



Comprehensive Plan Update
Visioning Workshop
June 21, 2016

Group Exercise

Prioritization of **Assets**, **Issues** & **Dreams**:

-  Place yellow dots by *Assets* you think are most important
-  Place red/pink dots by *Issues* you consider most important
-  Place green dots by *Dreams* you like most

Tonight's Agenda

- Assets, Issues and Dreams Prioritization Exercise
- Welcome and Introduction
- Planning Process
- Small Group Exercise
- Presentation of Small Group Discussion Highlights

Planning 101



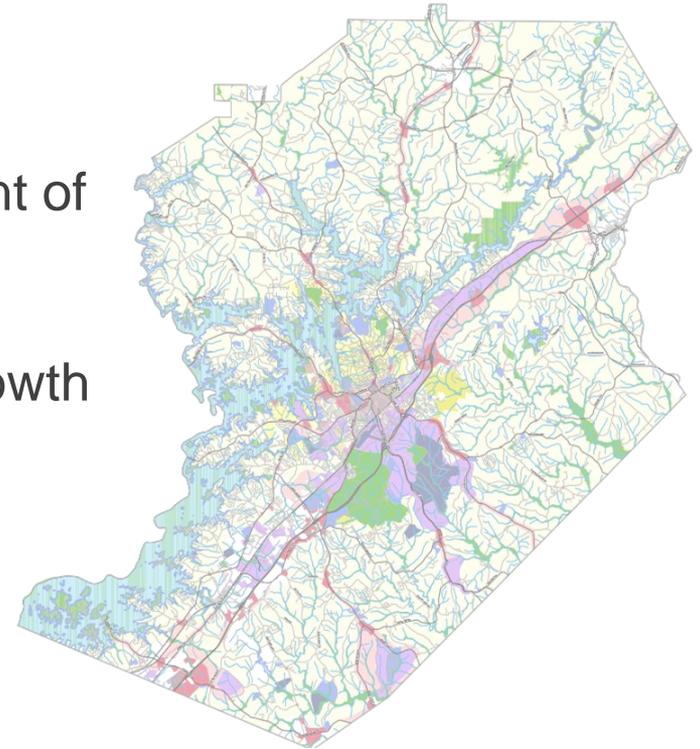
The Comprehensive Plan



What is a Comprehensive Plan?

A policy document that:

- **Guides** decisions related to development of Hall County
- Establishes a **community vision** for growth over the next 20 years
- **Coordinates** local planning efforts
- Fulfills State of Georgia **requirement**



What is a Comprehensive Plan?

- A comprehensive plan **is not**:

- A regulation
- An ordinance
- Zoning



- A comprehensive plan, upon adoption, **does not**:

- Create new regulations
- Change existing zoning
- Alter the development rights allowed by each property's existing zoning

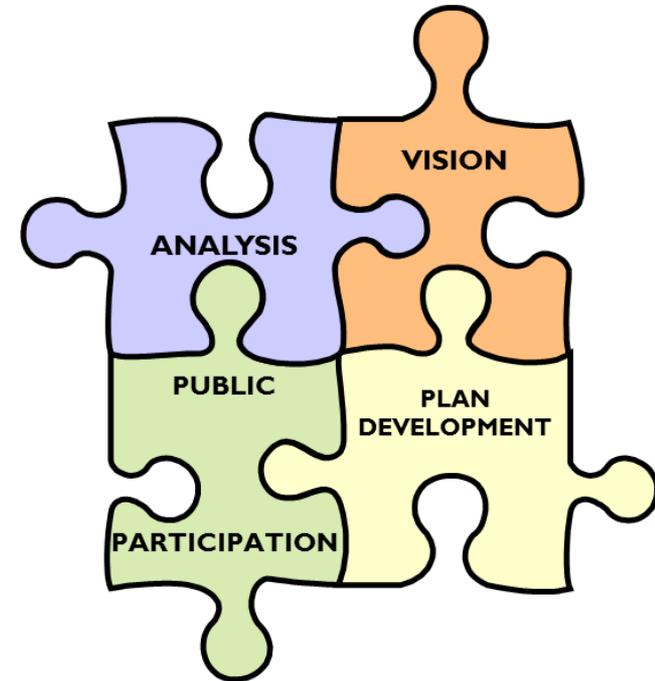
What is a Comprehensive Plan?

- Main Components

- Needs & Opportunities
- Supporting Goals & Strategies
- Future Development Guide
- 5-Year Action Plan for Implementation

- Public Input

- Help prioritize needs & opportunities
- Help establish community vision for growth
- Help identify desired development patterns



How Often is the Plan Updated?

