



Comprehensive Plan Update  
***Neighborhood Visioning Meeting:***  
***Morningside Heights | Gaines Mill Rd. | Black and Cooley Dr.***  
September 13, 2016

# Tonight's Agenda

- Welcome & Introduction
- Purpose of Tonight's Workshop
- Comprehensive Plan Overview
- Small Group Exercise
- Presentation of Small Group Discussion Highlights



# Tonight's Workshop

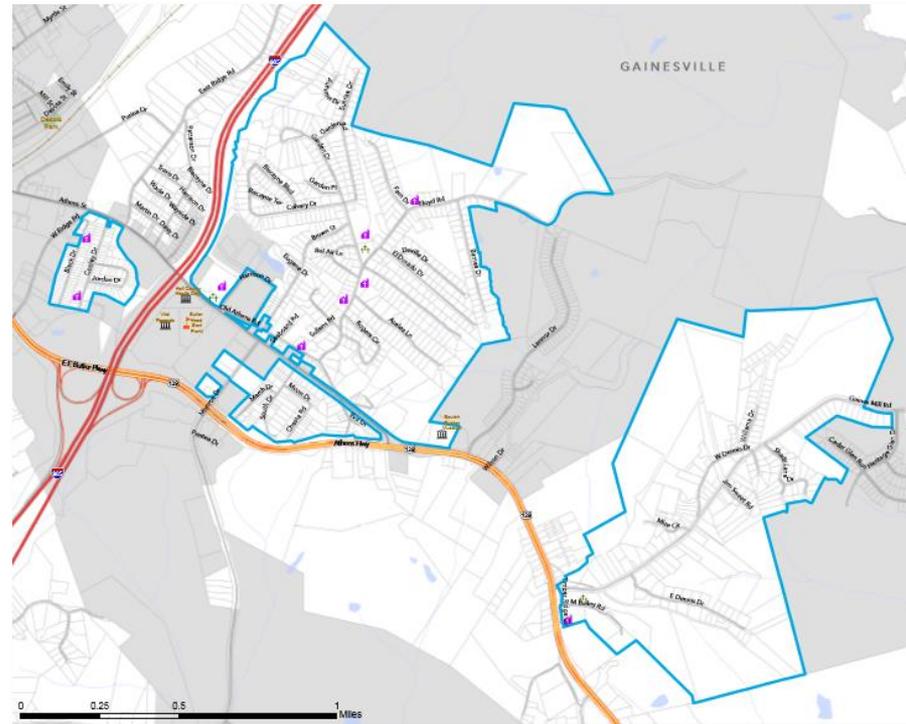


Purpose



# Purpose of Tonight's Workshop

- Provide an update of the county-wide Comprehensive Plan process
- Gather your ideas, comments and concerns for the future of the Morningside Heights, Gaines Mill Rd., and Black and Cooley Dr. areas



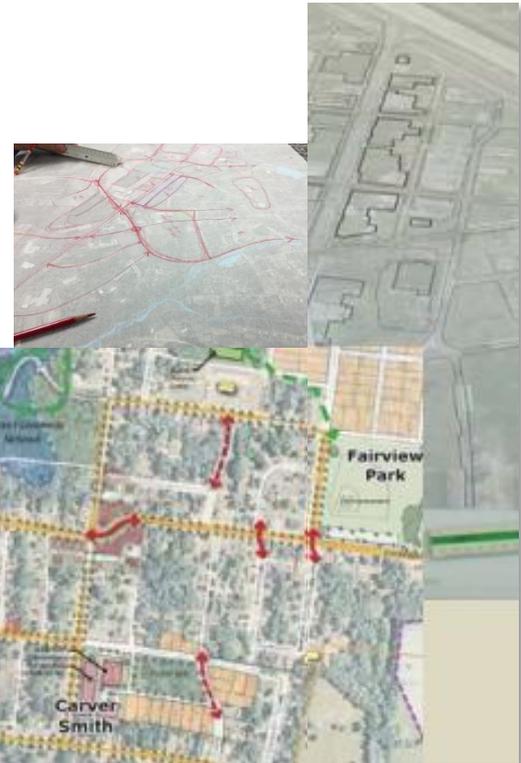
# How Are We Gathering Your Input?

- Small group exercise
- Comment forms
- Community survey (county-wide)  
[www.hallcounty.org/](http://www.hallcounty.org/)



# How Will We Address Your Input?

- Identify a VISION, including goals and projects, based on your comments:
  - Housing
  - Land Use / Development
  - Connectivity
  - Pedestrian Safety
  - Parks / Open Space/ Recreation
  - Public Infrastructure



# How Will We Address Your Input?

- Incorporate recommendations into the countywide Comprehensive Plan Update:
  - Housing
  - Land Use
  - Natural Resources
  - Historic Resources
  - Economic Development
  - Neighborhood Revitalization



**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 for transit
- Civic spaces and enhancement needed
- Residential development and entertainment
- Develop special design: unique signage, murals, etc.

