



The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment, an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

Land Use Task Force Meeting

September 19, 2008



In association with:



Task Force Meeting #1 Objectives

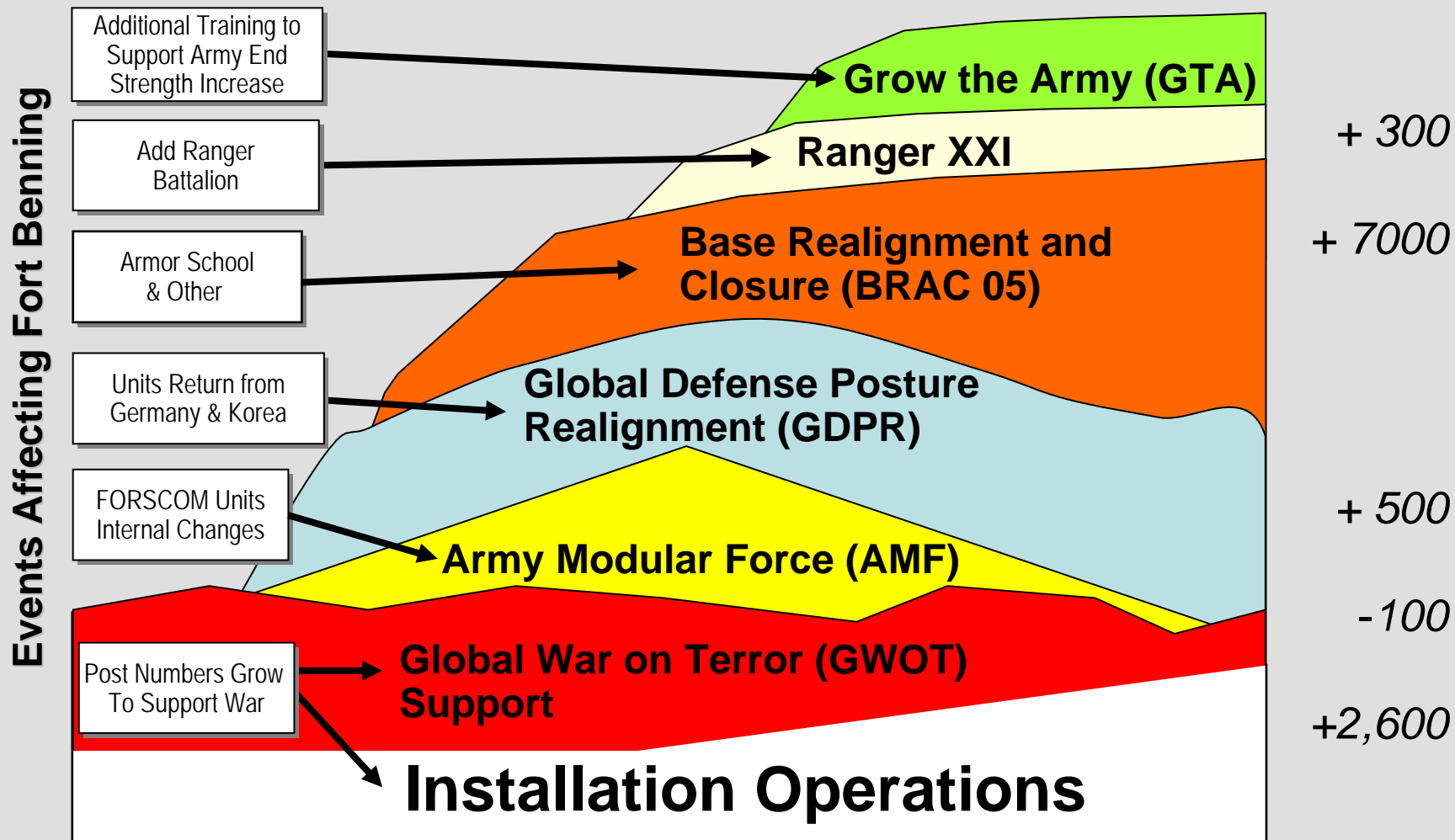
- Kick-Off Task Force Process
- Review Task
- Review Land Use Allocation Model
- Review Assumptions
- Discuss Initial Quality Growth Issues
- Discuss and Confirm Way Ahead

Regionalism is the Key

"Coordination and Synchronization Continue To Be Our Greatest Strengths"
Major General Walter Wojdakowski
Commanding General, Fort Benning, Alabama and Georgia



Fort Benning Transformation



Project Purpose

RGMP Study Area:
(10 Counties – 35 Mile Radius)

