Planning 101

Fall GPA Conference – 2009

Athens, GA

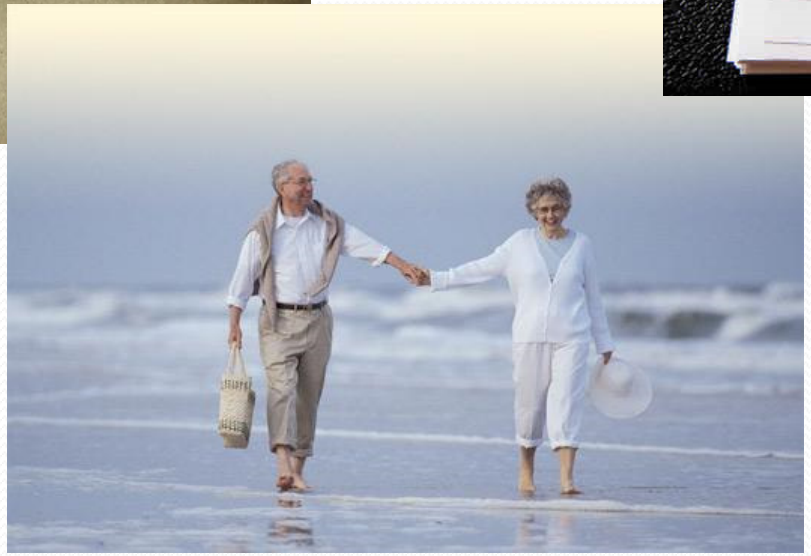
"We will never bring disgrace to this city, by any act of dishonesty or cowardice, nor ever desert our comrades; we will fight for the ideals and sacred things of the city, both alone and with many; we will revere and obey the city laws, and do our best to incite a like respect and reverence to others; we will strive unceasingly to quicken the public's sense of civic duty; **that thus in all these ways, we may transmit this city, greater, better, and more beautiful that it was transmitted to us."**

The Athenian Pledge

The Goal of Planning

To help communities and their stakeholders achieve the desired forms of character, economy and society.

Everybody Does Planning!

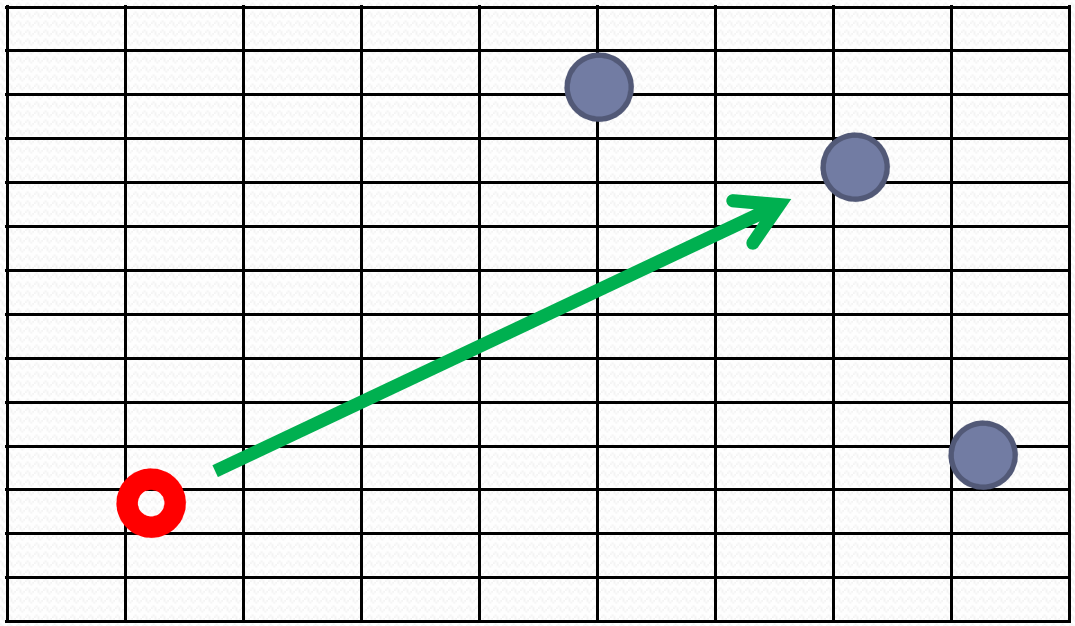


Everybody Does Planning!