- 5-year updates required by the State of Georgia
- Previous planning efforts:
 - Joint Hall County/Gainesville plan update (2004)
 - Hall County partial plan update (2009)
- **This update (unincorporated Hall County) due mid 2017**
- Other plans to consider during this update:
 - Municipalities' comprehensive plans
 - Gainesville-Hall Regional Transportation Plan (2015 update)
 - Greater Hall Chamber of Commerce VISION 2030

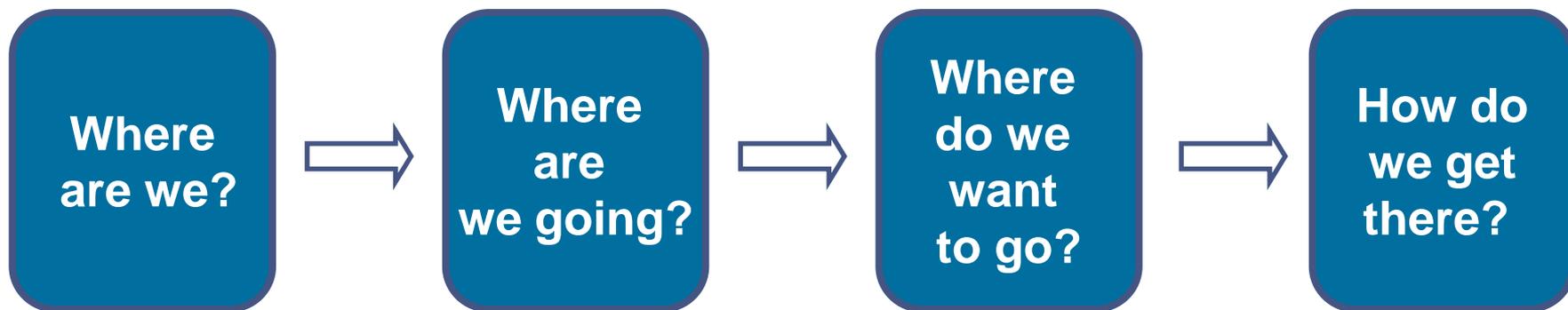
Planning Process

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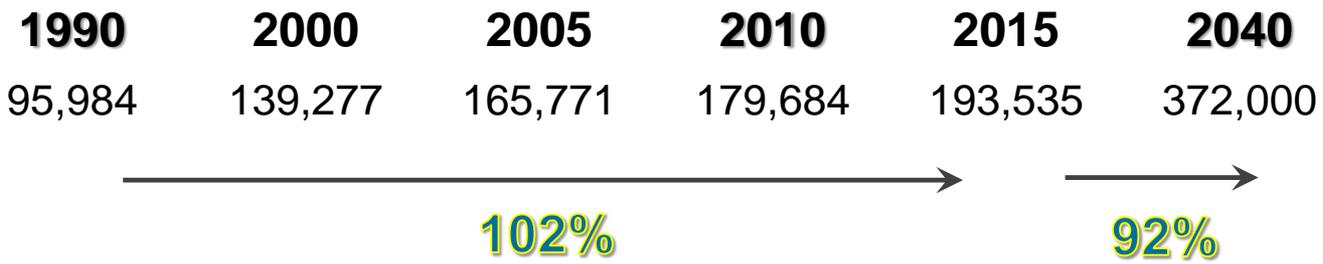
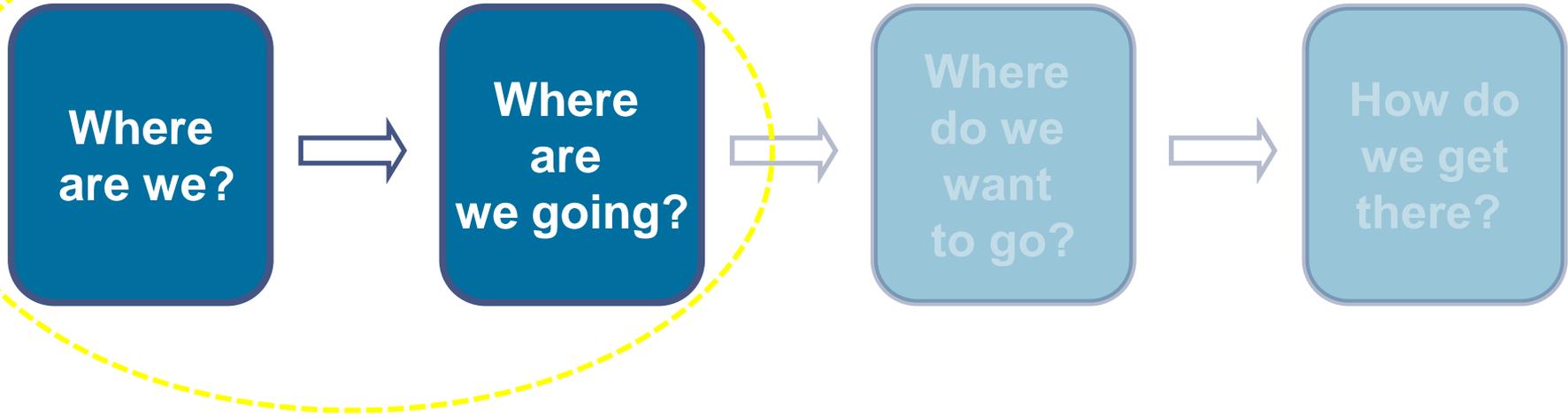
The Comprehensive Plan



