



HALL COUNTY
GEORGIA *We have it **all** in Hall*

Comprehensive Plan Update
Public Kick-off Meeting
May 10, 2016

Agenda

- Welcome
- Introductions
- Planning 101: The Comprehensive Plan
- Planning Process
- How to Participate

Planning 101



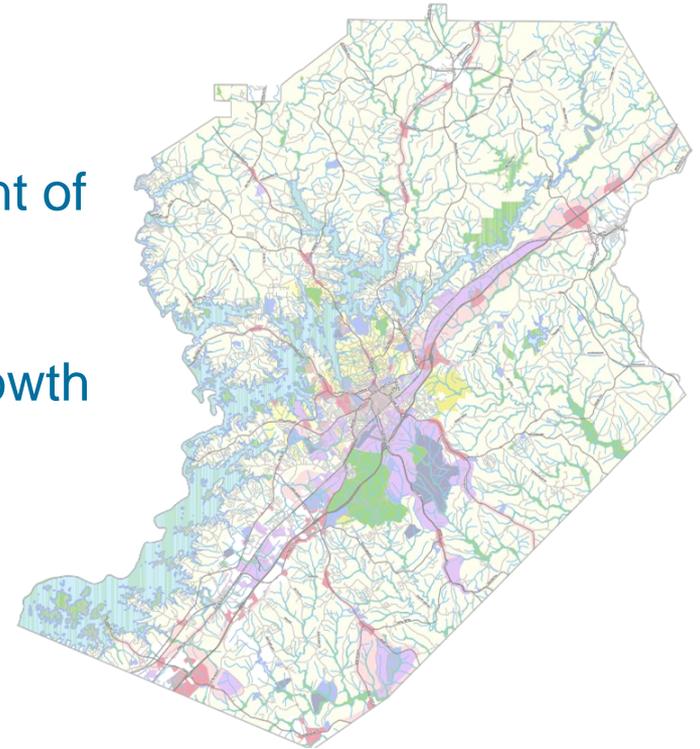
The Comprehensive Plan



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

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

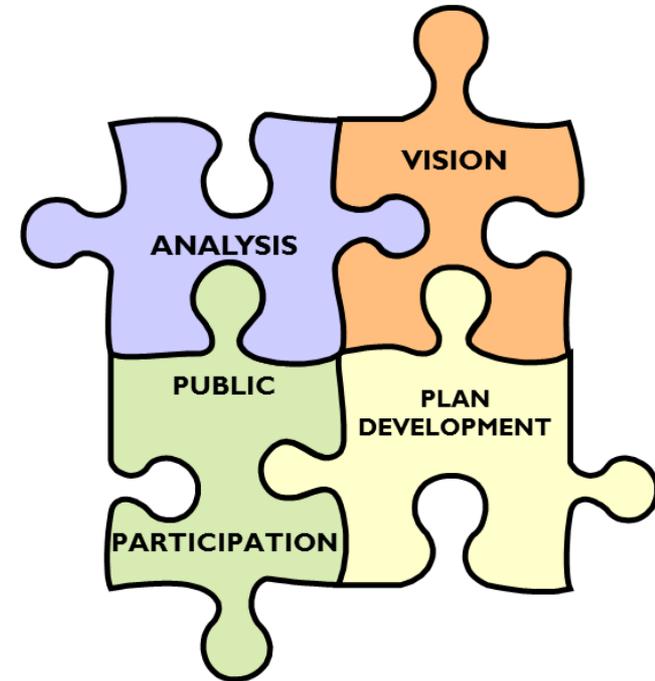
What is a Comprehensive Plan?

