



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

February 19, 2009



In association with:



Task Force Meeting #2 Objectives

- Review Model Factors
- Identify Local Hotspots
- Identify Local Employment Centers
- Discuss Barriers to Quality Growth
- Discuss and Confirm Way Ahead

Project Purpose

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

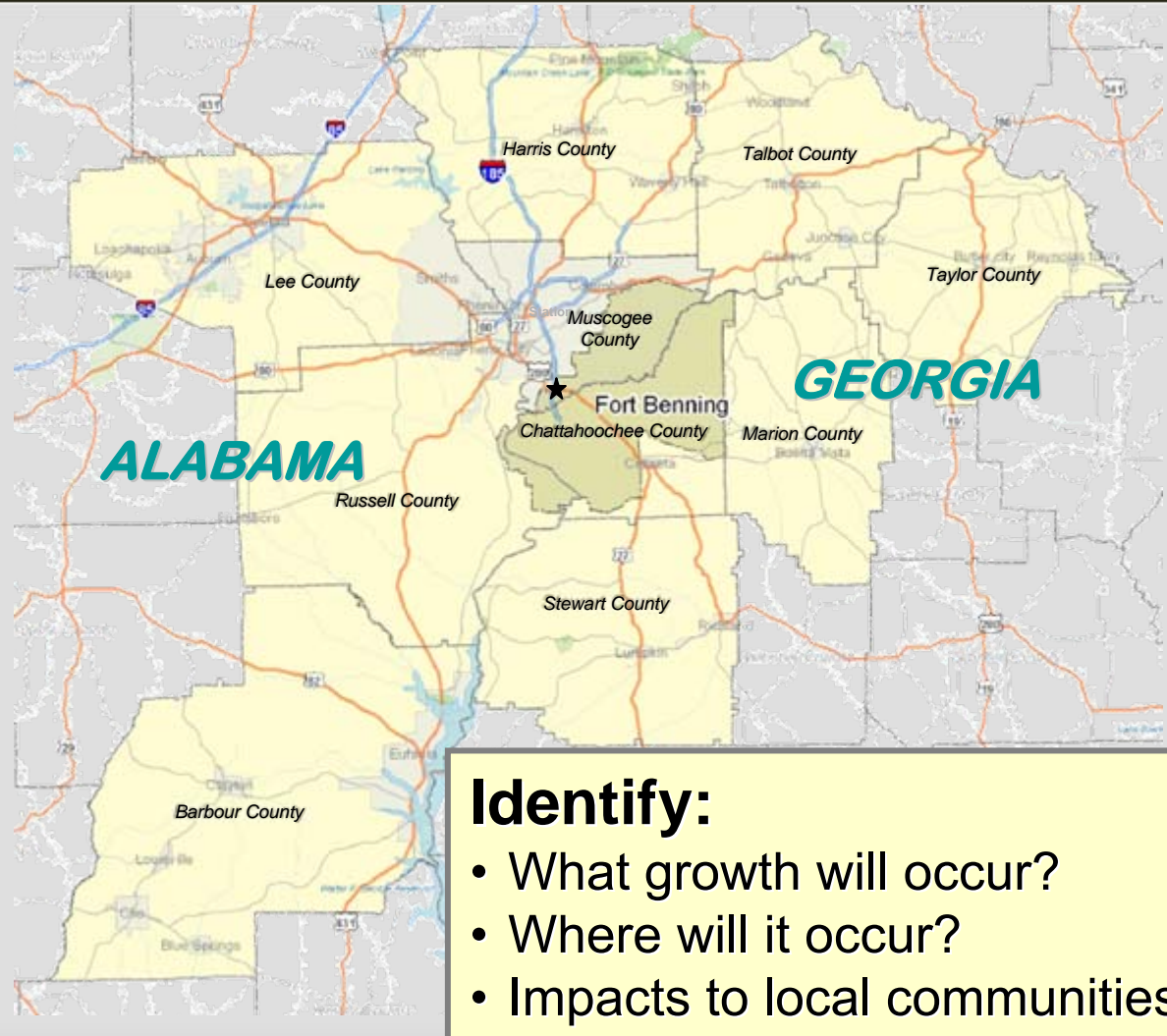
Ten County Study Area:

