



▶ COMMUNITY AGENDA

December | 2005

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GMP 2025 *Update*

KEEPING YOU UP TO DATE ON THE COLUMBIA COUNTY GROWTH MANAGEMENT PLAN UPDATE 2025

Community Agenda

The Community Agenda is the third document required by the Georgia Department of Community Affairs as part of the Growth Management Plan Update 2025.

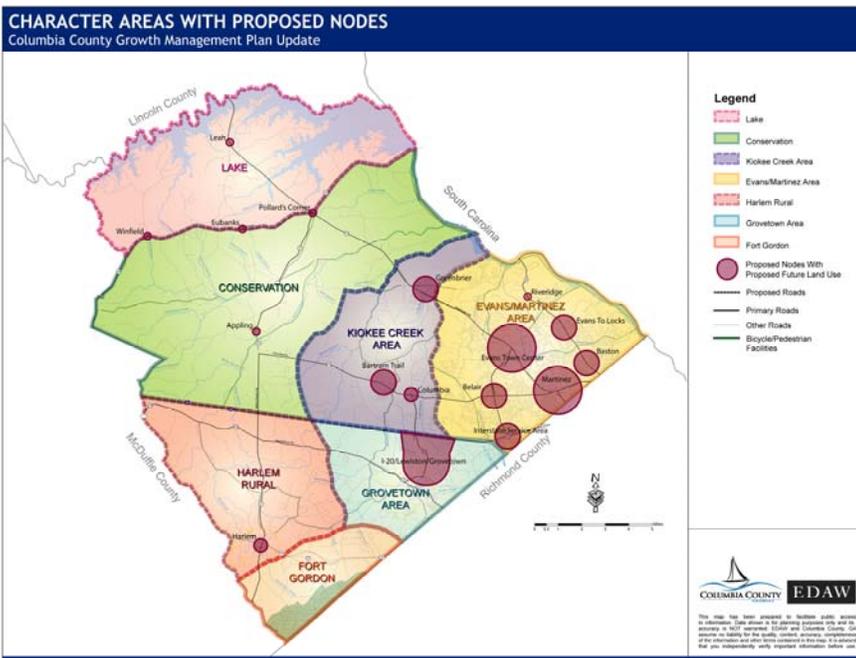
By the year 2025, Columbia County is projected to have a population of over 144,000 people. That is almost 44,000 more people than are living in the County today. The County is

also expected to see over 22,000 new jobs by the year 2025.

With this much growth anticipated in the County, how can we plan so that future developments contribute to the high quality of life that Columbia County residents currently enjoy? The Growth Management Plan Update 2025 addresses this important issue through the use of Nodes and Character Areas.

Nodes

Nodes are areas of concentrated activity such as commercial and office usually located at major road intersections. By locating retail, office and multi-family residential into these nodes, strip commercial development is avoided. Therefore, traffic congestion is decreased because the driving distance between shopping and other destinations is shorter.



Clustering intense commercial and dense residential uses into nodes also consumes less land and preserves sensitive environmental ecosystems from development. Some of this land can then be used as parks and trails, or preserved in its natural state as wildlife migration corridors. This also helps mitigate stormwater runoff problems, a major concern in Columbia County.

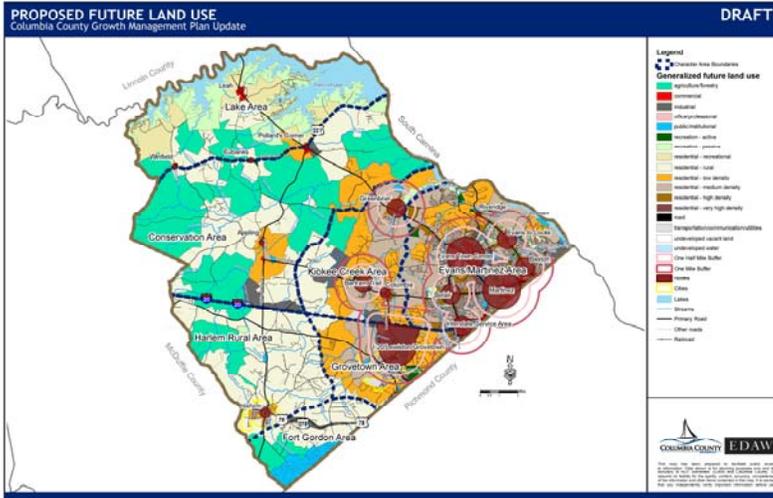
The nodes have been located in the urbanized eastern side of the County. This is done to preserve the rural character of the western side as requested by the public

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Why Plan?

The Growth Management Plan can be used to promote orderly and rational development so that the County remains physically attractive while preserving important natural or historic resources. Planning can also help the County invest its money wisely in infrastructure such as roads, water and sewer, schools, parks and greenspace, and other facilities needed to sustain the high quality of life that Columbia County residents already enjoy.

The Growth Management Plan creates guidelines for future growth related decisions. Some decisions made include where to spend money on roads, schools and parks or how to evaluate a rezoning request. The Growth Management Plan **does not** decide how individual properties will be used or zoned.



Community Agenda cont.

Public input played a critical role in updating the Columbia County Growth Management Plan Update 2025.

STATUS & NEXT STEPS:



during the public participation process. Locating the nodes in the part of the county where infrastructure is already available for development reduces the cost of growth on the average taxpayer, too.

Character Areas

Residential growth is managed by the Growth Management Plan Update 2025 into Character Areas. The County was divided into seven areas that each has a broad, but unique character. Residential growth will be relegated to the Evans-Martinez area, Kiokee Creek area and the Grovetown area. Any residential uses outside

these areas will be for very large lots and farms.

Properties located between commercial nodes and on major road arterials are appropriate places for multi-family and dense residential uses. This focused traffic generated from these uses directly onto these roads without having to go on smaller neighborhood streets. Allowing for high density housing between nodes and on arterials provides these property owners with opportunities for developing their land and meeting the goals presented in the Growth Management Plan Update.

Issues Addressed

Through the use of Nodes and Character Areas, the updated plan addresses major community issues identified during the public participation process:

- Location of Development
- Traffic
- Neighborhood Preservation
- School Capacity
- Environment and Greenspace
- Economic Development

Status:

During this 60 day review period by the State, the draft of the Community Agenda is available on the County website for review. It is also available at the Planning Department Office during the week between 8 AM and 5 PM.

Next Steps:

Now that the State has approved the document, the Planning Commission and the Board of Commissioners will review and officially adopt the plan. The public is encouraged to come to the meetings, which are tentatively set for January 5, 2006 at 6:30 PM in the Evans Government Center.



▶ VIEW THE GROWTH MANAGEMENT PLAN UPDATE 2025 ON THE WEB:
www.columbiacountyga.gov/home/index.asp?page=2976



▶ VIEW THE PLAN AT THE PLANNING AND DEVELOPMENT OFFICE LOCATED AT 630 RONALD REAGAN DRIVE IN EVANS. CALL AT 706-312-7166