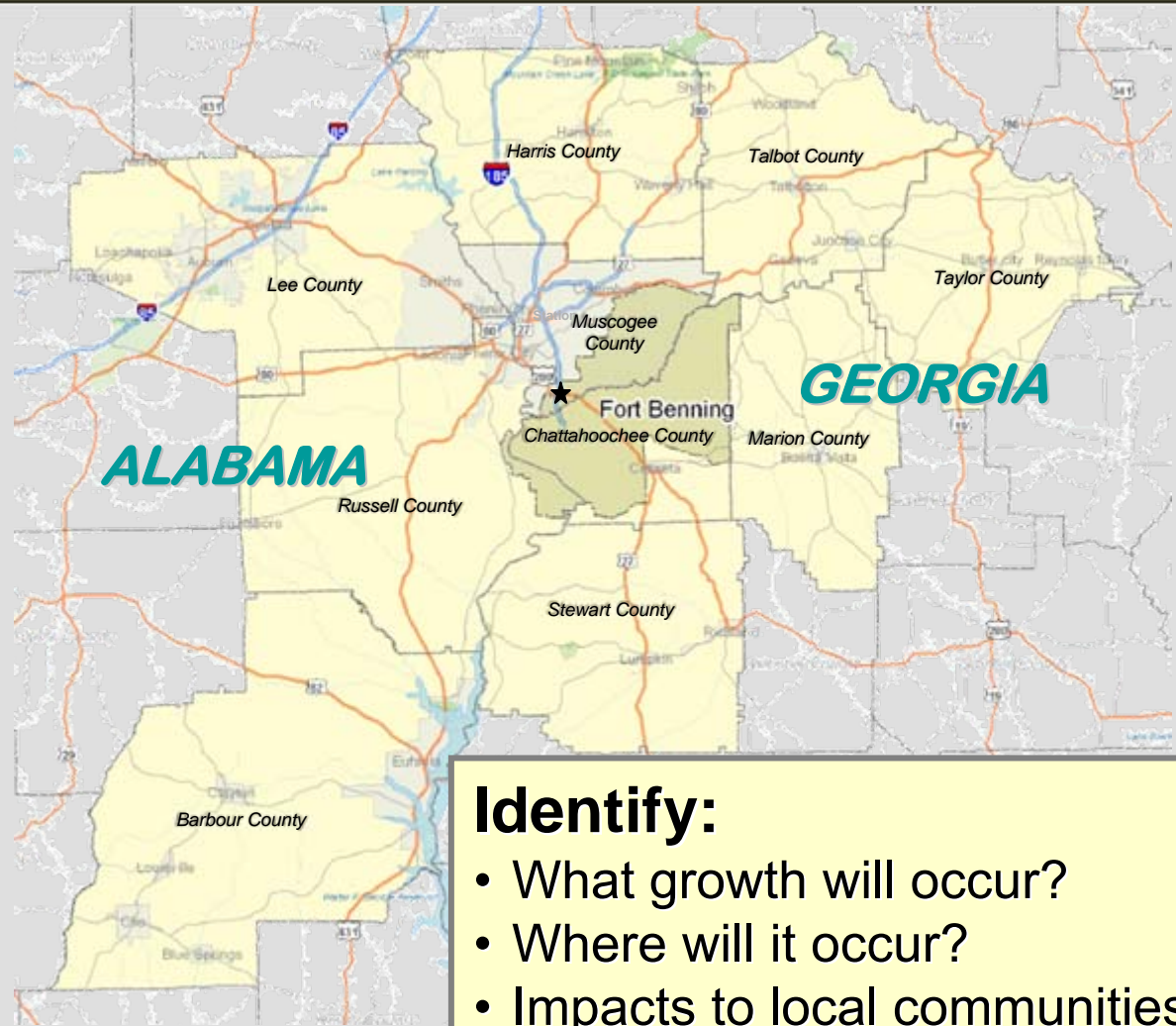
Ten County Study Area:

Georgia

- Columbus - Muscogee
- Cusseta - Chattahoochee
- Harris
- Marion
- Talbot
- Taylor
- Stewart

