

Zoning & Development Regulation Updates for Sustainability

August 17, 2010



HOMework

What do we want Liberty County to be in the next decade and beyond?

Due: Next Meeting/Workshop

Why is the “homework” being assigned at the beginning?



THE “411”

WHO	Public & Private Sector Stakeholders
WHAT	All Code provisions contingent on Zoning or Land Use
WHERE	Liberty County and its municipalities
WHEN	Beginning tonight!



THE “411”-WHY?

Age of original adoption compels comprehensive review

- New techniques exist
- Some requirements/concepts become antiquated

Identify and eliminate redundancy and conflicts

- Definitions and standards

Improve efficiency and effectiveness

- Easier to read and understand
- Easier to administer
- Align provisions contingent on zoning to Unified Section



Does this mean change?



Change?

YES...NO





FORT STEWART / HAAF
REGIONAL GROWTH PLAN

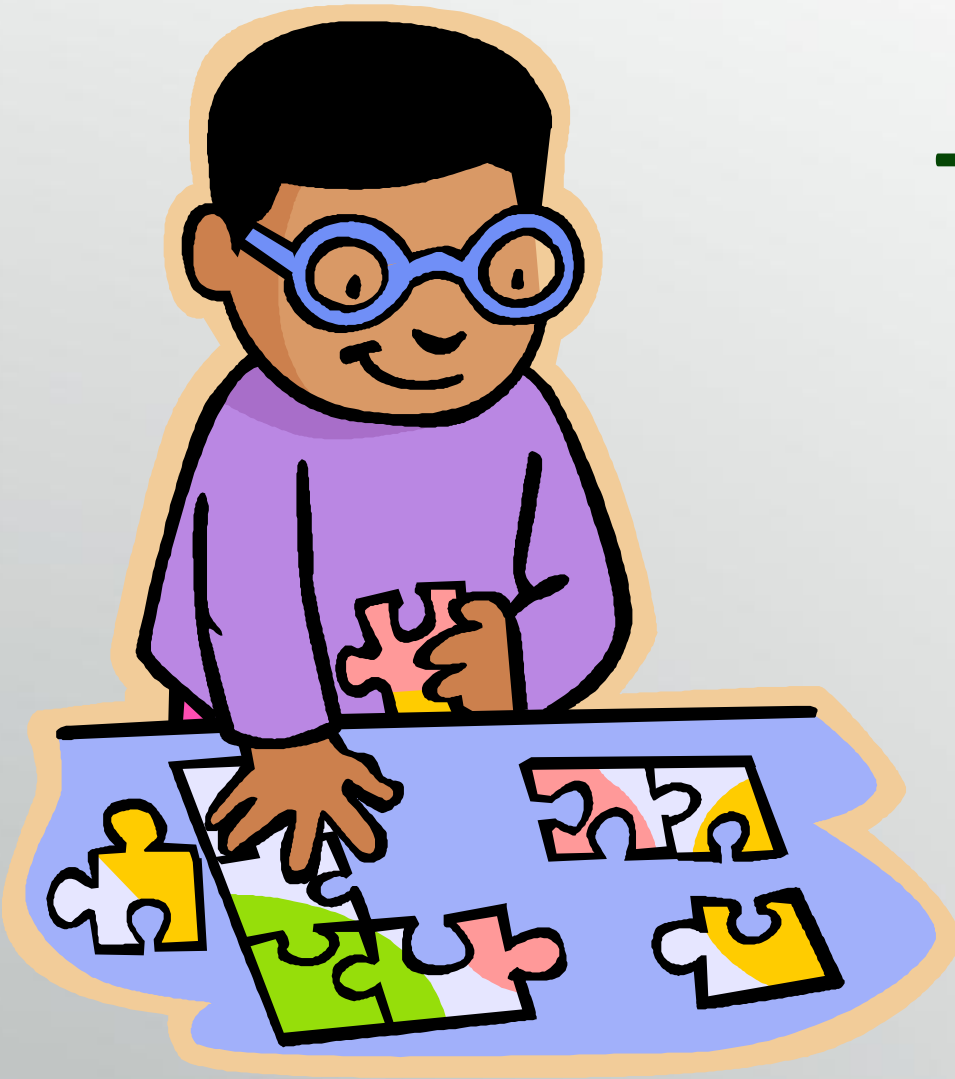


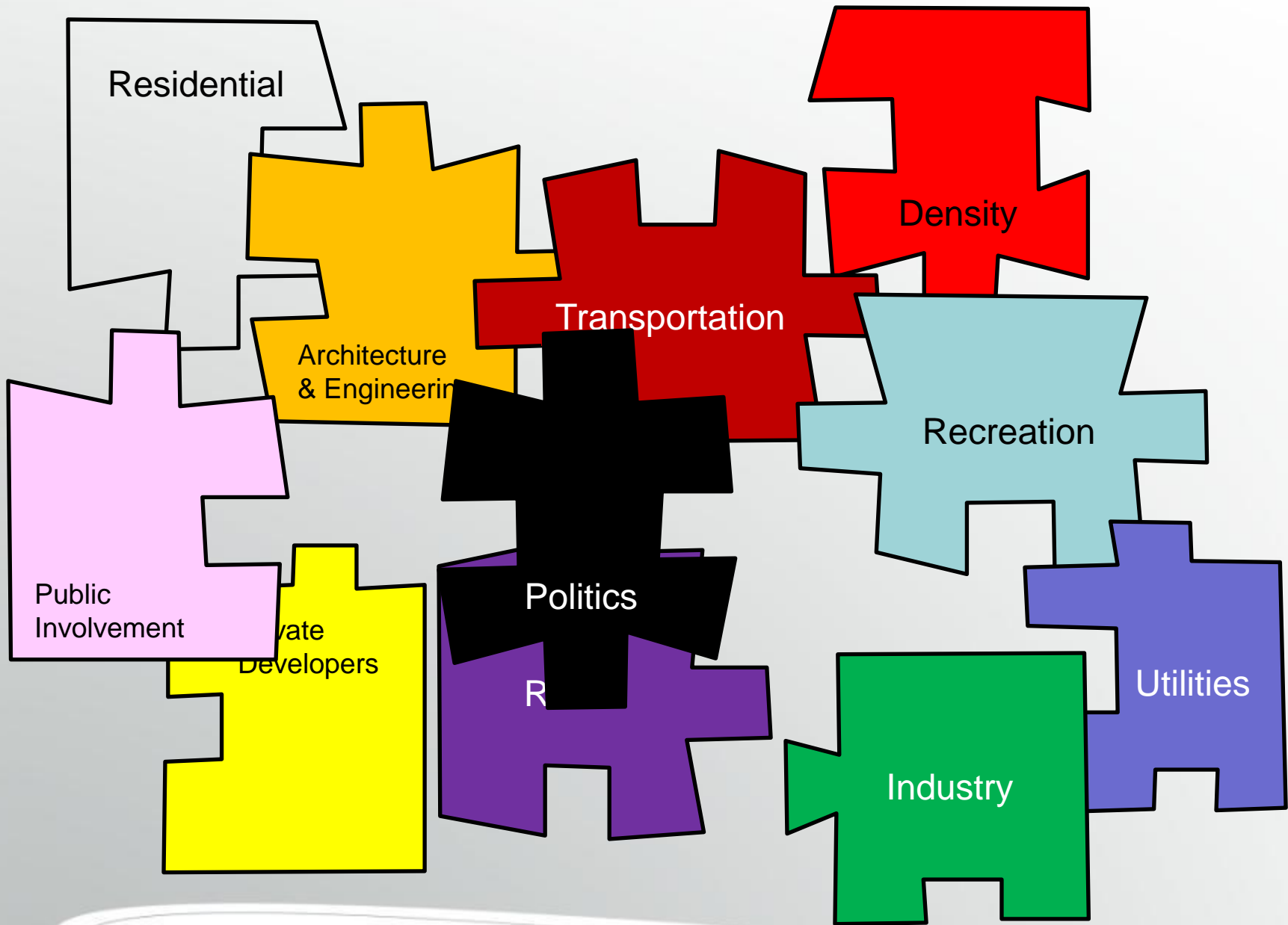
Open forum collaboration

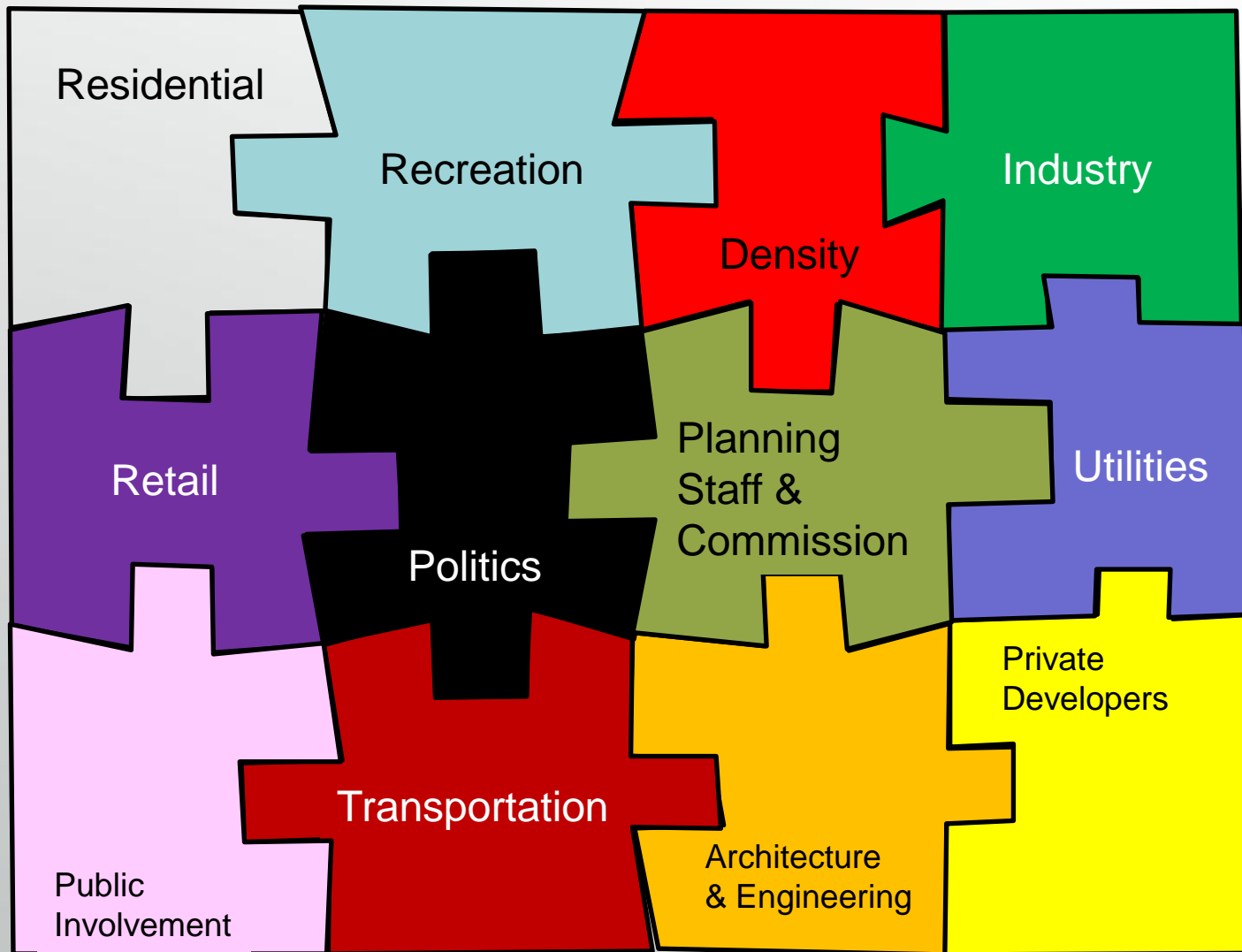
- Asking not telling
- Discussing not lecturing
- Resolving not settling
- Doing not studying

