



# GEORGIA PLANNER

NEWSLETTER OF THE GEORGIA PLANNING ASSOCIATION, A CHAPTER OF THE AMERICAN PLANNING ASSOCIATION  
2161 PEACHTREE ROAD, NE – SUITE 806 – ATLANTA, GEORGIA 30309

AUGUST 2005

## Alex Ikefuna Utah Bound!

In a letter of resignation to Jerry Weitz, GPA President, Alex writes:

Jerry, I regret to inform you and the Board that I am resigning as the VP for Chapter Services due to a job offer in Salt Lake City (Planning Director). My resignation is effective August 3, 2005. I am particularly proud of the GPA's accomplishments over the past several years. As a Board member for ten consecutive years or so, I have had the privilege to work with a lot of board members and I never met anyone that I didn't get along with. In my own little way, I hope I have contributed to the betterment of planning in Georgia. Our website is up and running-revenue so far this year is more than \$850; membership has grown to record level in four years (900+); and we have spurred renewed interest in the awards program. Although the newsletter publication hasn't met deadlines, the publication has been stabilized. Nevertheless, there is still a need for improvement.

For those who got me involved in GPA (Dr. Larry Keating, Bill Ross, Sr., Glenn Coyne and Jerry Weitz), I am humbled for your trust and confidence. Also, I am thankful to Debbie Miness for her assistance and effort in the campaign to increase membership, and for serving as the Chair of the Membership Committee. Debbie, you are the best.

Comrades, I am truly grateful for the opportunity to serve. The experience has been most fulfilling for me. GPA, as far as I can tell and/or observe, has one of the most Board members with selfless volunteer spirit and commitment. I have enjoyed your association and fellowship.

Planners are either by design or by accident nomads and for now, it is time for me to head west for a new, more exciting and challenging opportunity. I will miss you guys, however, we can still see each other at the APA conferences.

So long pals!

Alexander C. Ikefuna, Community Planning Administrator  
Community Planning & Development



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## *From The President ...*

### CHANGING OF THE GUARD

This is my last column in the newsletter as your chapter president. It has been a privilege to serve the organization. In past issues I've been eager enough to point out the successes, so I won't reiterate them here. I look forward to continuing as past president for another year on the GPA Board.

As this issue of our newsletter goes to press, the nominations and election committee will be counting ballots for the new (2005-2007) GPA Board to be seated at the fall conference in Columbus in late September. While there will not be major turnover on the board, we will say our goodbyes to a few outgoing board members. One in particular we will not get a chance to thank in September is Alex Ikefuna, who has served several terms as our Vice President for Chapter Services. In August, Alex moved West, to Salt Lake City, Utah. We will miss him greatly and thank him for years of service to GPA. But having succumbed to the lure of the west myself, I know Alex will enjoy it and prosper there.

The changing of the guard to a new Board of Directors is an opportunity to infuse additional excitement and volunteerism into the organization. Under Dan Reuter's leadership, I'm confident we will keep the wheels of GPA turning and tackle new challenges with alacrity. I suspect the new board will have many challenges, including taking a more active role in state legislative issues (including fallout from the *Kelo* U.S. Supreme Court decision), continuing our certification program for planning commissioners, enhancing our membership services, monitoring attainment of our work programs, sustaining excellence in conference programming, and growing the membership itself. A number of new committee chairs will soon be appointed by Dan, and I hope many of you will volunteer to help GPA.

I am grateful to the membership for electing me president-elect in 2003 and for your support throughout my two-year term as president. I leave the seat at the helm with no regrets, few reservations, a little relief, and lots of confidence that we accomplished important objectives and will continue to do so. The opportunity to provide some leadership to the organization has been truly rewarding, even if with any such exercise there are stumbles and setbacks along the way. Please continue your support for GPA, through maintaining your membership, attending conferences, and participating in the many committee opportunities. Let's go forth and continue working for good planning in Georgia!