Alabama

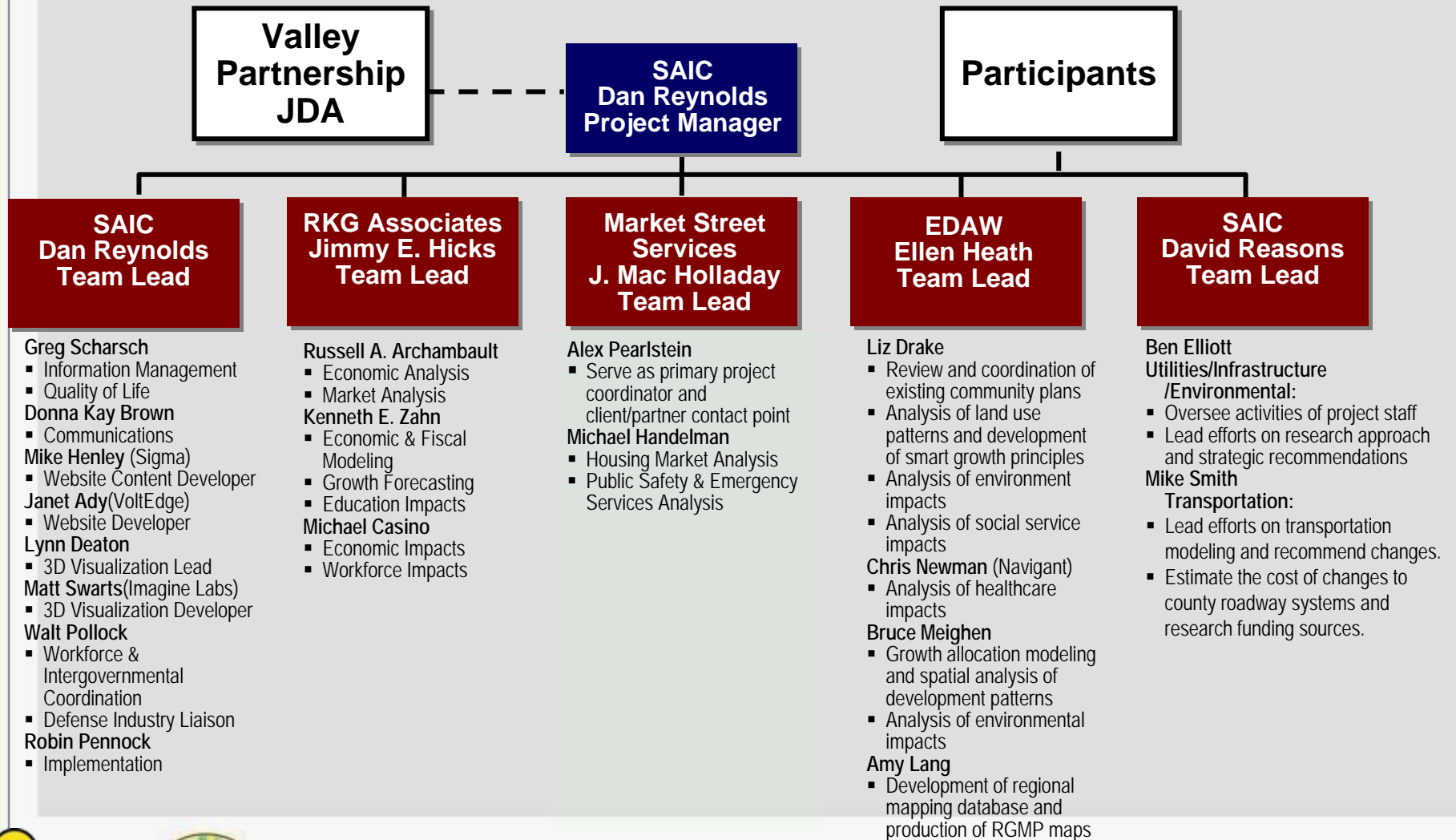
- Barbour
- Lee
- Russell



Identify:

- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

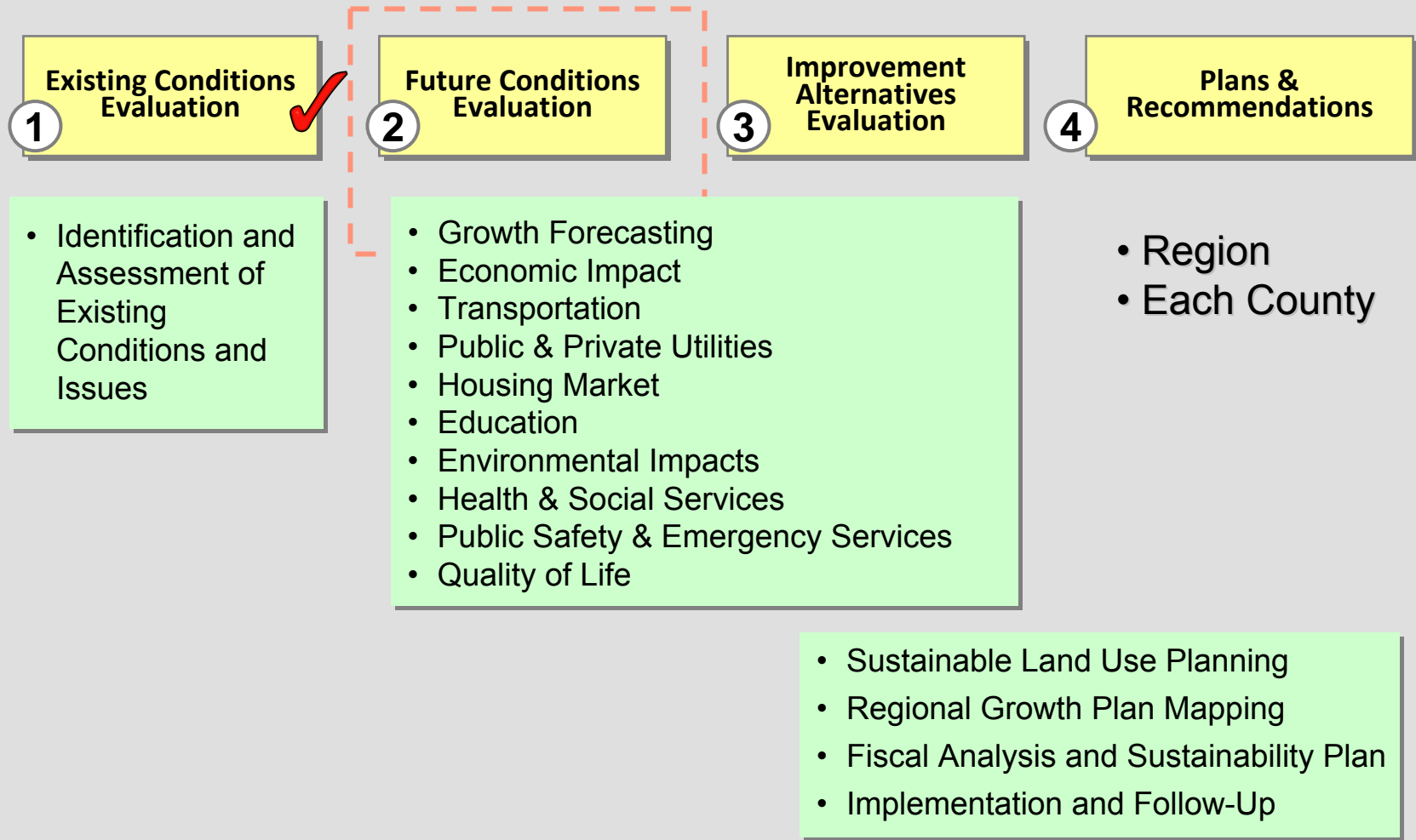
Project Team Organization



Scope (Tasks)

#	TASK	LEAD
1	Identification and Assessment of Existing Conditions and Issues	SAIC
2	Growth Forecasting and Modeling	RKG
3	Economic Impact Analysis	RKG
4	Transportation	SAIC
5	Public and Private Utilities	SAIC
6	Housing Market Analysis	MKT ST
7	Education	RKG
8	Sustainable Land Use Planning	EDAW
9	Regional Growth Plan Mapping	EDAW
10	Public Engagement and Communications	SAIC
11	Environmental Impacts	SAIC
12	Health and Social Services	EDAW
13	Public Safety and Emergency Services	MKT ST
14	Quality of Life	SAIC
15	Fiscal Analysis and Sustainability Plan	RKG
16	Implementation and Follow-Up	SAIC

Project Process



Schedule (County View)

COUNTY		Jan. 08	Feb. 08	Mar. 08	Apr. 08	8-May	Jun. 08	Jul. 08	Aug. 08	Sep. 08	Oct. 08	Nov. 08	Dec.08	Jan. 09	Feb. 09	Mar. 09	Apr. 09	May. 09	
1	Chattahoochee, GA	Task 1-16 Completed by 15 December 2008 Report due 31 Dec 2008																	
2	Harris, GA																		
3	Lee, AL																		
4	Muscogee, GA																		
5	Russell, AL																		
6	Talbot, GA	Task 1-16 Completed by 15 March 2009 Report due 31 March 2009																	
7	Marion, GA																		
8	Barbour, AL																		
9	Stewart, GA																		
10	Taylor, GA																		
Region w / Ft. Benning as Growth Center														Task 1 - 9 & 11 - 16 Completed by 31 March 2009					
		TASK 10: PUBLIC ENGAGEMENT AND COMMUNICATIONS OCCURS FOR ALL COUNTIES AND THE REGION THROUGHOUT THE PROJECT PERIOD ----->																	

- First five county plans (Tier 1) completed Dec 2008
- Remaining counties (Tier 2) and regional plans completed Apr 2009

Stakeholder Task Forces

TASK FORCES

1. Economic Impact
2. Education
3. Funding for Region
4. Health Care & Social Services
5. Housing
6. Infrastructure & Land Use
7. Public Services
8. Quality of Life
9. Strategic Communications
10. Transportation
11. Workforce

Task Force Meeting # 1

- Presentation of initial findings
- Discussion

Task Force Meeting # 2

- Presentation and discussion of findings/recommendations
- Implementation strategies

Task Force Responsibilities

- 1) Review task, scope and methodology
- 2) Confirm existing conditions and known issues
- 3) Establish points of contact for data collection
- 4) Review findings and recommendations
- 5) Communicate with community regarding actions and status of Plan
- 6) Provide guidance in Plan implementation