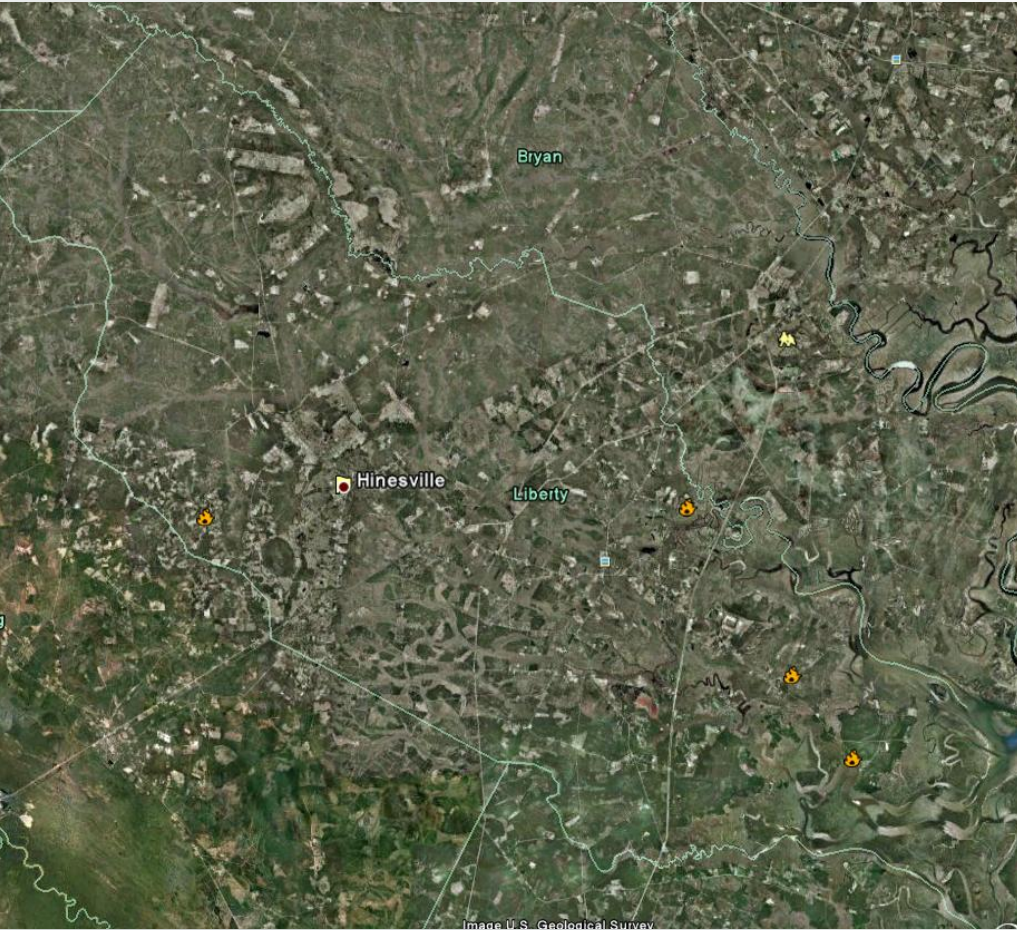


The Land Use Puzzle









Understanding the Puzzle

Plan effectively at either level & all points in between




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REGIONAL GROWTH PLAN



What does the Future Hold?

