



"One Henry" Joint County/Cities Comprehensive Plan

Community Agenda Transmittal Public Hearing
June 19, 2007





Tonight's Goals

- Comprehensive Plan Update Overview
- Take public comment
- Take action on transmittal of the draft Community Agenda to the Atlanta Regional Commission (ARC)





Schedule

Project Public Meetings

September 2005	Kickoff Meeting (Interim Land Use Plan)	<input checked="" type="checkbox"/>
January-February 2006	Visioning Workshops	<input checked="" type="checkbox"/>
March 2006	Visioning Open House	<input checked="" type="checkbox"/>
April 2006	Council for Quality Growth Meeting	<input checked="" type="checkbox"/>
July 2006	Land Use Map Open House Meetings	<input checked="" type="checkbox"/>
November 2006	Agenda Workshops	<input checked="" type="checkbox"/>
January 2007	First Draft of Community Agenda Completed	<input checked="" type="checkbox"/>
February 2007	Steering Committee Meeting	<input checked="" type="checkbox"/>
March 2007	BOC & City Council Briefings	<input checked="" type="checkbox"/>
June 2007	Transmittal to DCA and ARC for Review	<input type="checkbox"/>
August-September 2007	Final Adoption	<input type="checkbox"/>





Concept of the Plan

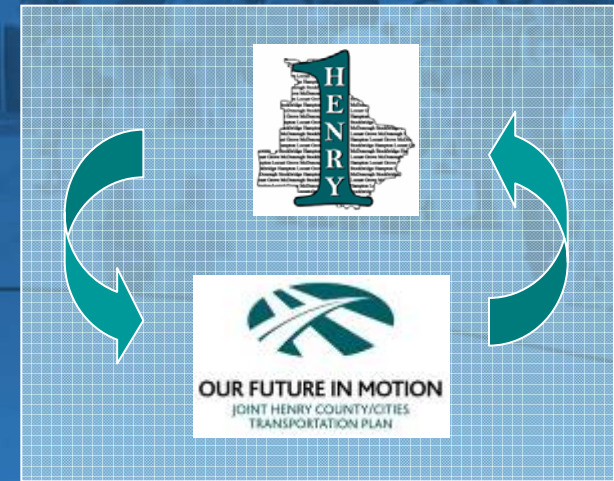
- Updates outdated plan to new state standards
- Creates One Vision for entire county
- Coordinates with Comprehensive Transportation Effort
- Seeks to preserve greenspace and accommodate needed economic development through Activity Center creation





Coordination with the Comprehensive Transportation Plan

- Joint public involvement effort
- Used same base demographics:
 - Population
 - 2005 Population of 167,000
 - 2030 Population of 429,360
 - Employment
 - 2005 Employment of 48,018,
 - 2030 Employment of 120,369
 - Jobs-Housing Balance
 - 2005 Jobs-Housing Balance of 0.95
 - 2030 Jobs-Housing Balance of 0.77
 - These demographics are **not** a goal of the plan, but rather a projection of current trends that need to be addressed
- Incorporation of CTP policies and projects





Development of the Plan through Public Outreach and Involvement

- Visioning Workshops
- Scenario Workshops
- Open Houses
- Steering Committee
- Web Site
- Speaking Engagements





Frequently Mentioned Land Use Themes

- Preservation of environmental and cultural resources
- Make Henry a unique destination
- More community facilities to keep up with growth
- More options available in the built environment
 - Retail
 - Housing
 - Industry





Frequently Mentioned Transportation Themes

- Need more cross-county connectors
- Improve traffic flow
- Control access to key corridors
- Want public transportation
- Need more pedestrian and bicycle connections
- Need more alternatives to using I-75





Role of the Community Agenda

- The third part of the Comprehensive Plan includes:
 - Vision Statement
 - Future Land Use guidelines
 - Policies
 - Implementation Strategies
- The Agenda does not
 - Guarantee development will happen in all areas indicated
 - Rezone Property
- It is intended to be flexible and updated regularly





Joint Henry County/Cities Vision Statement

Henry County's vision for the future is a smarter land use pattern that conserves rural character by focusing new growth in high quality neighborhoods and schools centered around a wide variety of accessible commercial and public services.

There will be improved mobility, more choice and enough jobs for every household to live and work in Henry County. During the next 20 years, Henry County and its cities are committed to work together with all elements of the community to achieve this vision.