Georgia

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

Alabama

- **Barbour**
- Lee
- Russell



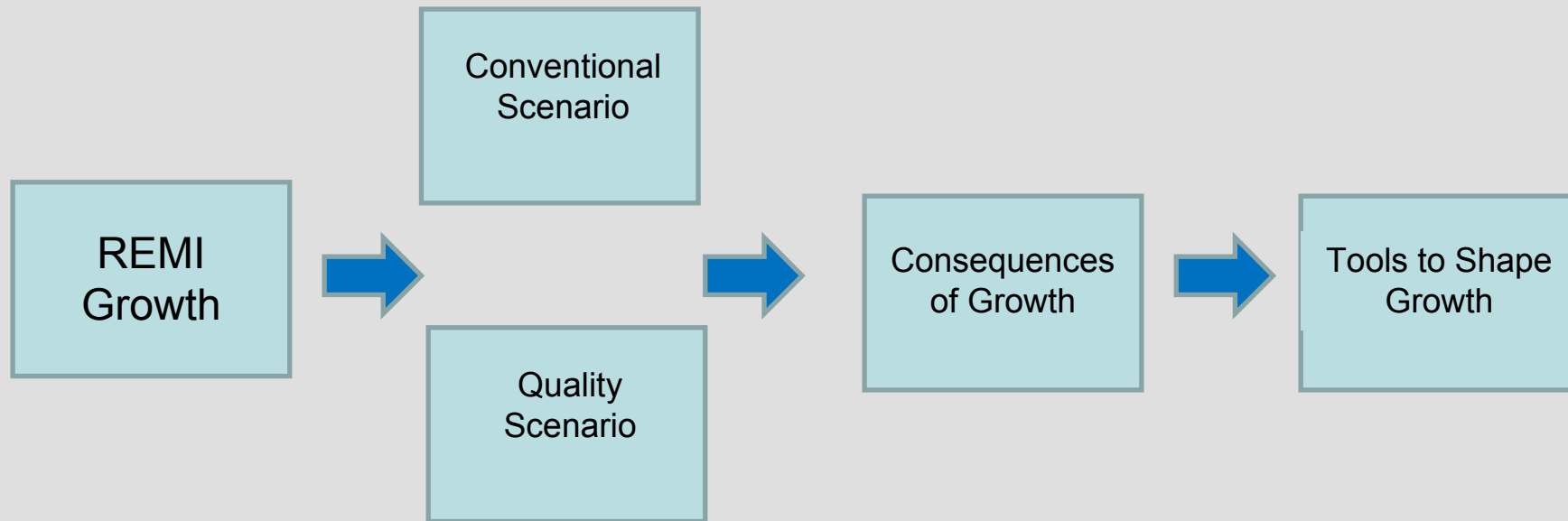
Identify:

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

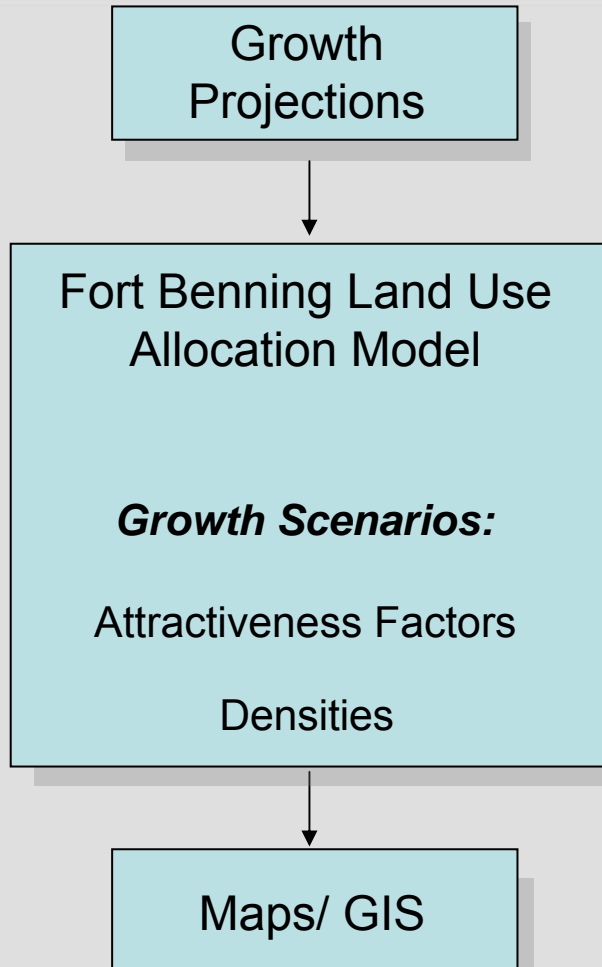
Task 8 – Land Use Methodology

- A conventional growth scenario based upon a land suitability analysis with limited public policy intervention to guide development decisions; and
- A quality growth scenario that emphasizes sustainable development outcomes based upon local vision and desired community character.