- 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



Planning Process

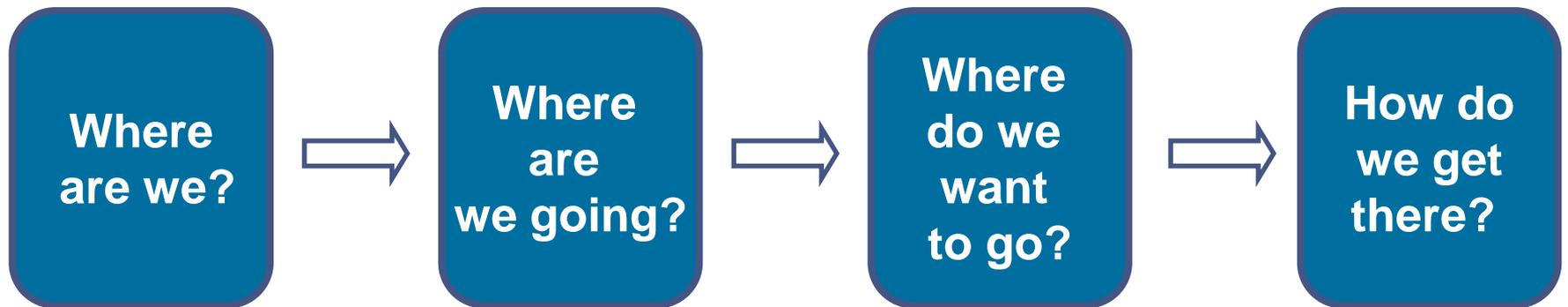


The Comprehensive Plan

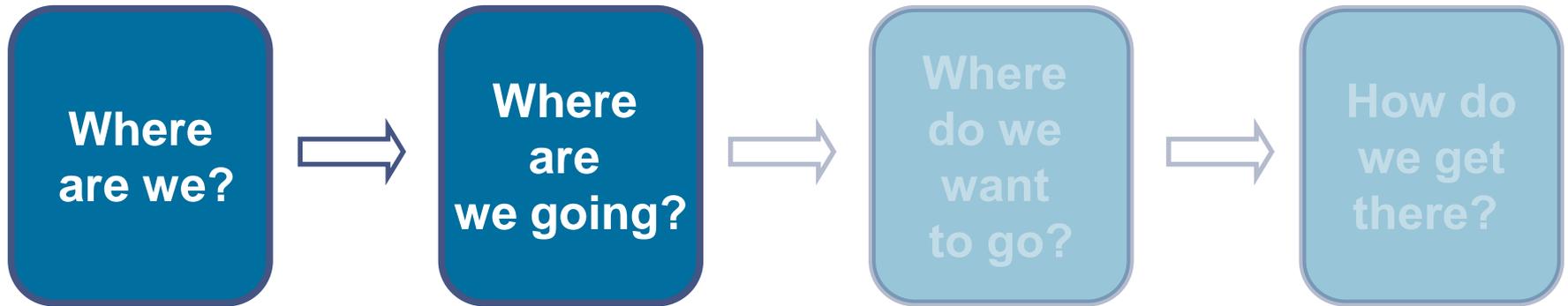


What is the Planning Process?

- Steps in the Planning Process:



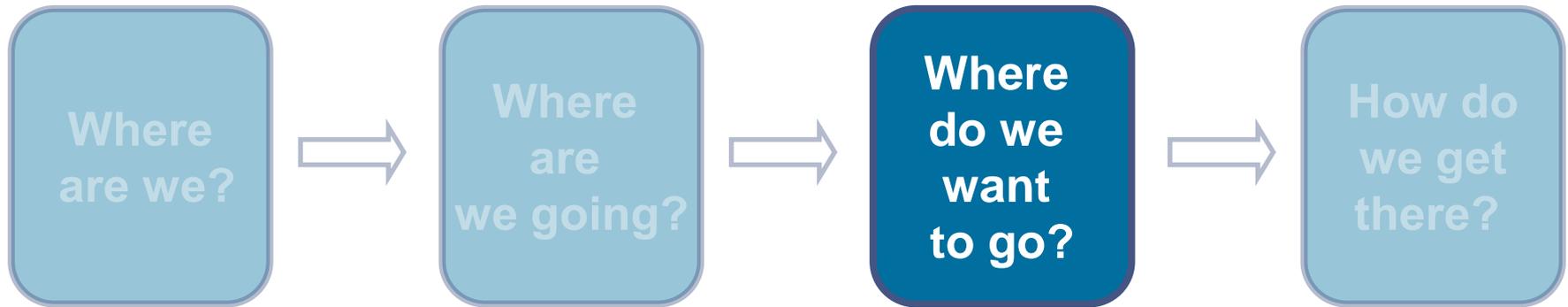
What is the Planning Process?