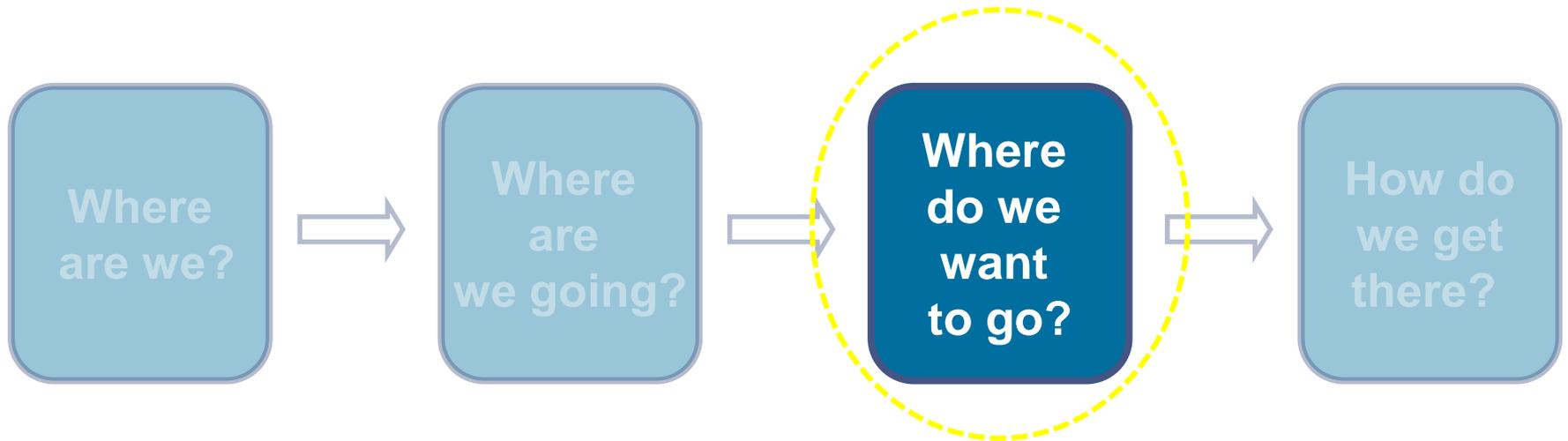
Steps in the Planning Process



What is the Planning Process?



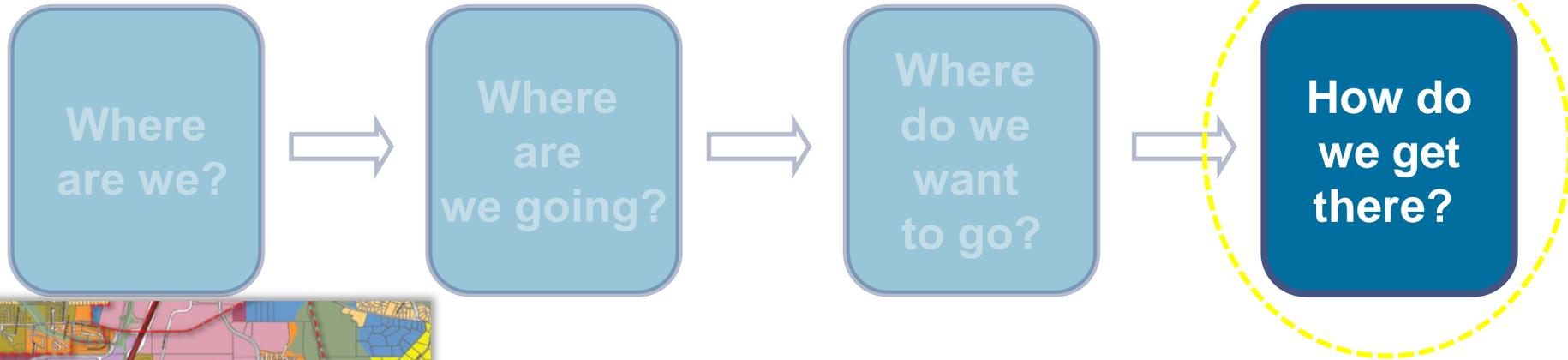
What is the Planning Process?