Guiding the Future...
REFLECTING THE PAST






Final

Community Agenda

Consolidated Comprehensive Plan 2030

Liberty County, Allenhurst, Flemington, Gum Branch,
Hinesville, Midway, Riceboro, Walthourville



June, 2008



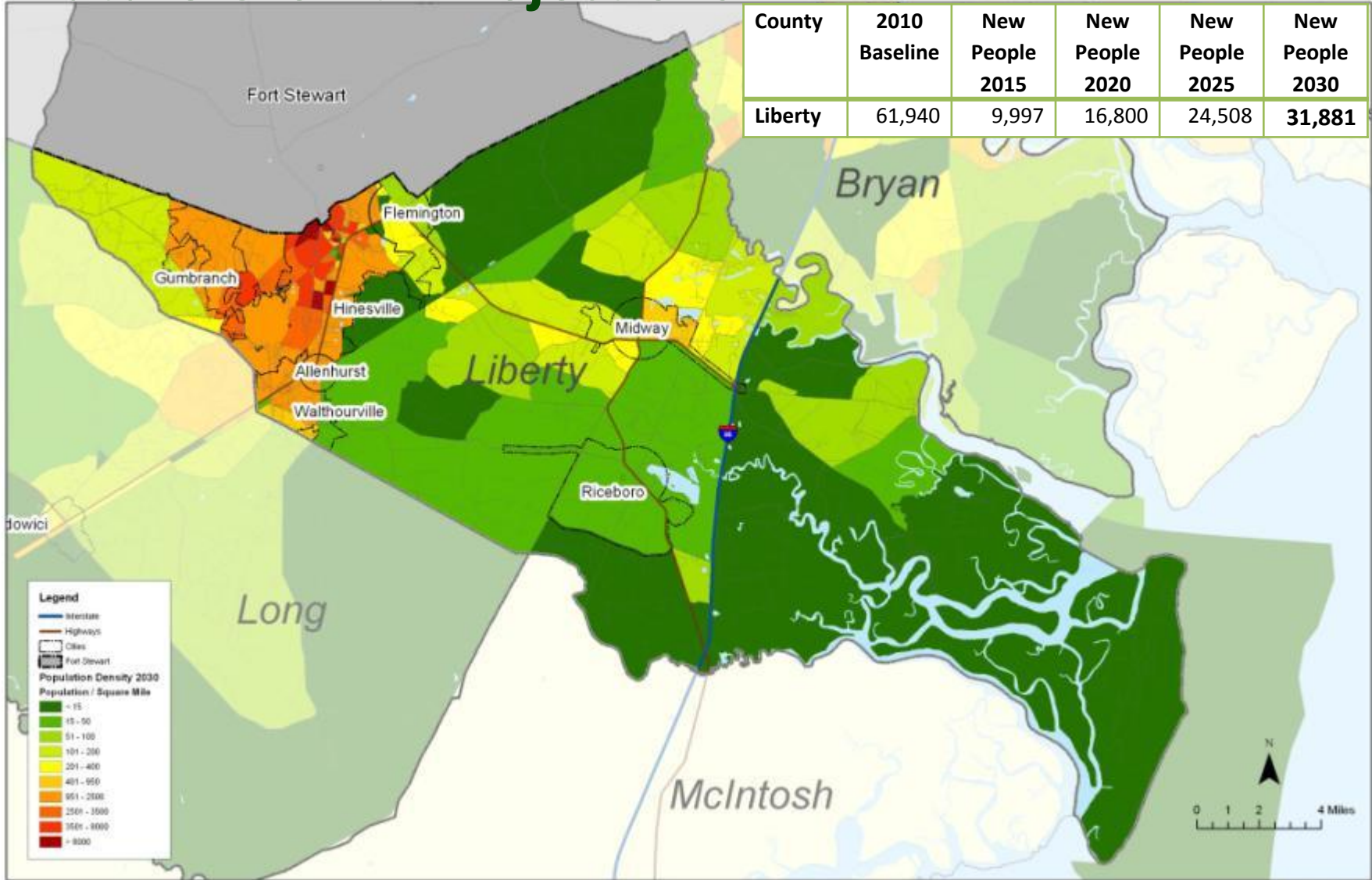
**Yes...Planners
really do have a
crystal ball**