- **Community Assessment**

- Review local data, plans & development patterns
- Address land use, housing, economic development, natural & cultural resources
- Highlight areas requiring special attention

What is the Planning Process?

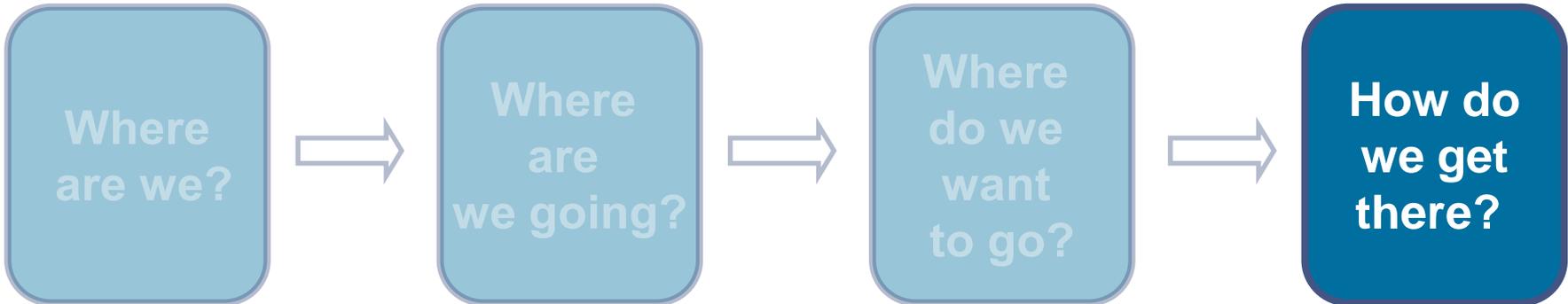


- Public Participation

- Kick-off Meeting
- Visioning Workshop
- Neighborhood Area Workshop(s)
- Land Use Workshop
- Open House



Finally, at the end...



- Final Plan

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

ACTIVITY CENTER

buildings and
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ivities, shopping,
intent to
ation that creates
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 enhanced connections to Wills Park needed
- Residential development to support retail, restaurant, and entertainment
- Develop special design standards to accommodate unique signage, murals, street furniture and outdoor art

APPLICATION

- Downtown Activity Center is centrally located within Alpharetta with Main Street/GA-9 passing north to south through the center of the character area, as shown in the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use and is envisioned to evolve as a compact, walkable mixed-use town center with a mix of office, commercial, residential and civic uses.



How to Participate



The Comprehensive Plan

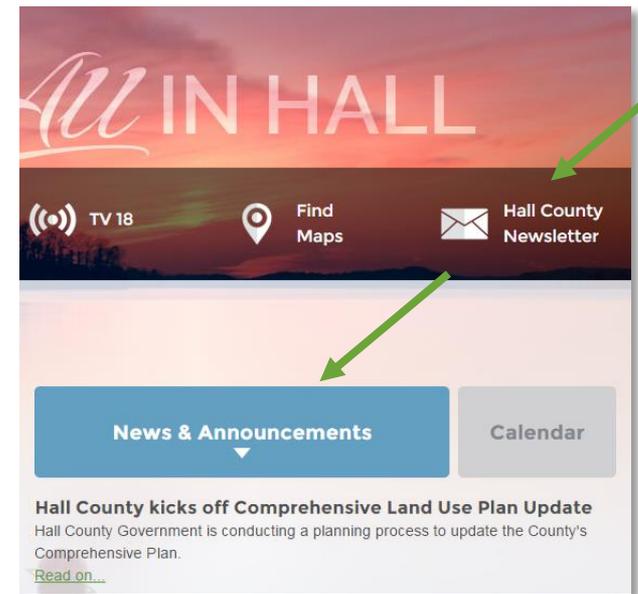


How Can You Participate?

- **Provide contact info** tonight using Sign-In Sheet
- Take the **community survey** tonight or online (*survey closes June 10*)
- Check Hall County **website**
- Tell your **friends!**

Also...

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





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