Sometimes good…

Sometimes, not so good…

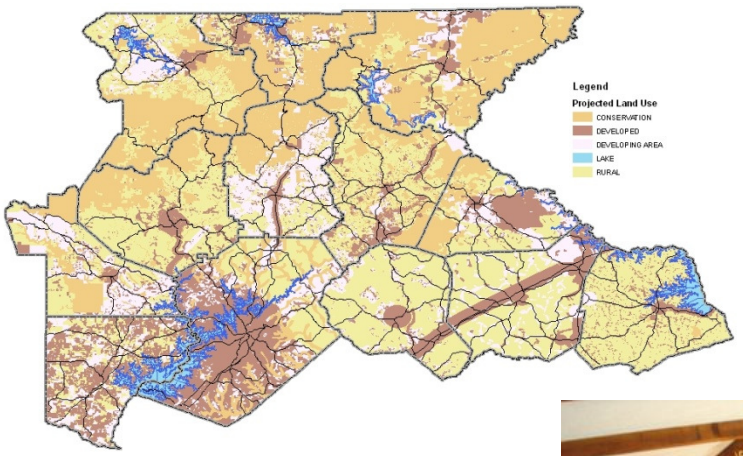
Planning gives communities direction



To Practice Planning…

you need the right tools

and the skills to use them.



Hart County Comprehensive Plan 2007-2030
COMMUNITY AGENDA

HART COUNTY GEORGIA
EST • 1853

October, 2007

The Tools of Planning…

- Comprehensive Plans
- Specialized Plans & Studies
- Development Regulations

- Data/ Trend Monitoring
- Policy Reviews
- Infrastructure Planning
- Management of Outside Resources
- More…

The Tools of Planning…

Any resources, practices and advice that can help you as a planning commissioner make better decisions for your community.

Obligatory Family Image!

The Tools of Planning

- Data
- Policy
- Communication
- Process

The Tools of Planning: Data

- Comprehensive Plan
- Specialized Plans and Studies
- Development Trends
- Zoning Records
- GIS
- Etc.

The Tools of Planning: Data

How many of you have read your Comprehensive Plan?

No, I mean seriously read the thing?