Agenda

1. Task Description
2. Land Use Allocation Model Description and Purpose
3. Initial Issues from the Quality Growth Audit
4. Population Growth Projections
5. Discussions
6. Wrap up discussions & Q/A

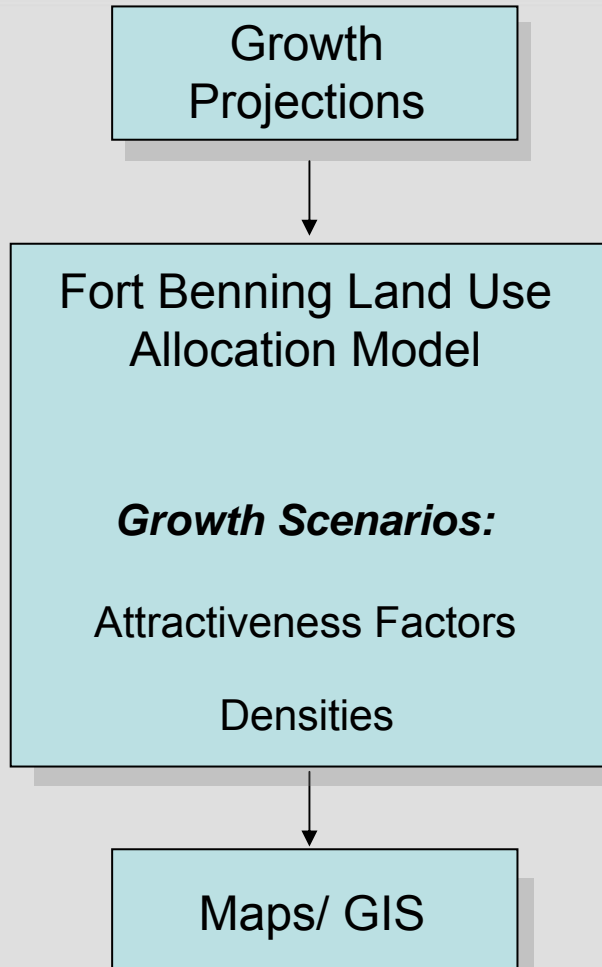


Land Use Task

TASK OVERVIEW:

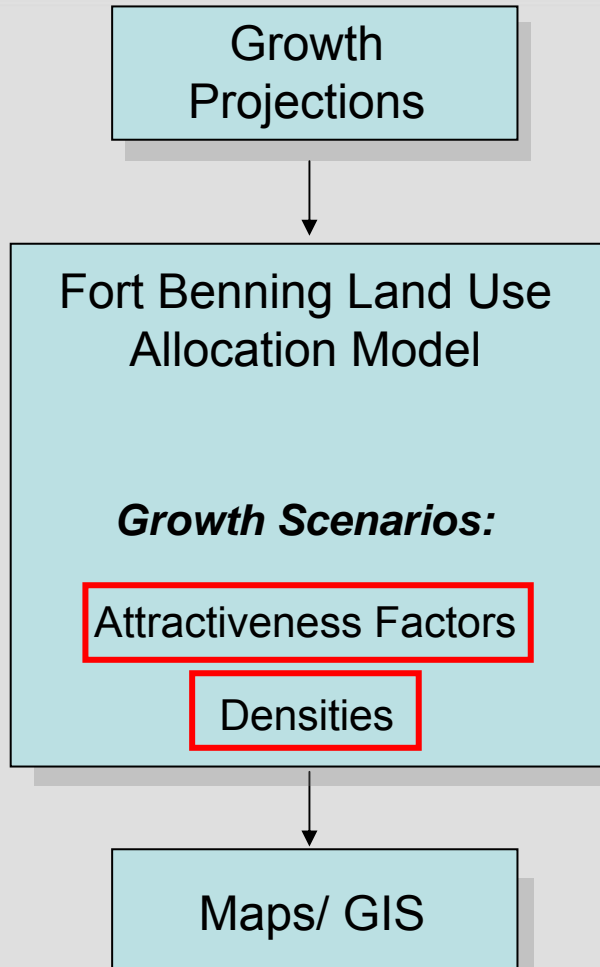
- Inventory of existing land-use patterns and trends
- A computer based land use allocation model to spatially show growth
 - Multiple growth scenarios depicting different planning policies
 - Where development is most likely to occur based on existing and anticipated infrastructure locations.
 - Where potential site-specific military encroachment issues may arise
- Identify policies required to accomplish desired growth outcome
- Analyze existing local government policies for quality growth best practices
- Recommendations and strategies to help local governments develop quality-growth policies to:
 - Conserve recreational, scenic, and environmentally valuable land that increases property values of homes and attracts tourism and recreation
 - Encourage development that naturally manages storm water, reducing the need to build expensive infrastructure
 - Build regional coordination between planning entities

Land Use Allocation Model- What is it?