**APPLICATION**

- Downtown Activity Center: Alpharetta with Main St south through the center shown in the Future Development Plan. Zoned for a mix of residential, commercial, and walkable mixed-use for commercial, residential, etc.

**DESIRED CHARACTER IMAGES**



# Comprehensive Plan

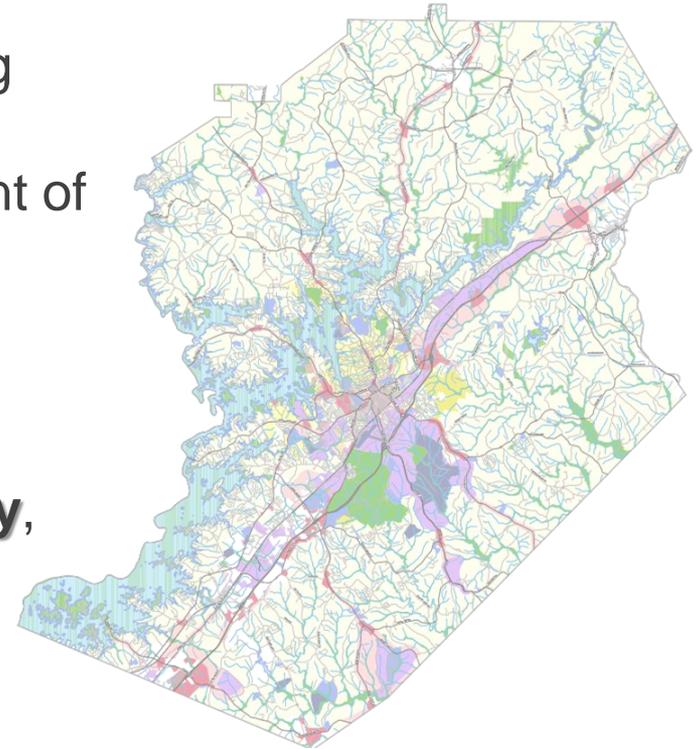


Overview

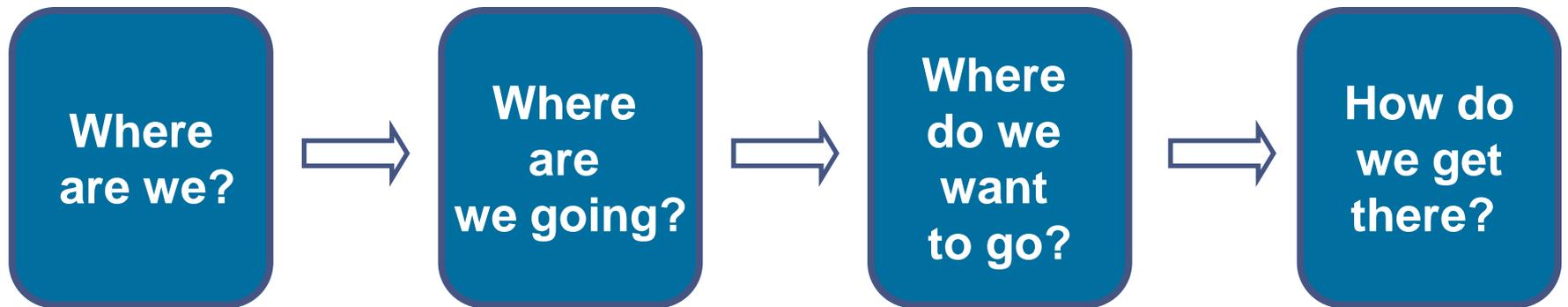


# Comprehensive Plan Overview

- **Policy document** vs. regulation / zoning
- **Guides** decisions related to development of Hall County for the next 20 years
- Updated every 5 years; **due mid-2017**
- Addresses **unincorporated Hall County**, but coordinates local planning efforts
- Fulfills State of Georgia **requirement**



# Comprehensive Plan Process



# Assessment

Where are we?



Where are we going?