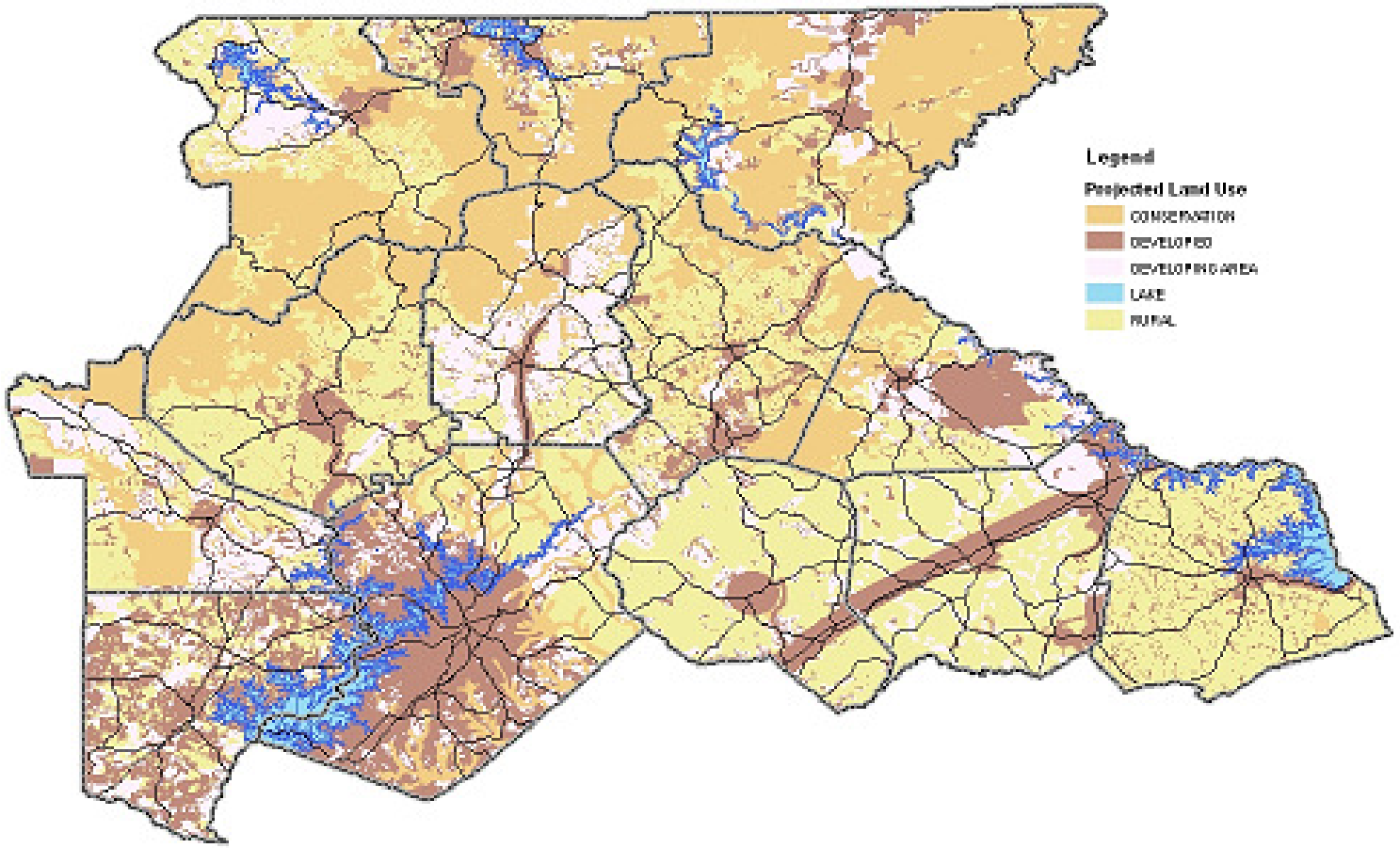
The Tools of Planning: Data

- Planning is decision making involving assumptions, projections and estimates.
  - ***Make sure you have the information needed to make the right decision!***