- Public Participation

- Kick-off Meeting
- **Visioning Workshop**
- Neighborhood Area Workshops
- Land Use Charrette
- Open House

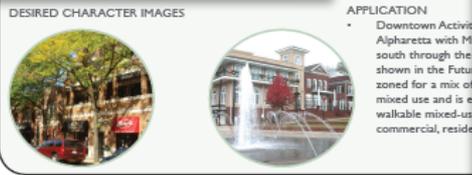
Finally, at the end...



ACTIVITY CENTER

UNIQUE ISSUES AND OPPORTUNITIES

- Must find/maintain balance between preservation of historic qualities and need for new investment and activity
- Traffic congestion
- Enhancement needed facilitate for walking, biking and transit
- Civic spaces and open spaces needed
- Residential development and entertainment
- Develop special design guidelines, signage, and landscaping



- Final Plan

- 20-Year Vision
- Goals & Strategies
- Future Development Guide
- Implementation Program

Small Group Exercise

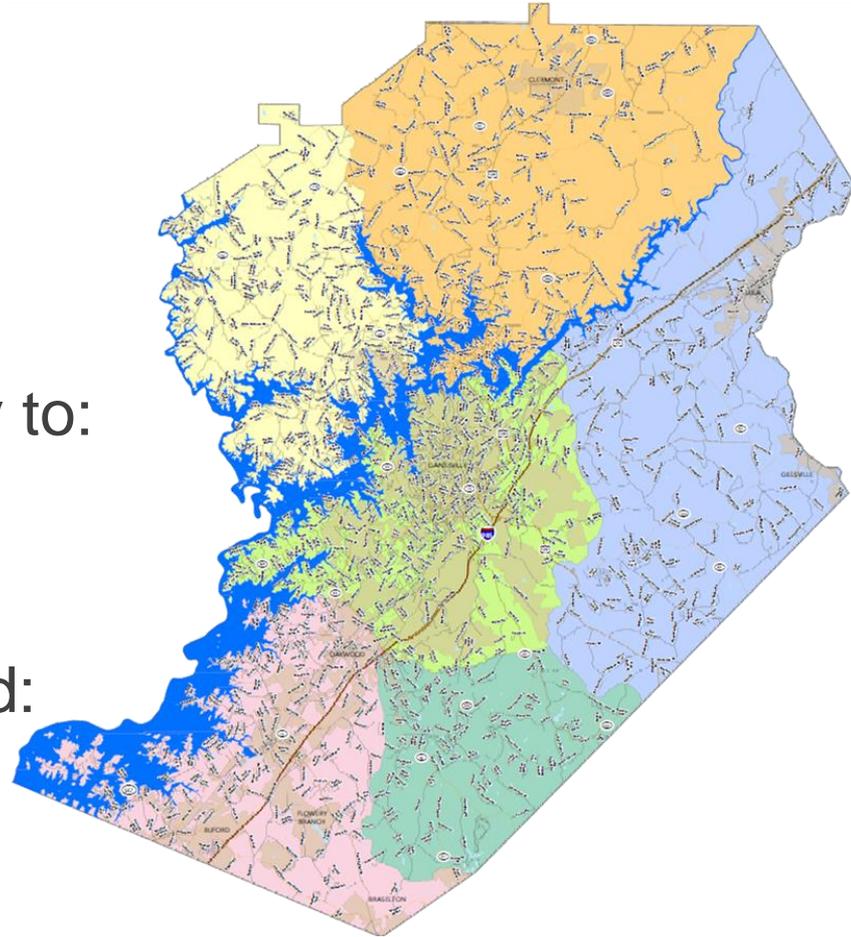


The Comprehensive Plan



Purpose

- Define desired community character
- Identify areas that are likely to:
 - *Support change*
 - *Remain relatively unchanged*
- Define areas that we should:
 - *Preserve*
 - *Change*
 - *Create*



