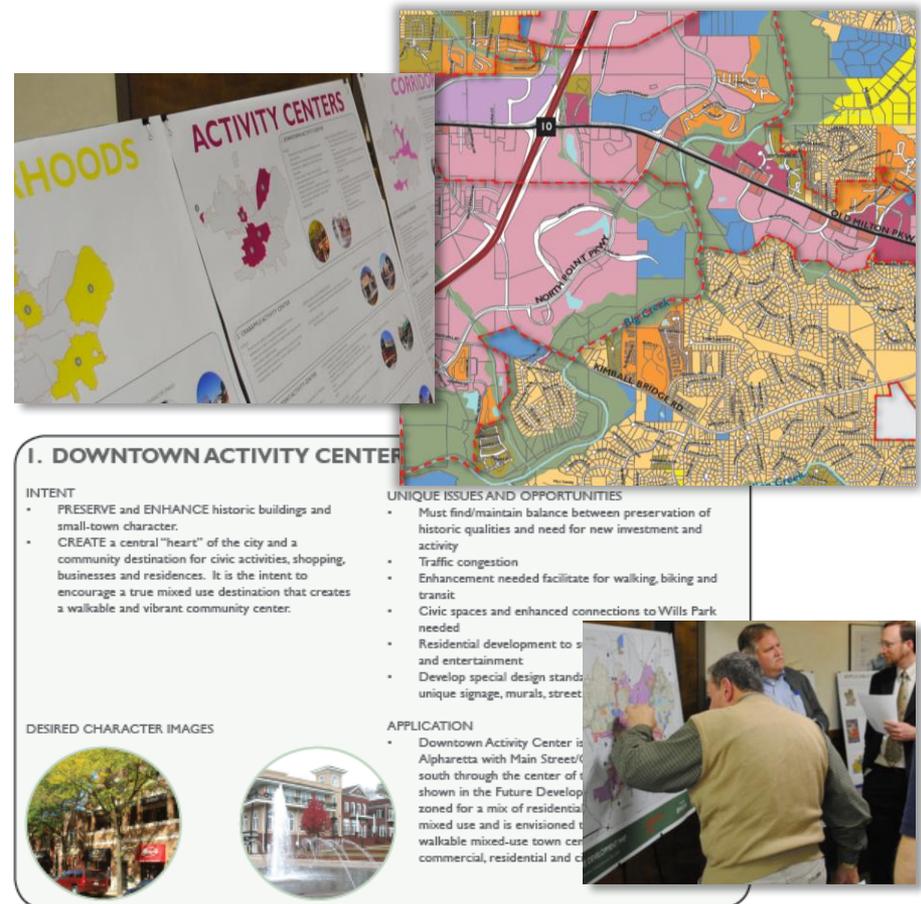


What is the Planning Process?



Finally, at the end....

- **Comprehensive Plan**
 - Vision Statement
 - Goals, Policies, Strategies
 - Future Development Guide
 - Implementation Program



HOODS **ACTIVITY CENTERS**

1. DOWNTOWN ACTIVITY CENTER

INTENT

- PRESERVE and ENHANCE historic buildings and small-town character.
- CREATE a central "heart" of the city and a community destination for civic activities, shopping, businesses and residences. It is the intent to encourage a true mixed use destination that creates a walkable and vibrant community center.

UNIQUE ISSUES AND OPPORTUNITIES

- Must find/maintain balance between preservation of historic qualities and need for new investment and activity
- Traffic congestion
- Enhancement needed facilitate for walking, biking and transit
- Civic spaces and enhanced connections to Wills Park needed
- Residential development to support recreation and entertainment
- Develop special design standards for unique signage, murals, street art