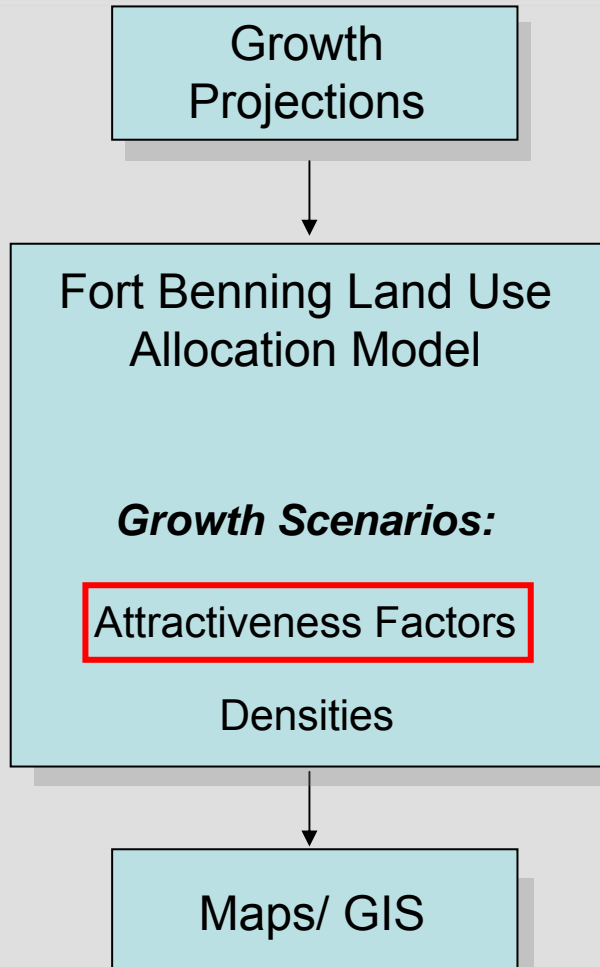
- Spatially allocates projected future growth
 - Capable of “what-if scenarios”
 - Allows key assumptions to be changed
 - Based on spatial data
 - Easily communicated and understood
- Multiple growth scenarios:
 - Conventional “Business as Usual”
 - Quality Growth scenario
- Used to identify preferred outcome
 - Recommend best practices to guide growth into preferred pattern
 - Quality Growth Audit to identify local barriers to implementing preferred growth pattern

Methodology- Growth Scenarios



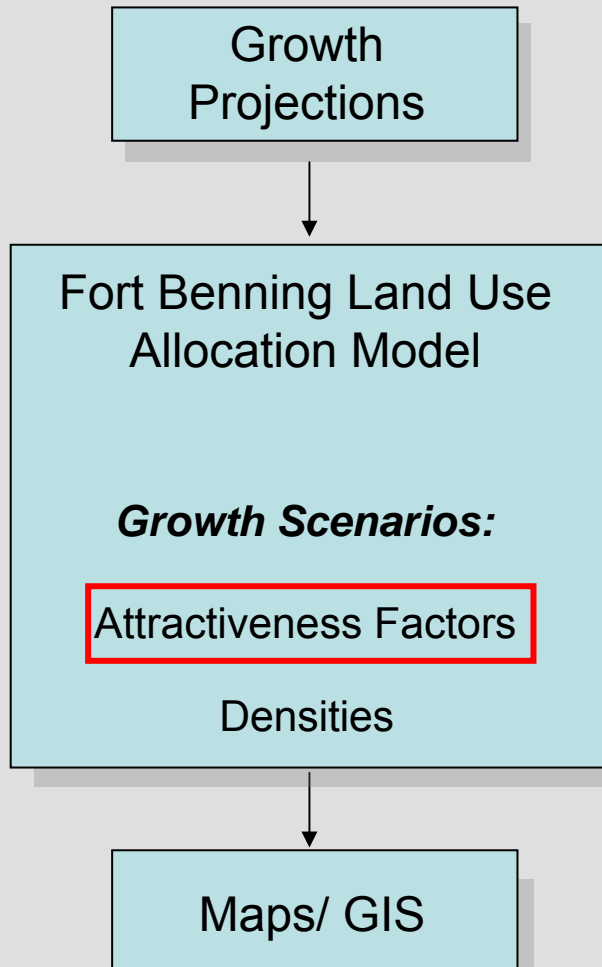
- Growth is physically allocated
 - Undevelopable land is removed
- Growth Scenarios Key Assumptions:
 - Attractiveness Factors
 - Land Use Densities

Methodology- Attractiveness Factors



- Each area assigned an *attractiveness factor*
 - An attractiveness factor is an element that attracts development
- Conventional Growth Scenario will include these factors:
 - Proximity to Interstate Interchange
 - Proximity to Arterial
 - Proximity to Existing Development