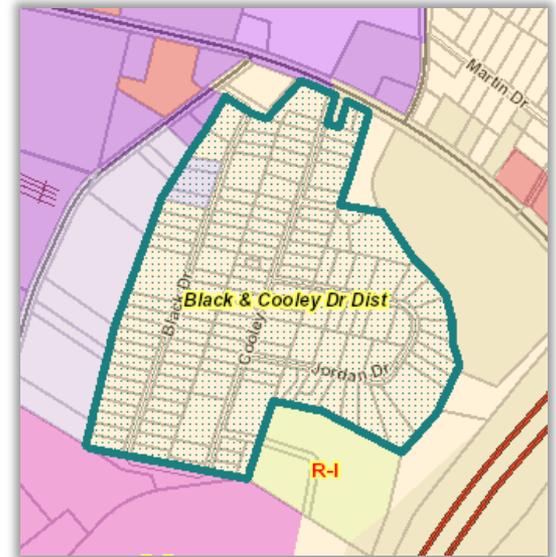
Preserve

- Are there areas where a specific character should be preserved?
- These could include:
 - *Specific development patterns (including density)*
 - *Historic properties*
 - *Environmentally sensitive properties*
 - *Other?*



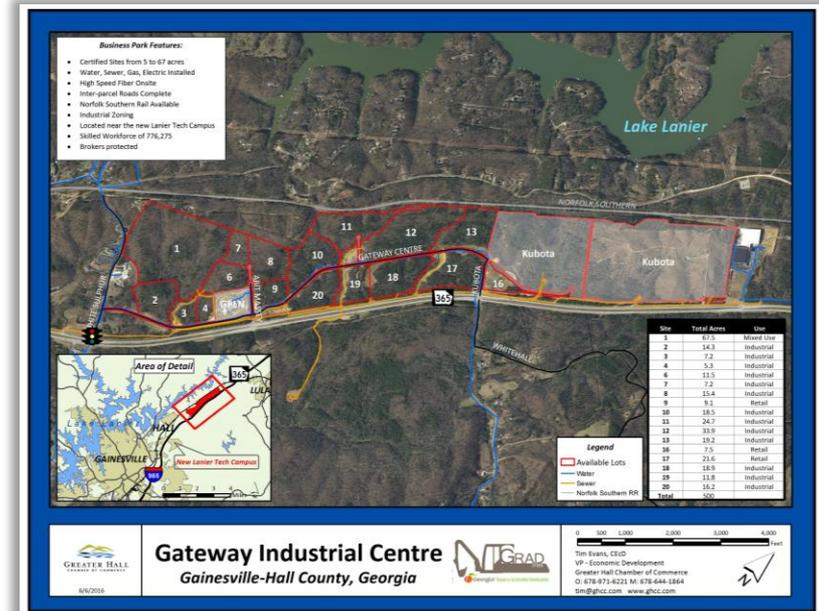
Change

- Are there areas where the existing character should change?
- Which areas should change during the next 20 years?
 - *Redevelop*
 - *Revitalize*
 - *Touch-ups*



Create

- Are there areas where a specific character should be created?
- These could include:
 - *New development*
 - *Greenfield (undeveloped) areas*
 - *Infill areas*



Instructions

- Step 1: Create small groups
- Step 2: Overall likelihood of change
 - *Determine general likelihood of change within each area*
- Step 3: Vision
 - *Discuss desired vision for each area*
 - *Adjust boundaries, if needed*
 - *Use dots and sharpies*