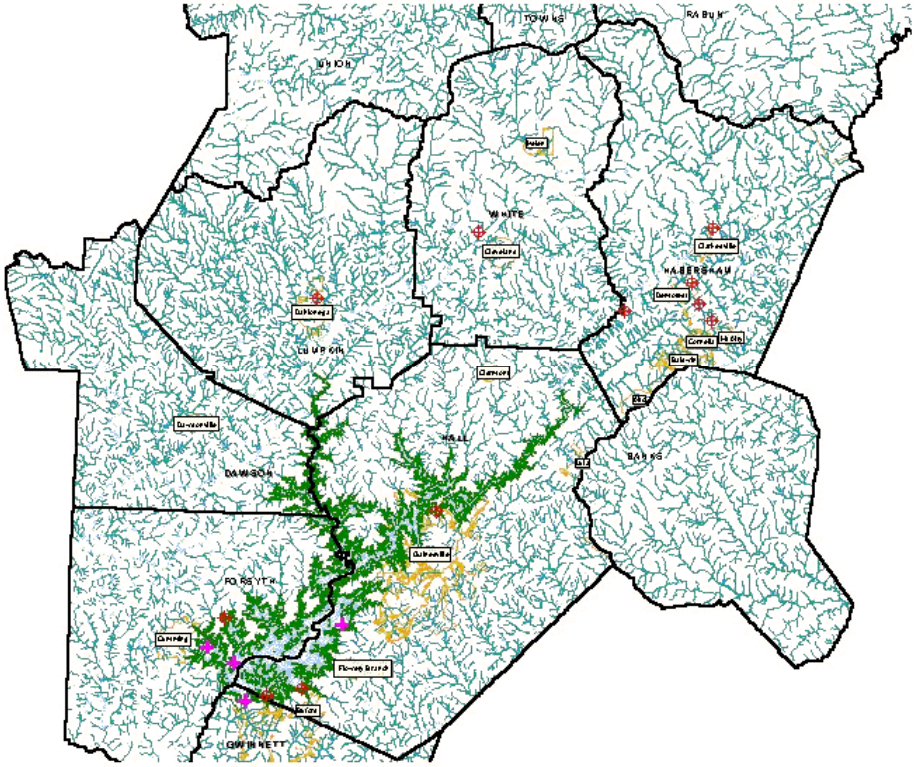
The Tools of Planning: Data

Other types of good planning data

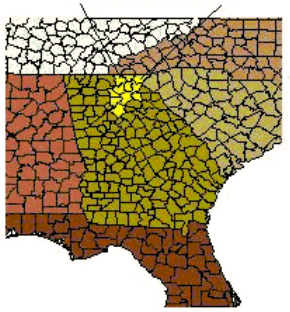
- Quality GIS database
- Track record of decisions
- Current inventory of development trends
- Traffic statistics
- Information about region


Legend
Projected Land Use
CONSERVATION
DEVELOPED
DEVELOPING AREA
LAKE
RURAL

Lake Lanier Source Water Assessment



Area of Concern



LEGEND

- Proposed Intakes
- Existing Intakes
- County Boundaries

Lake Lanier

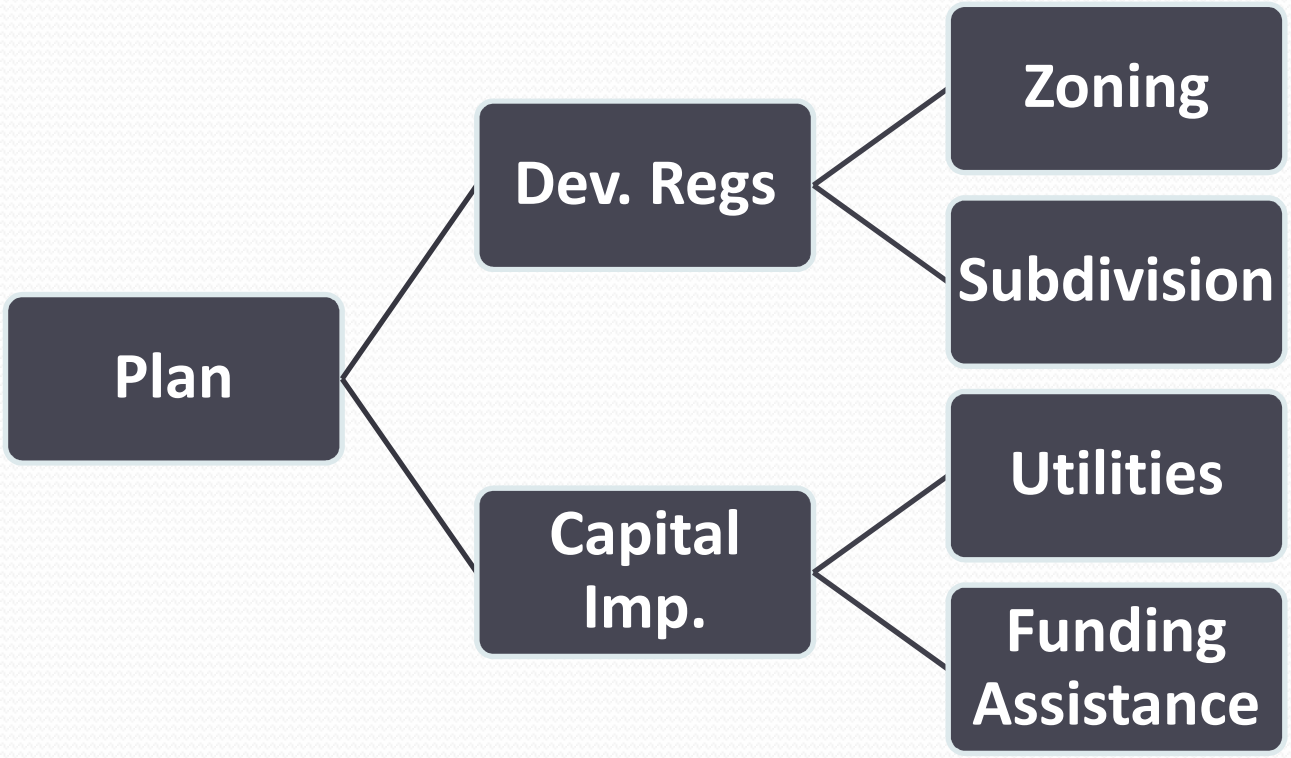
- Corps Property
- Lakes
- Rivers, Streams
- Municipal Boundaries