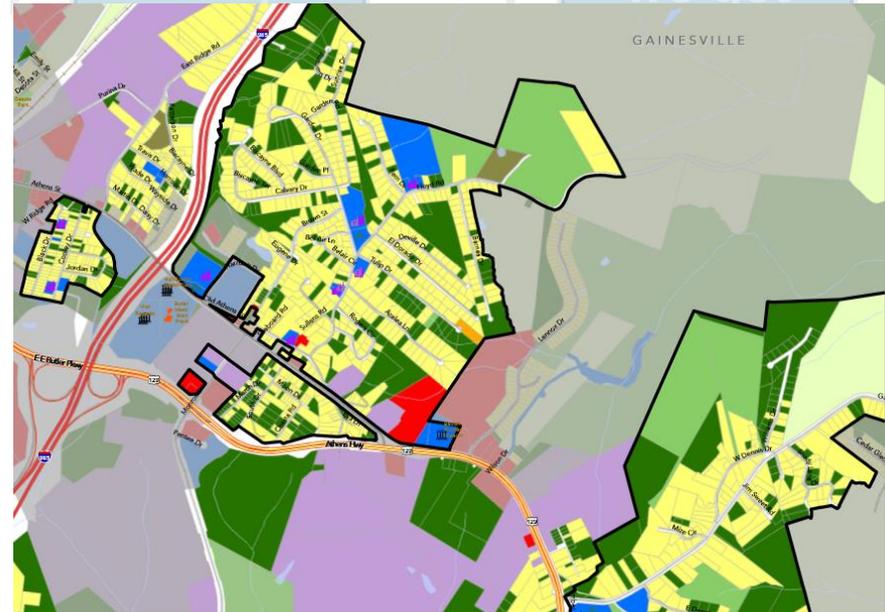
Where do we



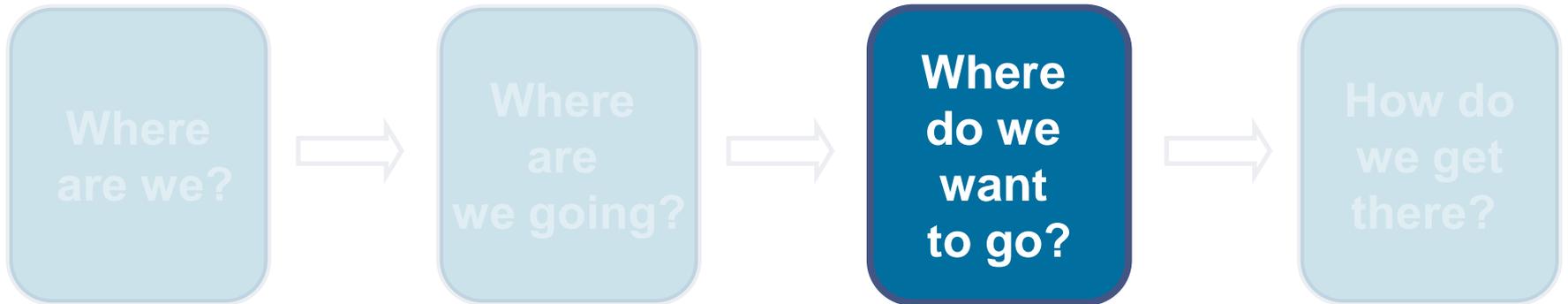
How do we get

## Topics

- Land Use
- Housing
- Economic Development
- Natural Resources
- Cultural Resources
- **Neighborhood Revitalization**