 Change = **Yellow Dot**

 Preserve = **Green Dot**

 Create = **Blue Dot**

Small Group Summary Presentations

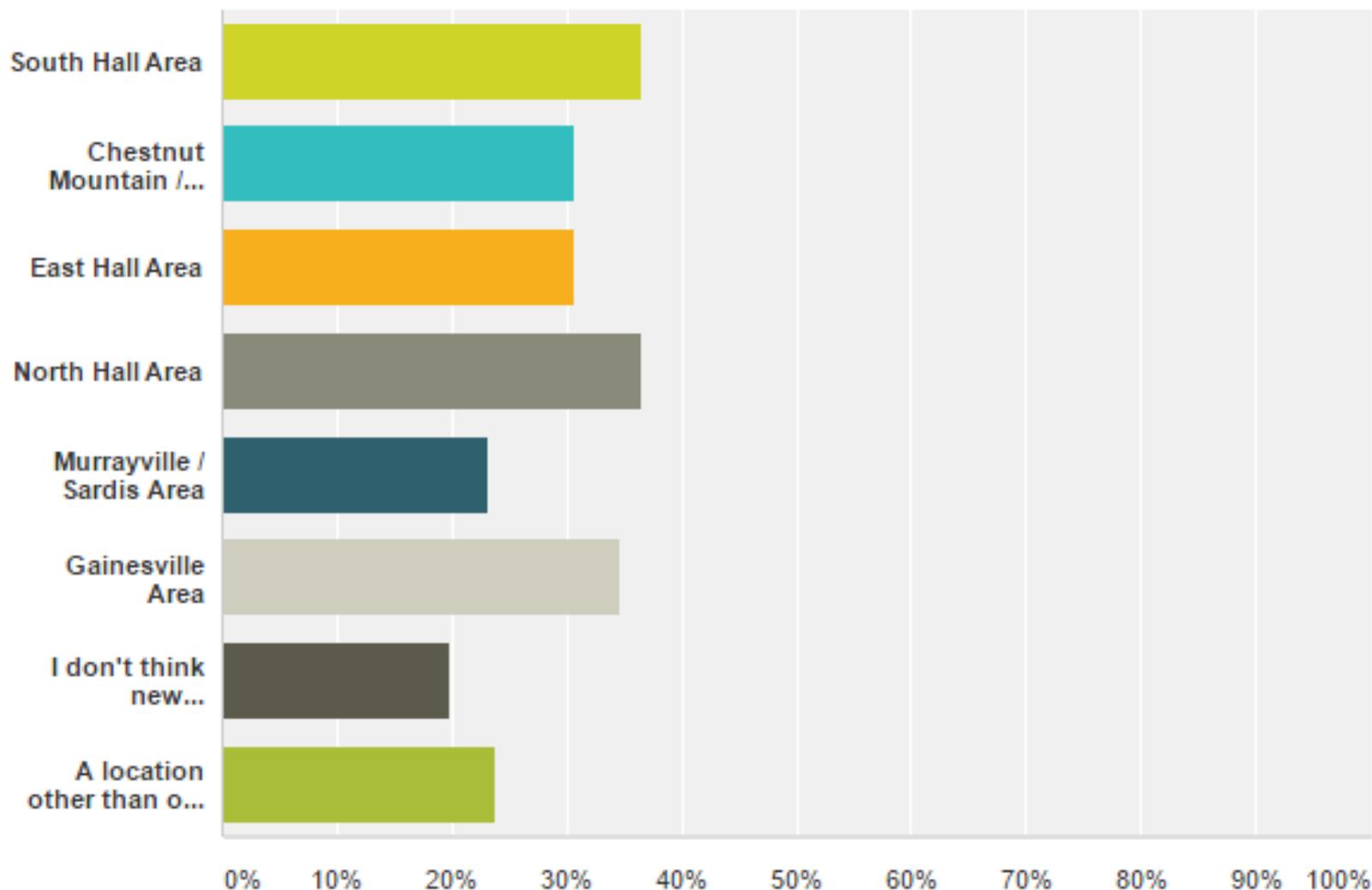


The Comprehensive Plan