Task 8 – Land Use

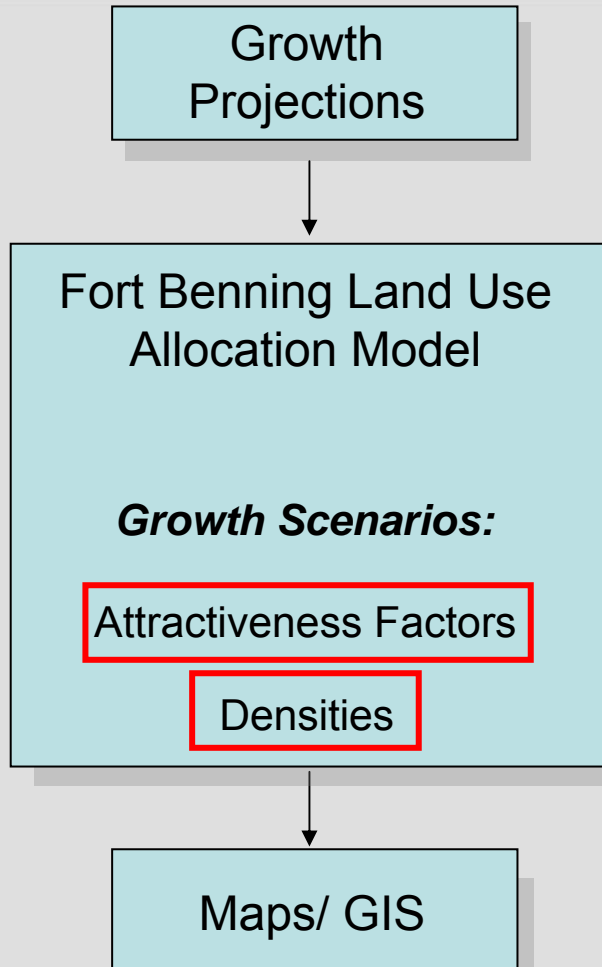


Land Use Allocation Model- What is it?



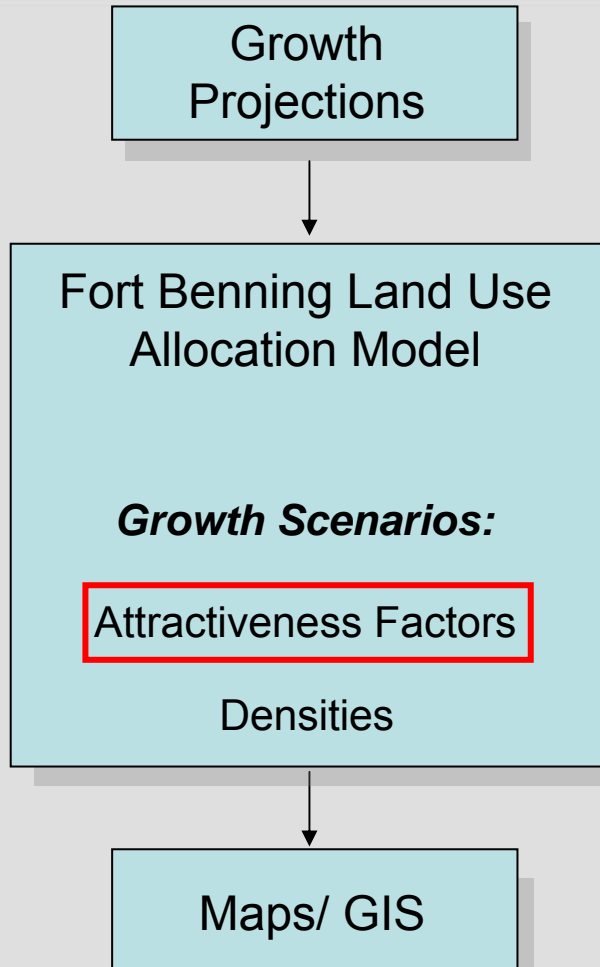
- Spatially allocates projected future growth
 - Capable of “what-if scenarios”
 - Allows key assumptions to be changed
 - Based on spatial data
 - Easily communicated and understood
- Multiple growth scenarios:
 - Conventional “Business as Usual”
 - Quality Growth scenario
- Used to identify preferred 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
 - ▶ Wetlands and Floodplain
 - ▶ River Buffer
 - ▶ Public Lands
 - ▶ Conservation Lands
 - ▶ Built Lands
 - ▶ High Noise Zones
 - ▶ Slopes Greater than 15%
- 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 Arterials/ Major Roads
 - Proximity to Existing Development
 - Proximity to City Limits