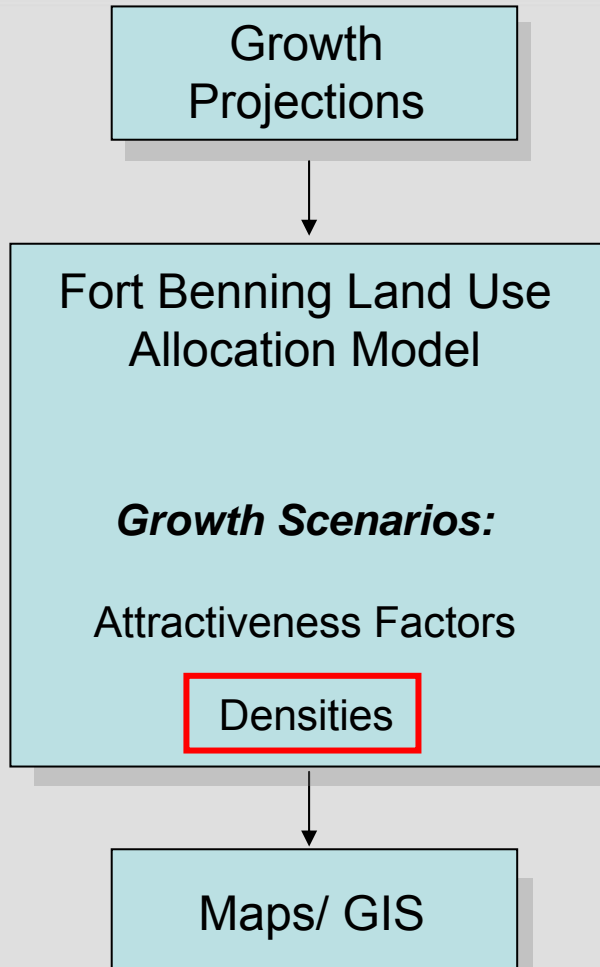
Methodology- Attractiveness Factors



- A weight is then assigned to that factor to rank the desirability of each area for development

IMPORTANCE	FACTOR	DISTANCE (Miles)	RESIDENTIAL WEIGHT	EMPLOYMENT WEIGHT
1	PROXIMITY TO INTERSTATE INTERCHANGE			
	Existing	1	8	10
	Approved	1	7	9
	Potential	1	6	6
2	PROXIMITY TO ROADS OF ARTERIAL OR GREATER			
	Existing	0.5	10	8
	Approved	0.5	9	7
	Potential	0.5	5	5
3	PROXIMITY TO EXISTING DEVELOPMENT			
	Adjacent	0.25	4	4
	Non-Adjacent	0.5	2	3

Methodology



- Once growth is allocated to an area, the model needs to know *how much* growth can go there.
- This is determined by land use densities
- Densities were determined based on:
 - Future Land Use Plan
 - Zoning Code
 - Current Development Patterns

Methodology- Density Assumptions

Density Assumptions:

Columbus-Muscogee County			Future Land Use Category
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	
Agriculture	N/A	0	
Rural Residential	1	0	
Low Density Residential	4	0	
Medium Density Residential	7	0	
High Density Residential	11	0	
Commercial	0	35	Major Activity Centers
Industrial	0	15	
Mixed Use	2	20	
Parks and Open Space	0	0	Parks/ Recreation/ Conservation
Public/Institutional	0	30	
Transportation	0	0	

Based on phone conversation with Will Johnson, September 17, 2008

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Cussetta-Chattahoochee County			Future Land Use Category
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	
Agriculture	0.05	0	Agriculture
Rural Residential	0.2*	0	Rural Residential
Low Density Residential	1	0	Residential
Medium Density Residential	3**	0	In-town Cussetta, Cussetta Corridor
High Density Residential	N/A	0	N/A
Commercial	0	35	Major Highway Corridor
Industrial	0	15	Major Highway Corridor
Mixed Use	1.4	20	In-town Cussetta, Cussetta Corridor
Parks and Open Space	0	0	Conservation Area/ State Park
Public/Institutional	0	30	Other Special
Transportation	0	0	No Category

* Based on R-R zoning category

- Columbus-Muscogee
- Cussetta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Harris County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Future Land Use Category
Agriculture	0.01**	0	Agriculture, Forestry, Residential >25 acres
Rural Residential	0.2	0	Residential 5-24 acres
Low Density Residential	0.5	0	Residential < 5 acres
Medium Density Residential	1*	0	Single Family, Multi Family, Commercial
Commercial	0	35	General Commercial
Industrial	0	15	Industrial
Mixed Use	1.4	20	No Category
Parks and Open Space	0	0	Parks, Recreation, Conservation
Public/Institutional	0	30	Public/ Institution
Transportation	0	0	Transportation, Communication, Utilities

Based on a conversation with Becky Gray September 4, 2008

* To be used within the city limits of Pine Mountain and Hamilton only. Based on city's 1 acre minimum.