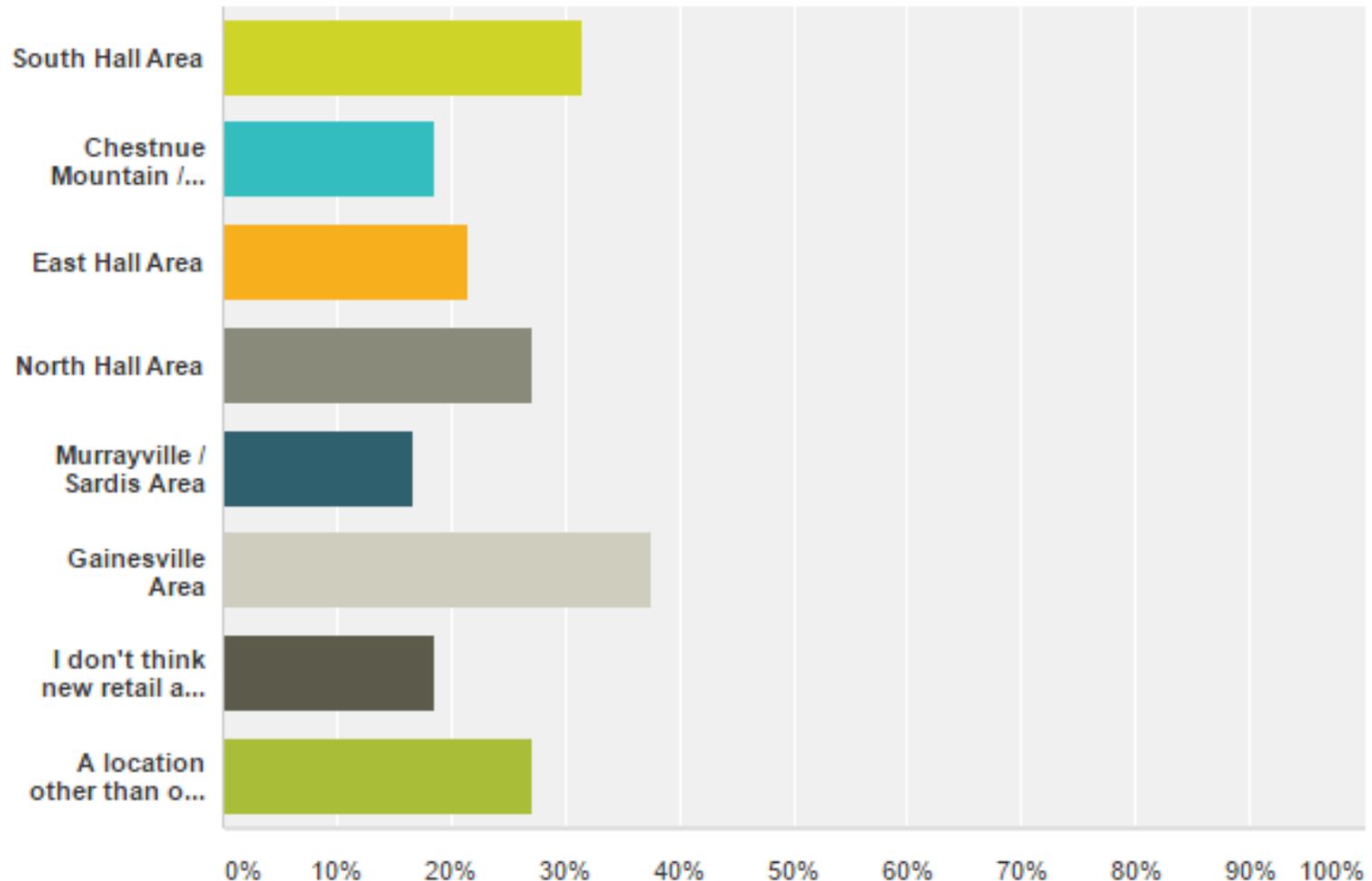
10. Where do you think new neighborhood development and housing construction should take place? (check all that apply)