Conventional Growth Scenario- Attractiveness Factors

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

<i>Conventional Growth Attractiveness Factors w/ weights</i>			
FACTOR	DISTANCE (Miles)	RESIDENTIAL WEIGHT	EMPLOYMENT WEIGHT
PROXIMITY TO HIGHWAYS			
Existing	1	8	10
PROXIMITY TO MAJOR ROADS			
Existing	0.5	10	8
PROXIMITY TO EXISTING DEVELOPMENT			
Adjacent	0.25	6	6
Non-Adjacent	0.5	2	3
PROXIMITY TO CITY LIMITS			
Adjacent	0.25	6	6
Non-Adjacent	0.5	2	3

Quality Growth Scenario- Attractiveness Factors

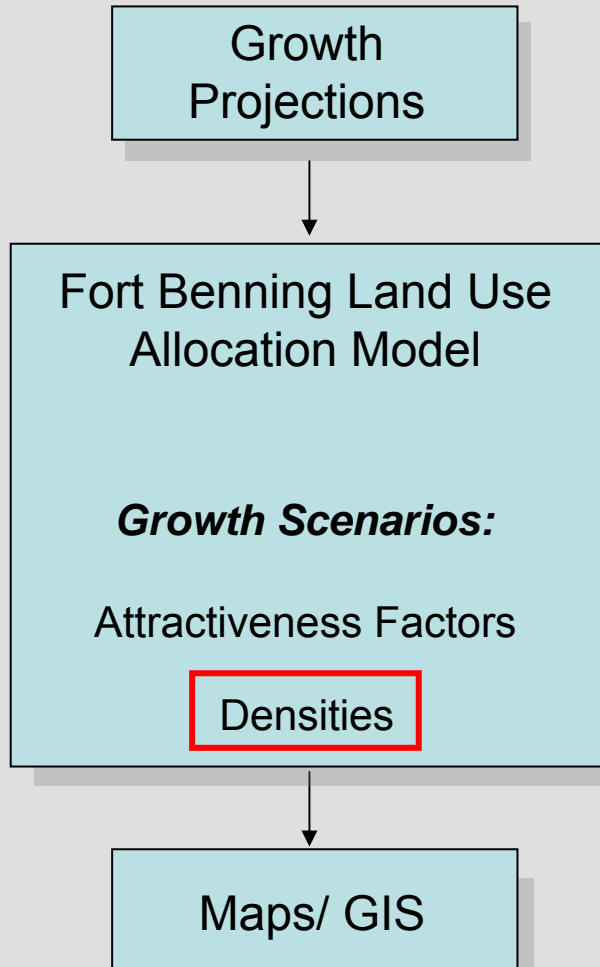
- Conventional Factors:
 - Proximity to Highways
 - Proximity to Major Road
 - Proximity to Existing Developments
 - Proximity to City Boundaries
- Quality Growth Factors:
 - Hotspots
 - Employment Centers
- A Hotspot is any area where development has been platted, planned, or encouraged through policies
 - Revitalization area
 - Major platted subdivision
- Employment Centers are existing or planned areas with concentrations of jobs
 - Industrial or Business Park

Quality Growth Factors

- Which Factors are the most important? How would you rank these?