N
W E
S

20 0 20 40 Miles

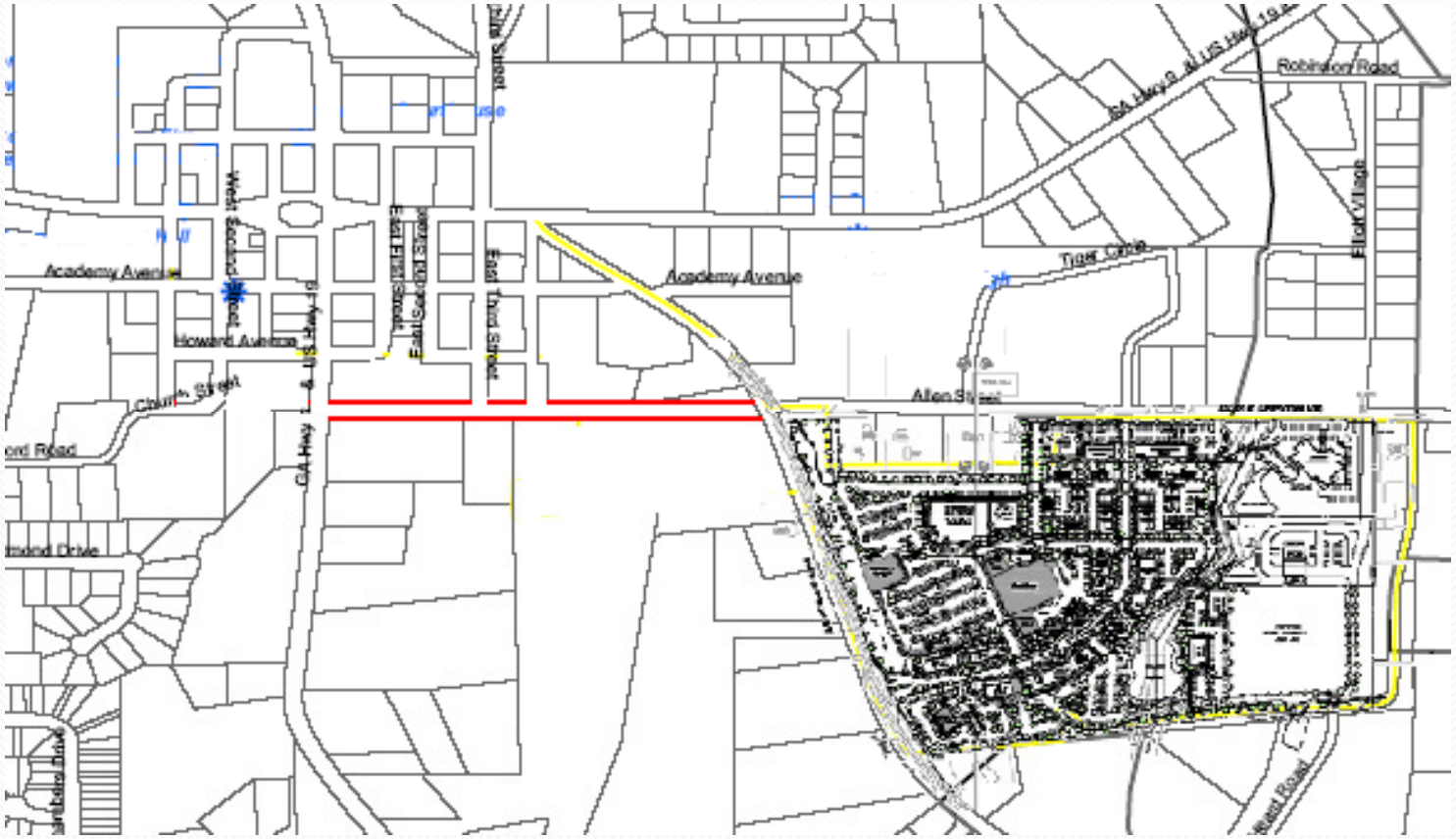
This map was produced by the Georgia Mountains Regional Development Center - Gainesville, GA
Ph: 770-538-2626
November, 2001