Answered: 156 Skipped: 18



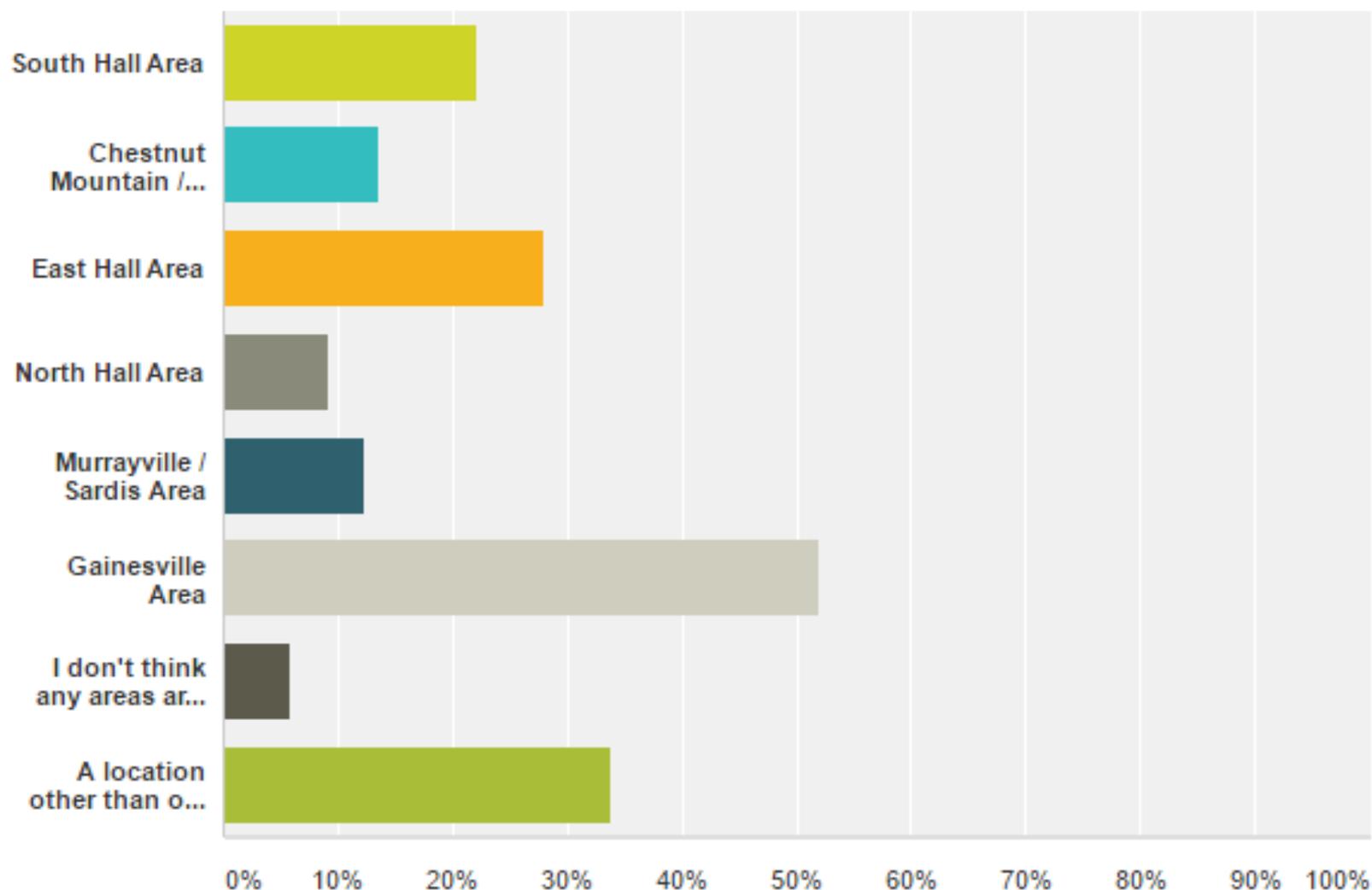
11. Where do you think new retail and commercial development (such as shops, restaurants and offices) should take place? (check all that apply)

Answered: 162 Skipped: 12



12. Are there areas in need of revitalization (community improvements, enhancements, redevelopment, etc.)? (check all that apply)

Answered: 154 Skipped: 20



What's Next



The Comprehensive Plan

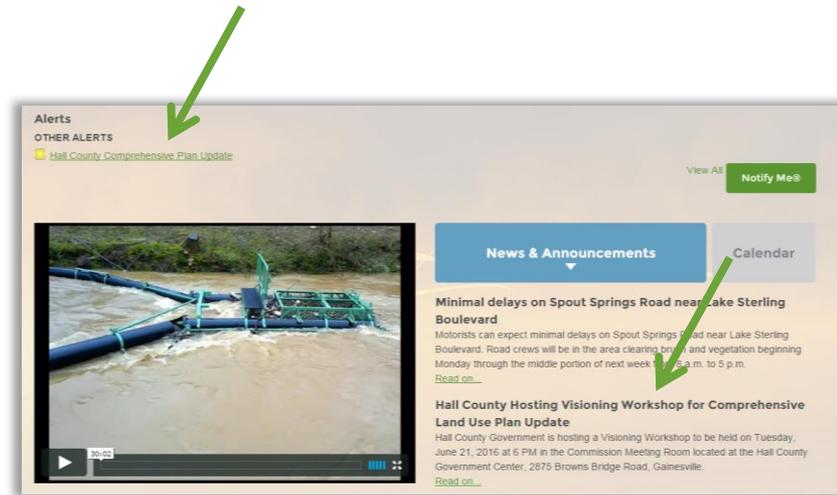


Next Steps

- **Provide contact info** tonight using Sign-In Sheet
- Take the online **community survey** (*survey closes July 11*)
- Check Hall County **website**
- Tell your **friends!**

Also...

- Attend future **public workshops**
- Visit us at **events** around the County
- Stakeholder **discussions**



www.hallcounty.org



HALL COUNTY

G E O R G I A

*We have it **all** in Hall*