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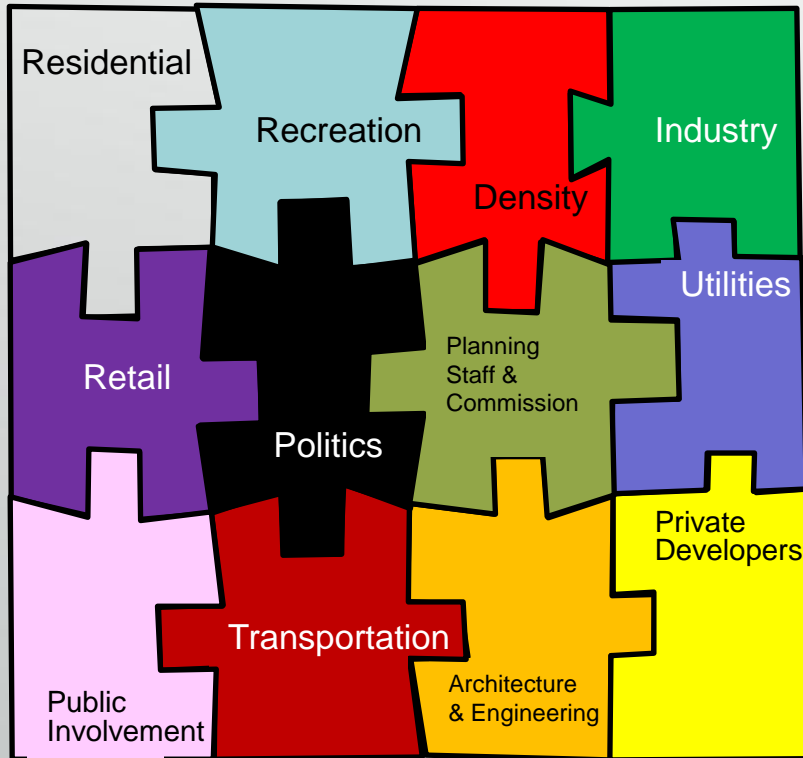


Future Growth Projections

County	2010 Baseline	New People 2015	New People 2020	New People 2025	New People 2030
Liberty	61,940	9,997	16,800	24,508	31,881