** Most of the land in the Agriculture district are timber farms with no residential component

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Lee County-			Future Land Use Category
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	
Agriculture	0.33	0	
Rural Residential	0.5	0	
Low Density Residential	1	0	
Medium Density Residential	3	0	
High Density Residential	8	0	
Commercial	0	35	
Industrial	0	15	
Mixed Use	1.4	20	
Parks and Open Space	0	0	
Public/Institutional	0	30	
Transportation	0	0	

based on Auburn zoning code

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Lee County- City of Auburn			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Future Land Use Category
Agriculture	0.33	0	
Rural Residential	0.5	0	Large Lot Residential
Low Density Residential	1	0	Low Density Residential
Medium Density Residential	3	0	Medium Density Residential
High Density Residential	8*	0	High Density Residential
Commercial	0	35	Limited Commercial
Industrial	0	15	Industrial
Mixed Use	1.4	20	
Parks and Open Space	0	0	Greenspace
Public/Institutional	0	30	
Transportation	0	0	Utilities

* US allows up to 34 du/acre

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Lee County- City of Opelika			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Future Land Use Category
Agriculture	0.1*	0	
Rural Residential	1**	0	Large Lot Residential
Low Density Residential	2***	0	Low Density Residential
Medium Density Residential	4.5****	0	Medium Density Residential
High Density Residential	11	0	High Density Residential
Commercial	0	35	Limited Commercial
Industrial	0	15	Industrial
Mixed Use	1.4	20	
Parks and Open Space	0	0	Greenspace
Public/Institutional	0	30	
Transportation	0	0	Utilities

Based on a conversation with Jerry Kelley on September 8, 2008

*Not much agriculture in the planning area, mostly timber. No residential. May consider deleting category for county

** Very little will develop this way in the future. Most R-1 is a holding district that will develop as medium density

***City is trying to hold R-2 to 15k sq ft lots, especially near Auburn.

****Majority of future development will be at this density

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Lee County- City of Smiths Station			Future Land Use Category
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	
Agriculture	0.04*	0	
Rural Residential	0.25**	0	
Low Density Residential	1	0	
Medium Density Residential	2***	0	
High Density Residential	6****	0	
Commercial	0	35	
Industrial	0	15	
Mixed Use	1.4	20	
Parks and Open Space	0	0	
Public/Institutional	0	30	
Transportation	0	0	

Based on conversation with Jerry Bentley on September 4, 2008

* Varying difference in lot size on the ground. This is a general average based on conversation with Smiths Station

** Older neighborhoods have 3 - 5 acre lot size

*** This is the standard development pattern in the city of Smiths Stations

**** No development of this intensity constructed yet in Smiths Station, but some has been proposed

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Methodology- Density Assumptions

Density Assumptions:

Russell County- Phenix City			Future Land Use Category
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	
Agriculture	1	0	No category
Rural Residential	2	0	Residential
Low Density Residential	4.5	0	Residential
Medium Density Residential	7	0	Residential
High Density Residential	35	0	Residential
Commercial	0	35	Office/ Commercial
Industrial	0	15	Industrial
Mixed Use	1.4	20	No category
Parks and Open Space	0	0	Recreational/ Open Space
Public/Institutional	0	30	Institutional/ Public
Transportation	0	0	No category

Based on conversation with Bubba Roberts September 5, 2008

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris County
- Lee County
- Auburn
- Opelika
- Smiths Station
- Russell County/ Phenix City

Potential Quality Growth Issues

- Some jurisdictions may have difficulty protecting environmentally sensitive lands without a conservation or cluster subdivision ordinance
- In jurisdictions with large minimum lot sizes, housing choices are limited
- Parking management could improve stormwater issues in most jurisdictions
- Future encroachment issues with Fort Benning could be addressed with the adoption of JLUS recommendations

Discussion

- Are your jurisdiction's land use densities appropriate?
- What are your concerns/issues/problem areas concerning growth and land use?
- What are your plans to address/mitigate growth related issues?
- Are there other emerging land use issues in light of the population coming in and its demographics?
- Are there areas in which you can/should coordinate with other agencies in the region? What are some of the barriers to this coordination?

Closing Remarks

THIS MEETING:

- Overview
- Methodology
- Growth Issues
- Discussions



NEXT MEETING

- November 2008
- First model run results
- Regional Land Use Charette



Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

Task Force Meeting – September 2008

Contact Information



Larry Crane

Project Director, The Valley Partnership Joint
Development Authority
lcrane@columbusgachamber.com

706-596-7009

www.thevalleypartnership.com

Dan Reynolds

Project Manager, SAIC

dreynolds@thevalleypartnership.com

706-536-7180

www.fortbenningandthevalley.com

Liz Drake

Task Leader, EDaw

Liz.drake@edaw.com

404-870-5339