Activity Centers – A Old Solution for Henry's Future

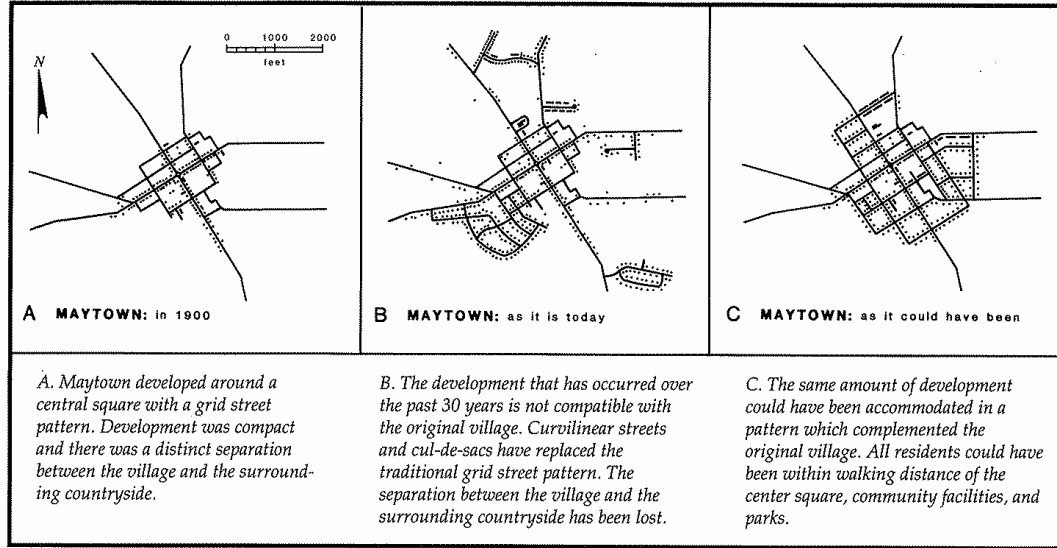
- What is an “Activity Center”?
 - A community that is established around a modified grid network of two lane streets and sidewalks, there is a commercial core, civic buildings, a variety of housing types, open space, employment centers, etc.
 - A mixture of uses
 - Housing
 - Civic function
 - Open Space
 - Employment





Activity Centers Positives

- Reduce Infrastructure Costs
- Increase Pedestrian Accessibility
- Reduce Travel Times
- Support Public Transit Service
- Preserve Outlying Greenspace
- Create a Sense of Place



The central planning issue is the village's role in its setting. Consider what happened with Maytown.

K. Todd Martin, Lancaster County, Pennsylvania, Planning Commission

Source: *Reinventing the Village*, p. 31





Hierarchy of Centers

Regional Centers

- Suburban Employment
- Town Centers
- Specialty Use Areas



Community Centers

- Villages
- School Nodes



Neighborhood Centers

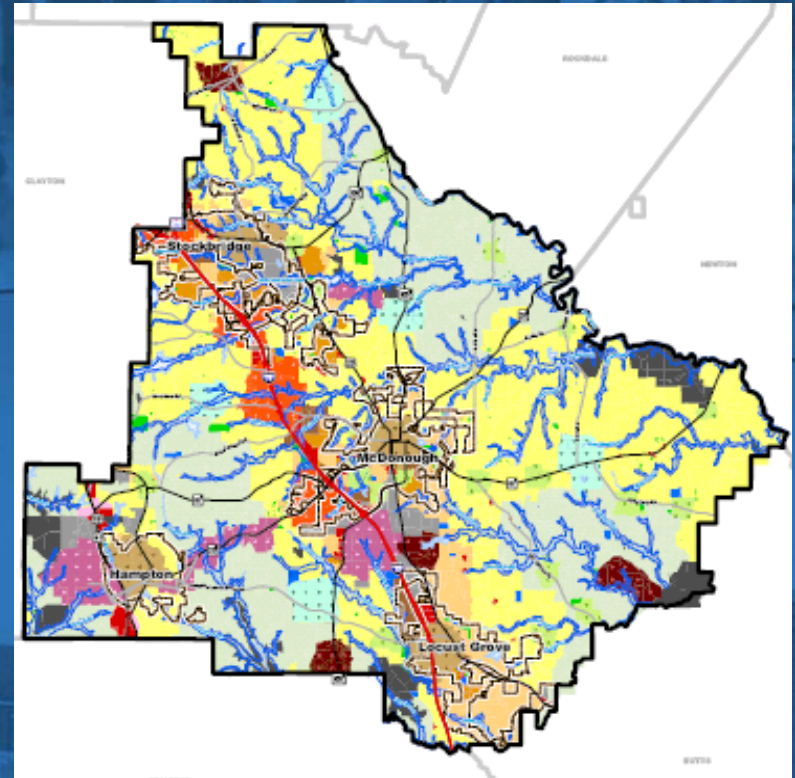
- Crossroads





Future Land Use Map

- Standard Land Use Classifications that correspond to Zoning
- Activity Centers
- Each City has individual Future Land Use Maps
- School Sites
- Protected watersheds and hydrology
- Functional Road Classification Map
- Proposed roads



Generalized Map, see larger plot for details



How Will the Agenda Be Used?

- The Future Land Use Map should be referenced in making rezoning and capital investment decisions
- Policies will help guide day-to-day decisions
- Implementation is carried out through:
 - Application of regulations and policies
 - Promotion of Activity Center Development





Implementation Strategies

- Public investment in infrastructure
 - Roads
 - Water/sewer
 - Streetscapes
- Activity Center Overlay Districts
- Encourage private investment through development incentives
- Pursue funding through government programs (i.e., Livable Centers Initiative, Tax Allocation Districts)
- Involve the public in actively supporting and planning the activity center concept
- Improve Jobs-Housing balance through support of higher education, active marketing, and reserve of sufficient space for growth





Questions?