# Public Participation

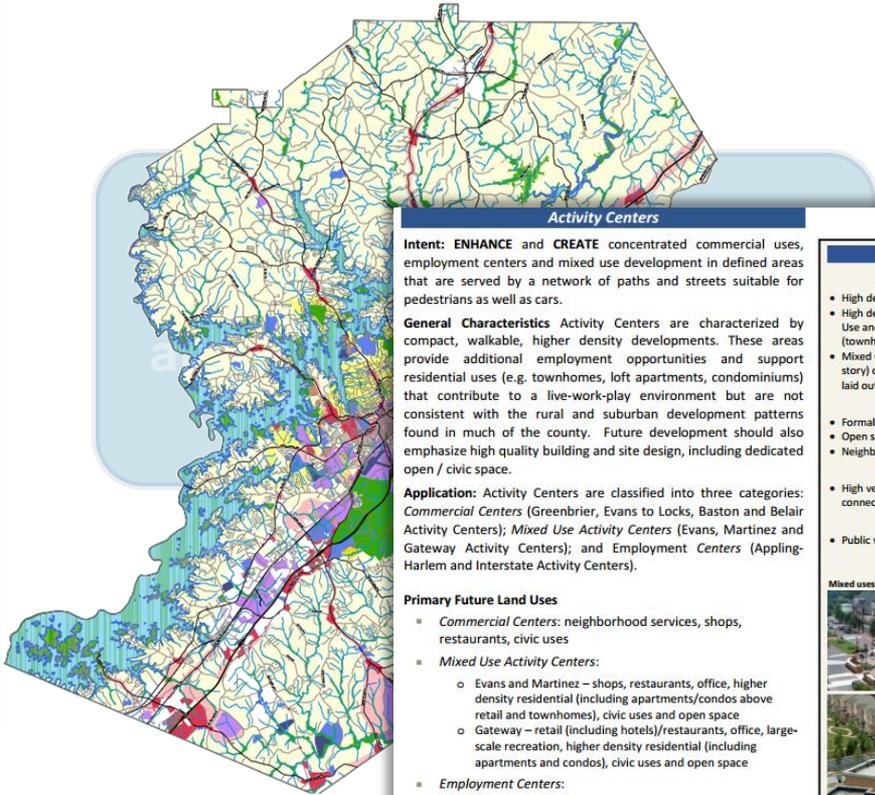


## - Public Participation

- ✓ Kick-off Meeting
- ✓ Community Survey
- ✓ Visioning Workshop
- ✓ Stakeholder Meetings
- ✓ **Neighborhood Area Workshop**
- Land Use Workshop
- Open House



# Final Plan Document



**Activity Centers**

**Intent:** ENHANCE and CREATE concentrated commercial uses, employment centers and mixed use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

**General Characteristics** Activity Centers are characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open / civic space.

**Application:** Activity Centers are classified into three categories: *Commercial Centers* (Greenbrier, Evans to Locks, Baston and Belair Activity Centers); *Mixed Use Activity Centers* (Evans, Martinez and Gateway Activity Centers); and *Employment Centers* (Appling-Harlem and Interstate Activity Centers).

**Primary Future Land Uses**

- *Commercial Centers:* neighborhood services, shops, restaurants, civic uses
- *Mixed Use Activity Centers:*
  - Evans and Martinez – shops, restaurants, office, higher density residential (including apartments/condos above retail and townhomes), civic uses and open space
  - Gateway – retail (including hotels)/restaurants, office, large-scale recreation, higher density residential (including apartments and condos), civic uses and open space
- *Employment Centers:*
  - Appling-Harlem – master planned business park or industrial park (light industrial, office/flex warehouse space), manufacturing (if I-20 frontage), mid-rise office, R&D Centers
  - Interstate – commercial uses serving both local and regional users (includes sales, service, distribution or storage activities), light industrial, heavy industrial (if I-20 frontage; includes manufacturing, assembling, and warehousing)

**Implementation Strategies**

- DP 2.1, DP 2.2, DP 2.4, DP 2.5, DP 3.1, DP 3.2, DP 3.3, DP 4.1, DP 4.2, DP 4.3, DP 5.1, DP 5.2, DP 5.3, DP 5.4, DP 5.5, DP 5.6
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.3, RC 2.4
- SED 3.1, SED 3.2, SED 3.3, SED 4.1, SED 4.2, SED 5.1, SED 5.2, SED 5.3, SED 5.4
- IC 1.3, IC 1.4, IC 2.1

**DESIGN PRINCIPLES**

**Density/Intensity**

- High density/intensity in general
- High density residential uses in Mixed Use and Employment Centers (townhomes, apartments and condos)
- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)

**Green Space**

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks

**Transportation**

- High vehicular and pedestrian/bicycle connectivity

**Infrastructure**

- Public water and sewer

**Illustrative Photos**

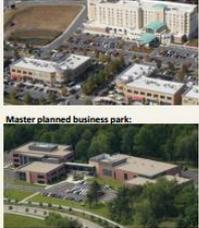
Mixed uses with retail, residential & open space:



Mix of commercial uses:



Master planned business park:



Where do we want to go?



How do we get there?

- Final Plan
  - Goals & Strategies
  - Future Development Guide
  - Implementation Program



# Small Group Exercise



Instructions



# Assets, Issues, and Dreams

- Discuss existing conditions that contribute to a sense of community
- Discuss existing conditions that create “holes” in your neighborhood
- Discuss the type of community you want to be in the future – what will create a complete neighborhood?



# Assets, Issues, and Dreams

- **Assets**

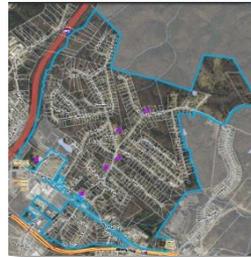
- What you like most about your neighborhood
- Areas, things or physical conditions that have a positive impact

- **Issues**

- What you like least about your neighborhood
- Areas, things or physical conditions that have a negative impact

- **Dreams**

- Your ideal neighborhood
- Needed physical improvements
- Type of development you want



# Instructions

- Identify a group leader to present to entire workshop
- Use **YELLOW** dots for assets 
- Use **RED** dots for Issues 
- Use **BLUE** dots for Dreams 
- Last but not least...when in doubt write it down  
(yellow sticky notes, white space on map, and/or comment forms)

# Small Group Exercise



Presentations





HALL COUNTY

G E O R G I A

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