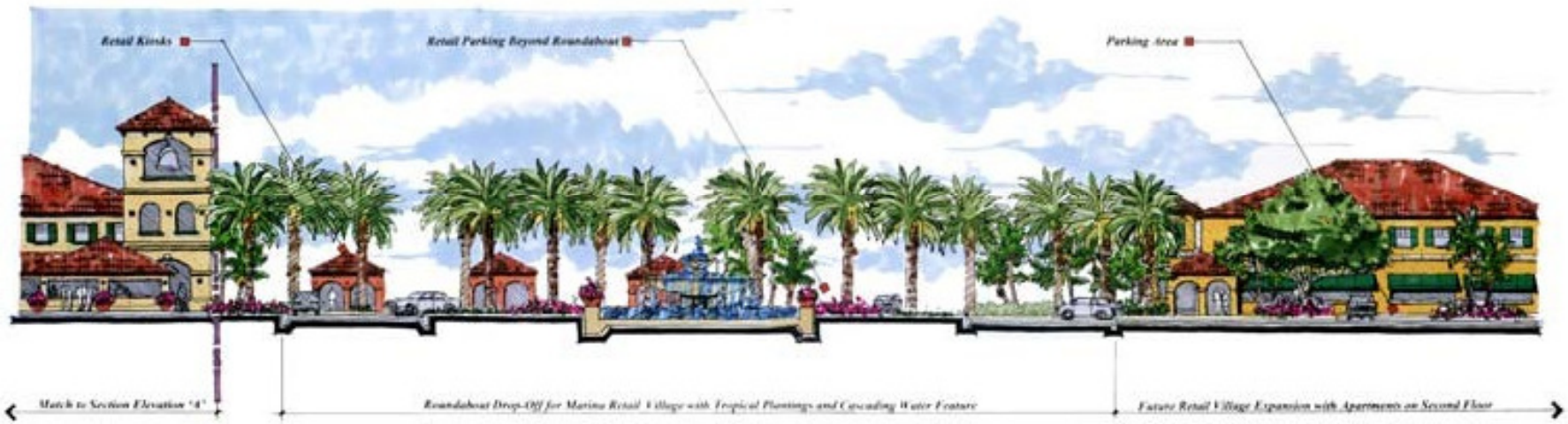
It all flows from the Plan



The Tools of Planning: Data

- Have a Vision/Character Area for all segments of your community
  - As detailed as appropriate
  - Clearly defined
  - Identifying the steps needed to make them a reality
  - Specialty plans for complex areas


Robinson Road
Academy Avenue
Howard Avenue
Church Street
Tiger Circle
Allen Street
Elliott Village
East Third Street
West Second Street
GA Hwy 9 & US Hwy 19


Retail Kiosks
Retail Parking Beyond Roundabout
Parking Area
Match to Section Elevation 'A'
Roundabout Drop-Off for Marina Retail Village with Tropical Plantings and Cascading Water Feature
Future Retail Village Expansion with Apartments on Second Floor

The Tools of Planning: Policy

- Development Regulations
- Subdivision Regulations
- Nuisance Restrictions
- PUDs, MUDs…
- Design Guidelines

These are the rules for implementing the Plan's Vision.