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## North Georgia, the 4th Largest Megapolitan Area in 2040

A July 11th, 2005 USA Today article and map provided some important national perspective on the future of north Georgia. The article was outlining the forecast for the ten largest metro areas in the U.S. by the year 2040. With the U.S. forecasted to grow from 295 million to 420 million by 2050, the article outlined that the Atlanta based southern megapolitan area will stretch from Raleigh, N.C. to Birmingham and have a population of 19.3 million people.

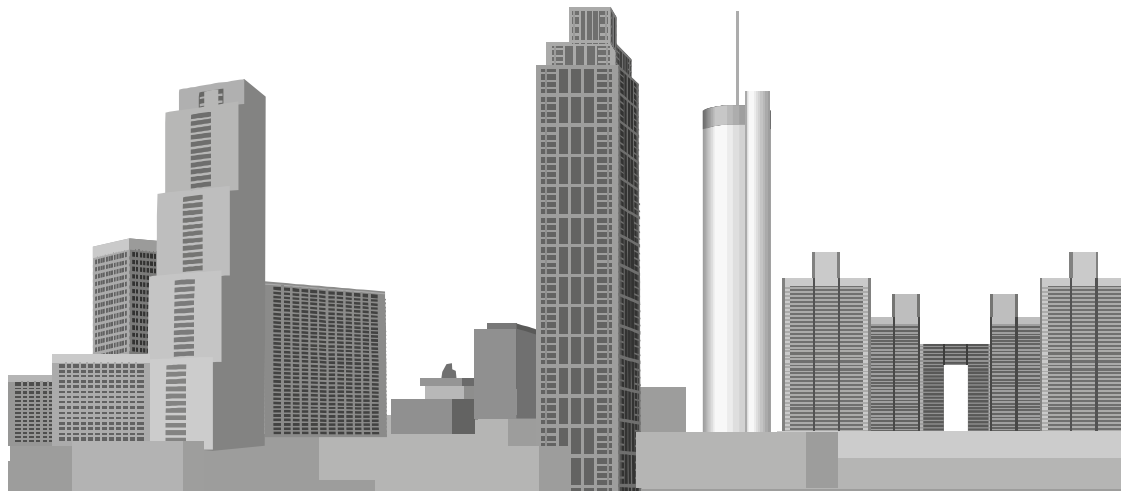
The Piedmont area will be the 4th largest megapolitan area in the U.S. following New York (50.4 million), Chicago (40.1 million) and Los Angeles (22.2 million). The 8 largest super-city regions are forecasted by the University of Pennsylvania to have more than 300 million people or 70% of the U.S. population. For those of you that think growth

is an Atlanta issue, forget about it. The map basically depicts everything north of Macon as part of the Piedmont megapolitan area. The articles can be found at the following link: [http://www.usatoday.com/news/nation/2005-07-10-megacities\\_x.htm](http://www.usatoday.com/news/nation/2005-07-10-megacities_x.htm) We are fortunate that Catherine Ross, Cheryl Contant and students at Georgia Tech are among the leaders researching this issue of growing U.S. metro areas.

I wrote a not so good GPA newsletter article in 2003, titled "Georgia 2050". I do not recommend seeking any useful knowledge in that article, but all planners in Georgia need to appreciate the scale of continued growth that is still headed our way in both the short and long term. Protecting the environment, limiting further traffic congestion, housing senior citizens and creating livable communities will be increasingly serious challenges for Georgia. We need to leverage all our resources as we will need every trick in the book to sustain the quality of life, environment and financial stability of our state during the coming years.