DESIRED CHARACTER IMAGES



APPLICATION

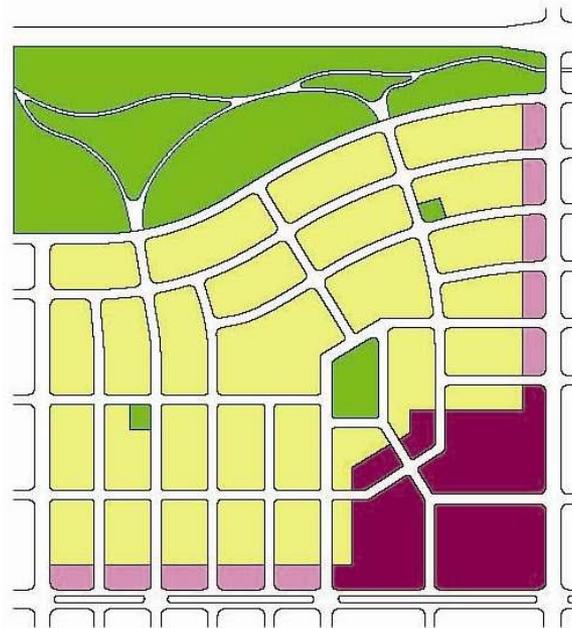
- Downtown Activity Center is located in the center of Alpharetta with Main Street/Centerville Road running north-south through the center of the city. The area is shown in the Future Development Guide as a mixed-use zone for a mix of residential, commercial, and recreational uses and is envisioned to be a walkable mixed-use town center with a mix of commercial, residential and recreational uses.

Small Group Exercise

THE COMPREHENSIVE PLAN

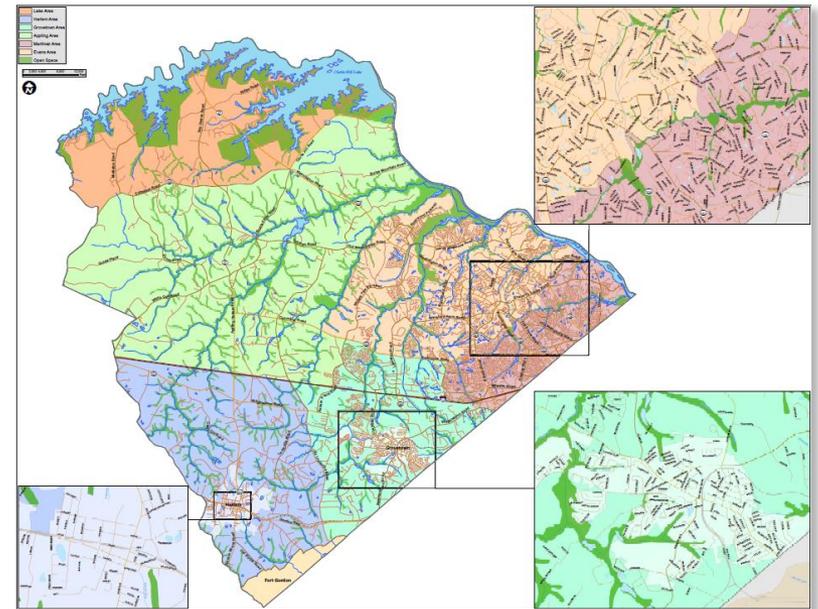
Purpose

- Define desired community character
- Four basic elements:
 - *Open Space*
 - *Neighborhoods*
 - *Centers*
 - *Corridors*



Purpose

- Define desired community character
- Which areas will likely:
 - **Support change**
 - **Remain relatively unchanged**
- Determine which areas that should:
 - **Change**
 - **Connect**
 - **Preserve**
 - **Create**



Change

- Are there areas where the existing character should change?
- Which areas should change during the next 20 years:
 - **Redevelop**
 - **Revitalize**
 - **Touch-ups**

Connect

- Are there areas that should connect (that aren't currently connected)?
- Connections could include:
 - **Roads**
 - **Greenways**
 - **Sidewalks**
 - **Bike lanes**
 - **Bus**

Preserve

- Are there areas where a specific character should be preserved?
- This could include:
 - **Specific development pattern** (including density)
 - **Historic properties**
 - **Environmentally sensitive properties**
 - **Other?**

Create

- Are there areas where a specific character should be created?
- This could include:
 - **New development**
 - **Greenfield (undeveloped) areas**
 - **Infill areas**

Instructions

- Step 1: Create small groups
- Step 2: Overall likelihood of change
 - *Determine general likelihood of change within each area*
- Step 3: Vision
 - *Discuss community vision for each area*
 - *Use dots and sharpies*



Change = **Yellow Dot**



Connect = **Red Dot**



Preserve = **Green Dot**



Create = **Blue Dot**

Small Group Summary Presentations

THE COMPREHENSIVE PLAN

What's Next?

THE COMPREHENSIVE PLAN

Next Steps

- May 14 Land Use Charrette
Also....
- Provide email contact info tonight using Sign In Sheets
- Take the online community survey (*now until May 4*)
- Check County website
- Tell your friends!



Thank you!

VISION 2035