The Tools of Planning: Policy

- Wide variety of policies available
- Don't limit yourself… *but don't go crazy, either!*
- Confirm Vision, then consider implementation
  - Consultant
  - RDC/RC
  - DCA
- Be sure to work with your lawyer
- Consistency with Plan is key

The Tools of Planning: Communication

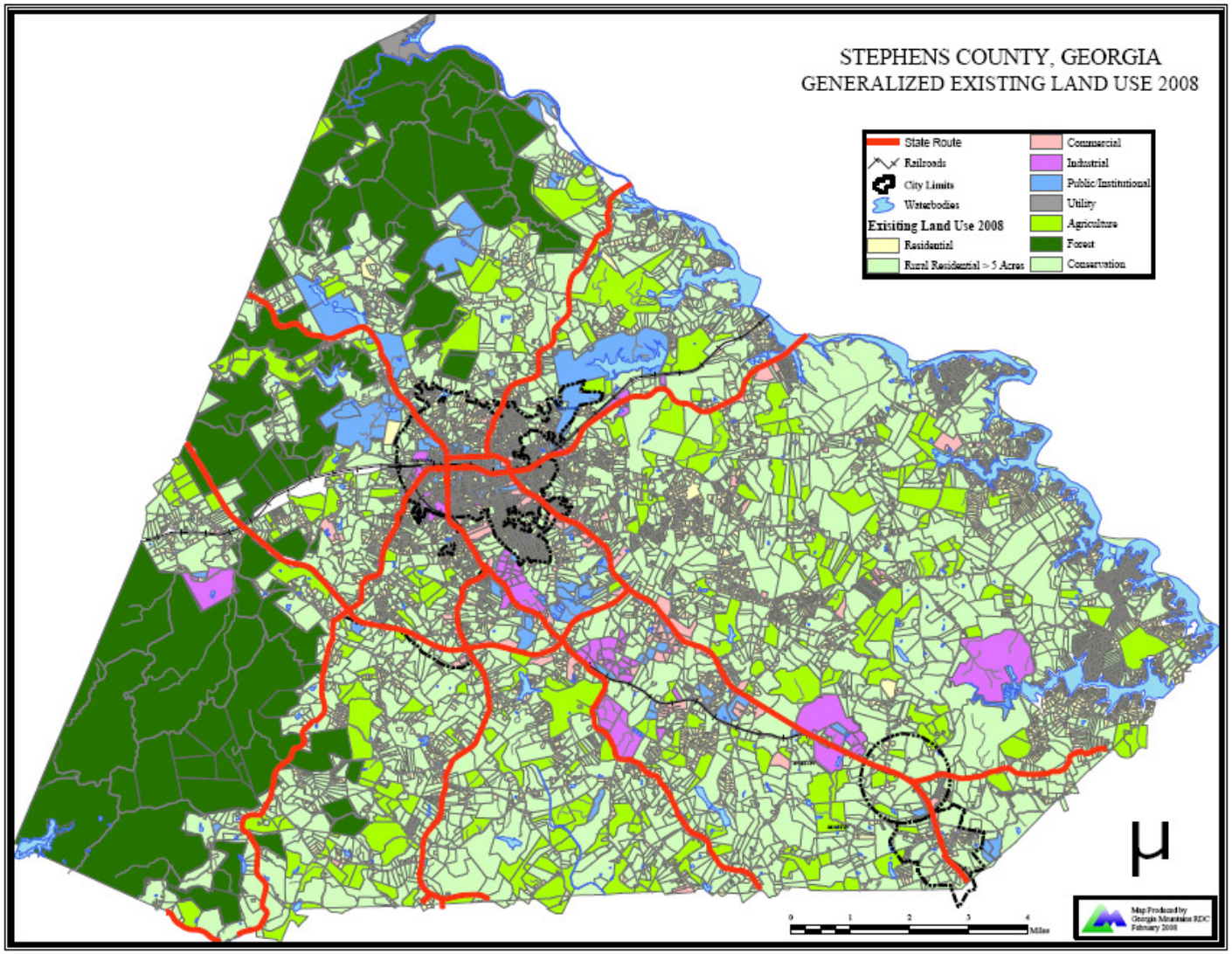
- Who's listening?
- Are the Vision, design ideals,… heavily promoted?
- Are they easily understood?
- Consistency and Compliance?

Are you sending the right message?