Dan Reuter, AICP  
GPA President-Elect

"For those of you that think growth is an Atlanta issue, forget about it. The map basically depicts everything north of Macon as part of the Piedmont megapolitan area. The articles can be found at the following link: [http://www.usatoday.com/news/nation/2005-07-10-megacities\\_x.htm](http://www.usatoday.com/news/nation/2005-07-10-megacities_x.htm)"



## Georgia Planning Association 2005 Calendar of Planning Related Events

DATE	EVENT	LOCATION	CONTACT
August 4 <sup>th</sup> – 5 <sup>th</sup>	GAZA Conference	Brasstown Valley	www.georgiazoning.org
August 11 <sup>th</sup>	Revitalization Tools: Urban Redevelopment Act / Opportunity Zones Training	Suwanee	ceidson@dca.state.ga.us
August 19 <sup>sh</sup>	GPA Planners' Lunch	Atlanta	kfield@ci.roswell.ga.us
September 8 <sup>th</sup>	District 5 Planning and Zoning Luncheon		Phil Clark at 478-751-6060 or pclark@mgrdc.org.
September 13 <sup>th</sup> – 14 <sup>th</sup>	Preservation Maintenance: Understanding And Preserving Historic Buildings	Austin, TX	www.npi.org
September 15 <sup>th</sup>	AICP Fall Exam Registration Deadline		AICPexam@planning.org
September 21 <sup>st</sup> – 23 <sup>rd</sup>	GEDA Annual Conference	Savannah	www.geda.org
September 28 <sup>th</sup> – 30 <sup>th</sup>	Fall GPA Conference	Columbus	rlebeau@atlantaregional.com
September 30 <sup>th</sup>	Newsletter Deadline		ROSSATCR@cs.com
November 7 <sup>th</sup> – 19 <sup>th</sup>	AICP Exam Testing Dates		
November 30 <sup>th</sup>	Newsletter Deadline		ROSSATCR@cs.com

### Upcoming Events

The **GPA Planners' Lunch** will be held on Friday, August 19th in Downtown Atlanta. The event will focus on the role of planners in the economic development arena. Contact Kathy Field at kfield@ci.roswell.ga.us.

The next **District 5 Planning and Zoning Luncheon** is on September 8th with Ms. Kay Lee, Director of the Center Facilitating Community Preservation and Planning in Covington, as guest speaker. Contact Phil Clark, GPA District Director, at pclark@mgrdc.org or 478-751-6060.

Also, don't forget about the Fall Conference on September 28th to 30th in Columbus. We are working on conference details now and it is shaping up to be an excellent program. You can reserve your hotel room now. See the attached **Fall Conference Registration Form**.

## GPA Legislative Alert

**Eminent Domain Issue:** This is defined as the right of the government to take private property for public use through a condemnation process. The 5<sup>th</sup> amendment and the GA constitution require governments to compensate the property owner with a “just compensation” for the property taken.

In the 2005 General Assembly, **SB 86** was heard and then held in committee so that the outcome of a Supreme Court case could be assessed. SB 86 would have prohibited the use of eminent domain for economic development purposes or to improve the local tax base. It would also prohibit governments from transferring condemned property to a private developer for the same purpose.

Last month the Supreme Court ruled in the case of *Kelo vs. the City of New London* that the eminent domain process could continue for economic development purposes. Since that time many legislative leaders in Georgia have vowed to work towards a constitutional amendment in the upcoming session that would forbid eminent domain for economic development purposes.

**Inverse Condemnation:** This is an action brought against a government by a property owner claiming that a “taking” or “regulatory taking” has occurred without a formal eminent domain process. Thus, the property cannot be used for its original purpose. In Inverse Condemnation cases a court decides whether a taking has occurred and then refers the case to a special master who establishes value.

In the 2005 session **SB 30** on Inverse Condemnation was held in committee, and a study committee was established to deal with the matter further. SB 30 would allow a property owner making an inverse condemnation claim against a local government to use the special master process without courts determination first. More importantly, it is the intent of the legislative sponsors of this bill to expand the definition of a “taking” so as to require local governments to pay property owners for any reduction in value of their property due to regulatory requirements such as tree ordinances, stream buffers or even zoning decisions to adjacent property that would have a diminutive impact.

Currently a study committee is working towards reworking the bill and perhaps introducing it as a constitutional amendment. It is too early to determine what the new bill will entail or how dramatically it will impact local governments and the comprehensive planning process in Georgia. However, thus far in the process we have seen no signs that the legislative sponsors are willing to scale back on the expansive nature of the intent of the bill.