<i>Quality Growth Attractiveness Factors w/ weights</i>			
FACTOR	DISTANCE (Miles)	RESIDENTIAL WEIGHT	EMPLOYMENT WEIGHT
PROXIMITY TO HIGHWAYS			
Existing	1	2	4
PROXIMITY TO MAJOR ROADS			
Existing	0.5	1	3
PROXIMITY TO EXISTING DEVELOPMENT			
Adjacent	0.25	4	2
Non-Adjacent	0.5	3	1
PROXIMITY TO CITY LIMITS			
Adjacent	0.25	6	6
Non-Adjacent	0.5	5	5
PROXIMITY TO HOTSPOTS			
Current	0.25	10	8
Planned	0.5	9	7
PROXIMITY TO EMPLOYMENT CENTERS			
Current	0.25	8	10
Planned	0.5	7	9

Methodology- Growth Scenarios



Methodology- Density Assumptions

Density Assumptions:

Eufaula, Barbour County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Zoning Map Category
Agriculture	1	0	FAR
Rural Residential	1	0	E-1
Low Density Residential	3	0	R-1, R-2r, MHP, MHR
Medium Density Residential	4.5	0	R-3
High Density Residential	6	0	R-4
Commercial	0	35	C-1, C-2p, C-3, C-4, PH
Industrial	0	15	M-1, M-2
Mixed Use			
Parks and Open Space			
Public/Institutional			
Transportation			

- Barbour
- Marion
- Stewart
- Talbot
- Taylor

Methodology- Density Assumptions

Density Assumptions:

Marion County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Zoning Map Category
Agriculture	0.2	0	AG
Rural Residential	0.2	0	RR
Low Density Residential			
Medium Density Residential	1	0	R-1, R-2
High Density Residential			
Commercial	0	35	COMM
Industrial			
Mixed Use			
Parks and Open Space			
Public/Institutional			
Transportation			

- Barbour
- Marion
- Stewart
- Talbot
- Taylor

Methodology- Density Assumptions

Density Assumptions:

Stewart County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Future Land Use Category
Agriculture	1	0	Agriculture/ Forestry
Rural Residential	2	0	Residential
Low Density Residential			
Medium Density Residential			
High Density Residential			
Commercial	0	35	Commercial
Industrial	0	15	Industrial
Mixed Use			
Parks and Open Space	0	0	Parks, Recreation, Conservation
Public/Institutional	0	30	Public/Institutional
Transportation	0	0	Transportation, Communication, Utility

- Barbour
- Marion
- Stewart
- Talbot
- Taylor

Methodology- Density Assumptions

Density Assumptions:

Talbot County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Future Land Use Category
Agriculture	0.2	0	Agriculture, Forestry, Fishing, Hunting
Rural Residential			
Low Density Residential	1	0	Residence or Accommodation Functions
Medium Density Residential			
High Density Residential			
Commercial	0	35	General Sales or Services
Industrial	0	15	Manufacturing and Wholesale Trade
Mixed Use			
Parks and Open Space			Arts, Entertainment and Recreation
Public/Institutional	0	30	Education, Public Admin, Healthcare, Other
Transportation	0	0	Transportation, Comm, Information and Utility

- Barbour
- Marion
- Stewart
- Talbot
- Taylor

Methodology- Density Assumptions

Density Assumptions:

Taylor County			
Land Use (EDAW)	Dwelling Units per Acre	Employment per Acre	Zoning Map Category
Agriculture	0.3	0	A, AR, AR2, AR5, R3
Low Density Residential	1	0	R1, MHR
Medium Density Residential	2	0	R2, R2A, R4, HR
Commercial	0	35	C1, C2, C3, CG,
Industrial	0	15	I, M2
Mixed Use			
Parks and Open Space			
Public/Institutional			
Transportation			

- Barbour
- Marion
- Stewart
- Talbot
- Taylor

Break-out Session

What Does Quality Growth Look Like at a Regional Level?

- What are some local hotspots for current and future growth?
- Where are the current and planned employment centers?
- What areas are appropriate for redevelopment and infill?
- What areas would you limit growth?
- What does Quality Growth look like? How dense or dispersed is it? What densities are appropriate?
- What tools do you already have in place to assure Quality Growth? How are they working and/or not working?
- Are there barriers to implementing desired growth patterns and tools?
- Are there regional methods/ organizations that could help implement quality growth? Which ones, and how?

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