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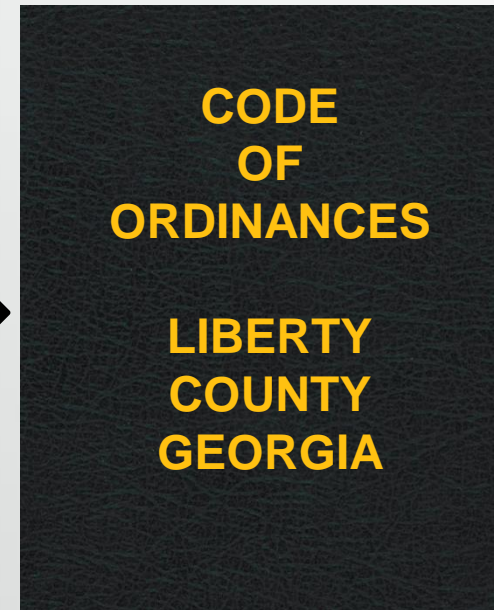
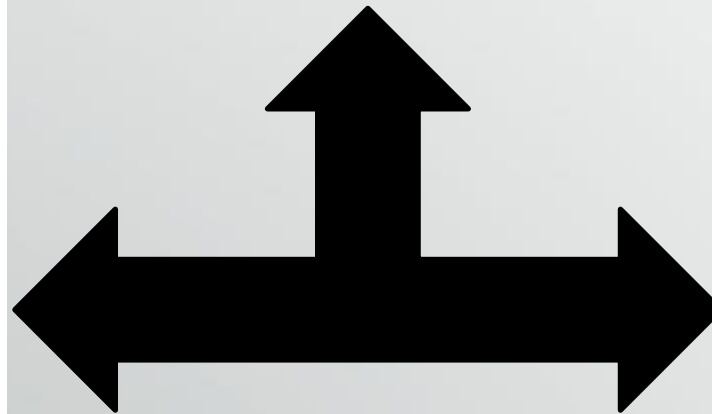
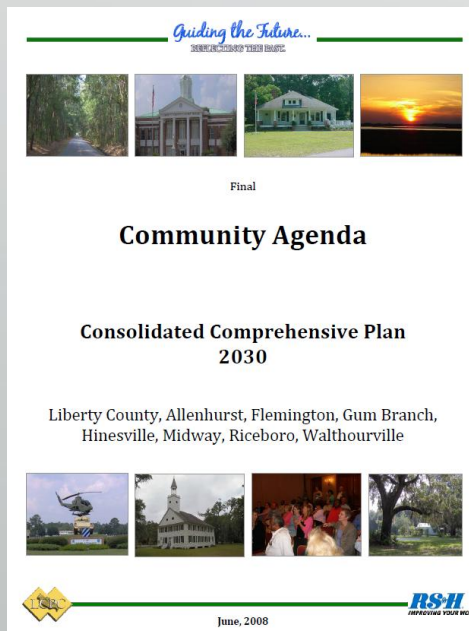
What support is needed for 31,881 more people...

- 8,392 more School Aged Children
- 93 more Physicians
- 24 more Dentists
- 506 more acres of Parks/Open Space
- 10 more Ball fields
- 40 more Police Officers/Deputies
- 8 more Fire Stations