The study committee will hear public comment during the next two meetings; one in August and one in the fall. Meanwhile attorneys from Southeastern Legal Foundation and Pacific Foundation are assisting in drafting new legislation.



# Georgia Planning Association 2005 Fall Conference

**September 28 to 30, 2005 • Historic Iron Works • Columbus, Georgia**

Plan to join your fellow planners, elected officials and others at the annual GPA Fall Conference in downtown Columbus. This year's conference is sure to be an educational and fun event with numerous opportunities to learn from and interact with your colleagues. Highlights of the conference include an opening plenary session, 40 breakout sessions in 5 tracts (as seen below), an opening reception, awards lunch and the annual GPA Membership Meeting. In addition, there will be ample opportunity to enjoy local activities and experience downtown Columbus. Additional information on Columbus can be found at [www.visitcolumbusga.com](http://www.visitcolumbusga.com).

GPA has a block of rooms at The Columbus Hotel, but they are guaranteed only through **September 6th**. Call the hotel directly at 1-706-324-1800 and mention GPA to receive the special conference rate of \$115 per night.

**Do not miss this event - complete the registration form on back and return today!** Look for updated information by email and on the GPA website at [www.georgiaplanning.org](http://www.georgiaplanning.org), or for more information contact Rob LeBeau at [rlebeau@atlantaregional.com](mailto:rlebeau@atlantaregional.com).



## ***Tentative Conference Schedule (subject to change):***

<b>Wednesday, September 28th</b>	<b>Thursday, September 29th</b>	<b>Friday, September 30th</b>
1:00 - 2:15 Opening Session	9:00 - 10:15 Concurrent Sessions III	9:00 - 10:15 Concurrent Sessions VII
2:15 - 2:30 Break	10:15 - 10:30 Break	10:15 - 10:30 Break
2:30 - 3:45 Concurrent Sessions I	10:30 - 11:45 Concurrent Sessions IV	10:30 - 11:45 Concurrent Sessions VIII
3:45 - 4:00 Break	11:45 - 1:30 Awards Lunch	11:45 - 12:15 Wrap-up & Door Prizes
4:00 - 5:15 Concurrent Sessions II	1:30 - 1:45 Break	
6:00 - 8:00 Opening Reception	1:45 - 3:00 Concurrent Sessions V	
	3:00 - 3:15 Break	
	3:15 - 4:30 Concurrent Sessions VI	
	5:00 - 7:00 Annual Mtg & Reception	

## **40 concurrent sessions will be held over the three days in the following 5 tracks:**

- Transportation Planning
- Comprehensive Planning & Quality Growth
- Urban Design & Historic Preservation
- Environmental Planning
- Professional Development

## Georgia Planning Association 2005 Fall Conference

September 28 to 30, 2005 • Historic Iron Works • Columbus, Georgia

Conference Registration - GPA strongly encourages attendees to register for the conference **ONLINE** at [www.regonline.com/gpa2005fallconference](http://www.regonline.com/gpa2005fallconference). You can register online and pay by credit card, check, or purchase order. If you are not able to register online, complete the form below and send along with the **registration fee** (check or purchase order only), **made payable to the Georgia Planning Association, to:**

GPA 2005 Fall Conference  
Attn: Ellen Heath  
EDAW, Inc.  
The Biltmore, Suite 770  
817 West Peachtree Street, NW  
Atlanta, GA 30308

Hotel Reservations: Rooms are limited and guaranteed only through **September 6, 2005**. Mention GPA to receive the special conference rate of \$115 per night. Call The Columbus Hotel directly at 1-706-324-1800.