The Tools of Planning: Communication

Communicating the Plan

- Pictures, maps, graphics, etc.
- Accuracy of representation
- Consider your media (flyers, web…)
- Consider different applications
- Promote it’s use


STEPHENS COUNTY, GEORGIA
GENERALIZED EXISTING LAND USE 2008
State Route
Railroads
City Limits
Waterbodies
Existing Land Use 2008
Residential
Rural Residential > 5 Acres
Commercial
Industrial
Public/Institutional
Utility
Agriculture
Forest
Conservation
0 1 2 3 4
Miles
Map Produced by
Georgia Mountains RDC
February 2008

Staten Island's New Zoning Map
The Largest Downzoning in Staten Island History: An Important Step Forward in Protecting Our Neighborhoods from Overdevelopment
A Team Effort
Major Rezoning Initiatives 1987 to 2003
South Richmond Downzoning
Mid-Island and North Shore Downzonings
Results of Midcourse 2005 Rezonings
Attached Housing
Detached Homes
Before Rezoning
After Rezoning
Borough President's 2005 Mid-Island, North Shore Downzonings
South Shore and other Downzonings 1987-2002*
Zoning Map Districts
Why Downzoning is Important
Borough President's Office Responds
Why Could Only Certain Areas Be Downzoned?
For A Closer Look At Your Block
Downzoning has reduced the density of housing by changing R3-2 zones to R3-1, R3X or R3A
R3-2
R3-1
R3X
R3A

The Tools of Planning: Process

Plans are living documents

- Planning offices and commissions must be aware of and responsive to their community's conditions
- Approach to planning and community development must be designed to achieve goals

The Tools of Planning: Process

- How often do you review?
- Does process support objectives?
- Is it inclusive?
- Is it effective?

The Tools of Planning: Process

- Application (Subdivision, rezoning,…)
  - How political is it? Should be administrative.
- Plan update/ amendment
- Administrative permit request
- Special studies
- Capital improvement planning
- Regular reviews of data

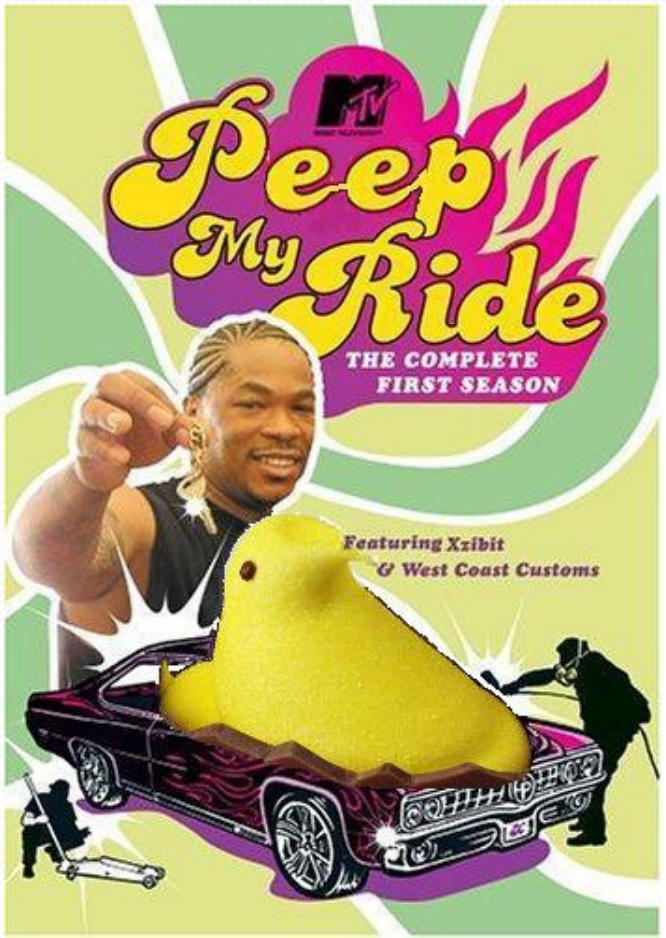
The Tools of Planning: Process

Opportunities to review for consistency and relevancy of planning data

- Consistency of PC decisions
  - With Plan
  - With Plan Dept.
  - With history
- Annual review of real estate and development trends
- Annual review of land use
- Follow up on results of past decisions and developments

The Tools of Planning: Process

Be sure to keep information and policies fresh!



The Tools of Planning

- Data - Comprehensive, Accurate, Current
- Policy – Consistent, Results Oriented
- Communication – Tells them what they need to know
- Process – Ensures effectiveness of all the above

… and we're done!

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