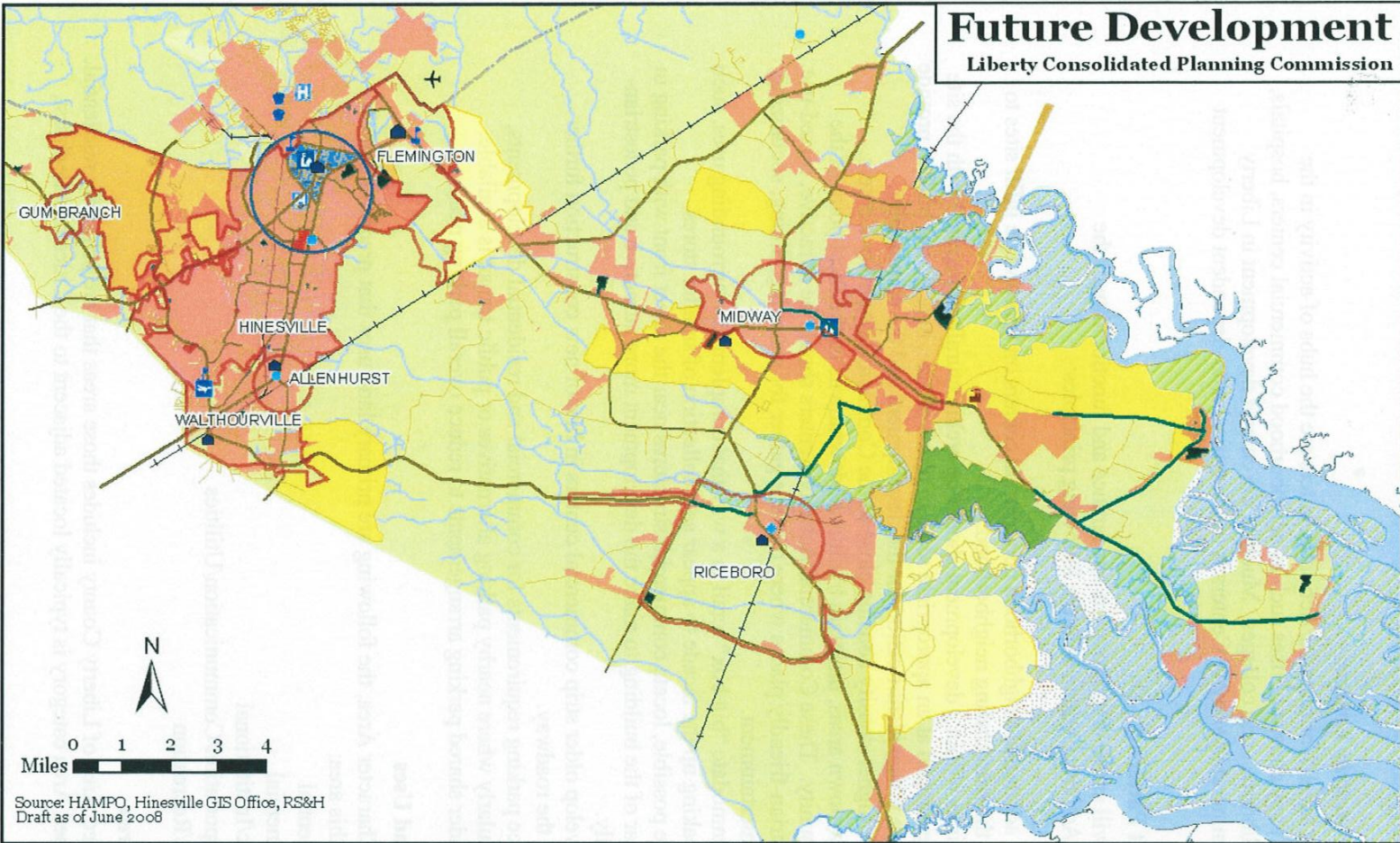
Creating a Vision

“To be the premier community in Coastal Georgia in which to live, work and visit because of our rich history, heritage, cultural diversity, unsurpassed quality of life and respect for the environment and natural resource.”



Future Development

Liberty Consolidated Planning Commission



Coupled with the Zoning Map...How many residents will the current designations support?

Source: HAMPO, Hinesville GIS Office, RS&H
Draft as of June 2008

Developed Areas	Rural/Rural Residential/Agricultural	Library	College/University
Developing Areas - High Density	Melon Bluff	Post Office	Public Admin Building
Developing Areas - Medium Density	Wetland (Nonforested)	Commissary/PX	County Airport
Developing Areas - Low Density	Dunes	Hospital	WAAF
Urban Core	City Boundaries	Retail	Preservation Corridor
Parks/Recreation	Ft Stewart	Industrial	Major Corridor
			Commercial/Activity Center

435,000

Creating a Vision

“...look at streets and public spaces they like then write the rules to get more what they like and less of what they don't like. Conventional zoning doesn't do that, it gives us a use and a density and then you hope for the best.”

➤ Peter Katz



Even with great visions



“If birds can glide for long periods of time, then... why can't I ?”

➤ Orville Wright

Someone always points out the limits

“No flying machine will ever fly from New York to Paris...”

➤ Orville Wright

“The only limit to our realization of tomorrow will be our doubts of today.”

➤ Franklin Delano Roosevelt



Communities can no longer afford to have planners acting as mere custodians of the code and checking off requirements as a means of development review compliance. Planners need to be visionaries and create the codes that compel that vision

➤ (adapted from) David Godschalk



The future headlines are written from today's vision

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Next Steps

- Workshop to delve into the details
 - Review your homework
 - Types of Zoning Options Available
 - Understanding and using the “Smart Code”
 - Riding the Bus to our desired destination
 - Who will represent Liberty County’s Stakeholders