Name: \_\_\_\_\_ Check if AICP: \_\_\_\_\_

First Name or Nickname for Badge: \_\_\_\_\_

Title: \_\_\_\_\_

Agency or Firm: \_\_\_\_\_

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Email address: \_\_\_\_\_

<u>Registration Fees:</u>	<u>Fee</u>	<u>Enclosed</u>
Early GPA Member Registration - <b>Postmarked Friday, Sept 9th or earlier</b> • Includes all sessions, Wednesday Evening Reception, Thursday Awards Lunch	\$200	\$ _____
Late Registration - Postmarked September 10th or after	\$225	\$ _____
Non-GPA Member Registration	\$225	\$ _____
One-Day Registration (Includes all sessions and receptions/lunches planned that day)		
• Wednesday	\$100	\$ _____
• Thursday	\$100	\$ _____
• Friday	\$ 50	\$ _____
Student Registration (must attach current class schedule) • Does not include Wednesday Evening Reception	\$100	\$ _____
Additional Event Tickets:		
• Wednesday Evening Reception	\$50	\$ _____
• Thursday Awards Lunch	\$25	\$ _____
<b>Total Fee Enclosed:</b>		<b>\$ _____</b>

**Cancellations:** Full refunds, less a \$25 processing fee, will be provided if requested by September 16, 2005. Unfortunately, no refunds will be provided for cancellations made after September 16, 2005.

## In the Forefront: Inverse Condemnation

*By Dan Reuter, AICP,  
President-Elect*

July 28th, I attended a joint ACCG/GMA sponsored meeting on the issue of SB 30 and the concept of "Inverse Condemnation." The meeting was well attended by many attorneys, local government legislative staff and non-profit organizations. The meeting was held in anticipation of a second meeting of a Senate study committee on Inverse Condemnation that is tentatively scheduled for August 25th in Savannah.

ACCG and GMA staffs believe SB 30 and another anticipated bill, currently being written by the SE Legal Foundation and Pacific Foundation, are serious threats to the planning and zoning regulatory environment in Georgia. Recent editorials in the wake of the Supreme Court *Kelo v. City of New London* decision, 2006 election and the difficulty for citizens to understand the complexities and public good associated with various regulations such as stream buffers, make Georgia fertile ground for property rights advocates.

GPA needs to get up to speed quickly and take this issue seriously. I committed to helping ACCG and GMA staff locate various items such as: 1) National research on the beneficial effects of zoning and other regulations on protection of property values; 2) Copy of an APA Land Use Law report on statewide taking legislation; 3) Good examples in Georgia of how zoning and development regulations benefit communities, homeowners, down stream property owners, etc.

I offer the following possible GPA actions for Debbie Miness, the Legislative Committee and the GPA Board to consider: 1) Distribute a summary for GPA membership on the issue [see the GPA Legislative Alert inside this issue]; 2) Seek members on the Georgia coast to attend and testify at the August 25th meeting; 3) Hold a session at the GPA Fall conference. 4) Develop a short summary of good examples where zoning regulations provide clear public benefits and protect property values.

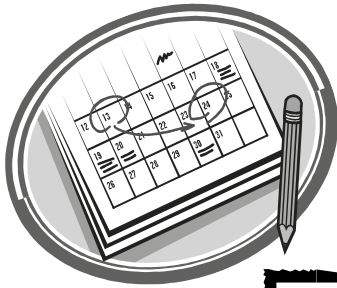
While it is possible that the Inverse Condemnation issue may lose support, it is equally possible that this time next year Georgia could have a new law and/or proposed constitutional amendment that is a combination of Proposition 37 from Oregon with the Bert-Harris act of Florida. Such a law could have serious impacts in clogging the wheels and thus—slowing down legitimate zoning and regulatory activity, engaging local governments in substantial litigation and likely tax and economic consequences.

## *Congratulations!*

The Georgia Planning Association is pleased to congratulate the following planners in successfully passing the certification examination in May, 2005 and to welcome them as members of the American Institute of Certified Planners (AICP).

Nicolia Cox, Decatur  
Julie Eldridge, Oakwood  
Frederick Gardiner, Stockbridge  
Jonathan Gelber, Atlanta  
Robert Kane, Marietta  
Randy Knighton, Lawrenceville  
Allison Slocum, Columbus  
Madhava Venkatesh-Babu, Suwanee





## Mark Your Calendar!

### Save The Date

#### Planning and Zoning Luncheon

September 8, 2005; 12 Noon

Willow on Fifth Restaurant ~ 325 Fifth Street  
Macon, Georgia

**Please make reservations now.** The cost of the luncheon is \$11.00 for adults and \$10.00 for seniors 62 and older. It includes the buffet, dessert, drink, tax, gratuity and the program. You will pay the restaurant during registration. **RSVP** by calling or e-mailing Phil Clark, GPA District Director at (478) 751-6160 or e-mail [pclark@mgrdc.org](mailto:pclark@mgrdc.org)

The Georgia Planning Association-Middle Georgia District invites you to attend a luncheon for Planning and Zoning officials in the middle Georgia region. The featured speaker is Ms. Kay B. Lee, Director of The Center Facilitating Community Preservation and Planning. Ms. Lee will speak on what her Center and the City of Covington are doing to resist urban sprawl and promote quality growth. It is hoped we can apply their success here in the middle Georgia region.

*We invite all interested parties to attend:*

*Planning and Zoning Administrators ~ Regional and Community Planners ~ Planning Commissioners ~*

#### EXCELLENT OFFER

We've got a deal for you! Starting this year, you can place your business card ad on GPA's website -- [www.georgiaplanning.org](http://www.georgiaplanning.org) as well as (or alternately) advertise in the bi-monthly newsletter. The prices are:

Newsletter ad placement - \$180/yr  
Website ad placement - \$360/yr

As an introductory (and maybe permanent) offer, however, you can continue your ad in the newsletter AND put it on the website for a total combined cost of \$300. YES, THAT'S RIGHT! Both ads for \$300, which is less than a web ad alone!!

To continue advertising in the newsletter and/or add on the web, you need to send your artwork for the business card ad to me via email to: [ROSSATCR@cs.com](mailto:ROSSATCR@cs.com)

Make a check out to Georgia Planning Association as appropriate, and mail it to:

Bill Ross  
ROSS+associates  
2161 Peachtree Rd, NE Suite 806  
Atlanta, GA 30309

**Place your ad in  
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## JOB AD

### JASPER, GEORGIA

Rapidly growing county near the metropolitan Atlanta area seeks a highly motivated individual for the position of Director of Planning and Zoning. Masters degree in Urban and Regional Planning or related field desired but a Bachelor's degree and related experience is also acceptable. The position is responsible for planning, zoning and code enforcement. Supervisor skills are required. This is an excellent opportunity to make a meaningful contribution to a progressive management team working towards attaining a real quality of life environment. The position also offers an opportunity for advancement to Assistant County Manager. Salary range is \$40,000.00 to \$50,000.00 plus full benefits

Contact: Tammy Fisher, Human Resource Officer  
126 W. Green St, Monticello GA 31064, 706-468-4900

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Membership Department  
APA National Headquarters  
122 South Michigan, Suite 1600  
Chicago, Illinois 60603-6107



**MEMBERSHIP INFORMATION:** If you are interested in joining GPA or the American Planning Association, contact the national headquarters at the address above or call (312) 431-9100.

**CONTACTS:** Direct financial inquiries and address payments to the Treasurer. Direct questions about chapter records to the Secretary. Direct matters for the Board of Directors to the President. See mailing and email addresses inside.

**SUBMISSION:** The Georgia Planning Association welcomes articles, letters to the editor, photos of planning events or state happenings, calendar listings, job notices, planners on the move, etc. We are always interested in publishing items you think may be of interest to others throughout the state. Graphics are especially welcome. Articles may be edited for space. Articles printed in any issue of The Georgia Planner are not the expressed opinion of the Chapter.

**DEADLINE:** The deadline for the next issue is **September 30, 2005**.

Send items for the newsletter to:

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**DEADLINE: September 30, 2005.**



## GEORGIA PLANNER

Newsletter of the Georgia Planning Association, A Chapter of the American Planning Association

2161 PEACHTREE ROAD, NE – SUITE 806 – ATLANTA, GEORGIA 30309

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