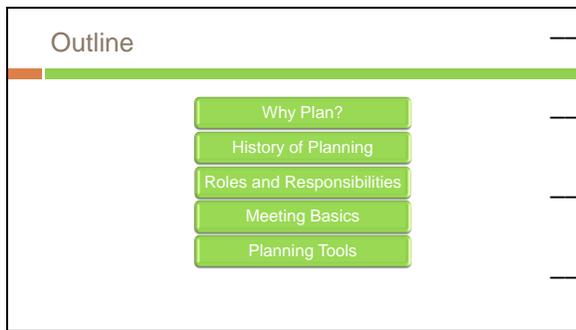


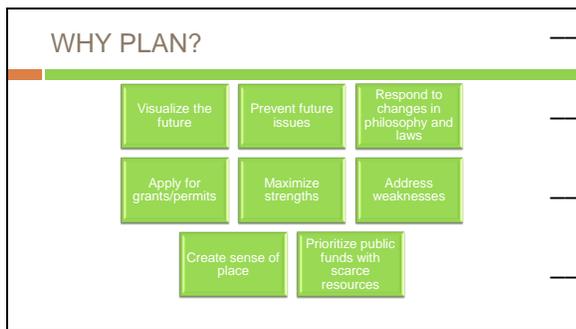
Slide 1



Slide 2



Slide 3



Slide 4

WHY PLAN?

"He who fails to plan is planning to fail." — Winston Churchill

"If you don't know where you are going, you'll end up somewhere else." — Yogi Berra

"It takes as much energy to wish as it does to plan." — Eleanor Roosevelt

"Planning is bringing the future into the present so that you can do something about it now." — Alan Lakein

Slide 5

WHY PLAN?

It's Your Community!

Slide 6

What community plans do

Predict future population, housing, and employment trends

Assure adequate public facilities and services

Protect environment

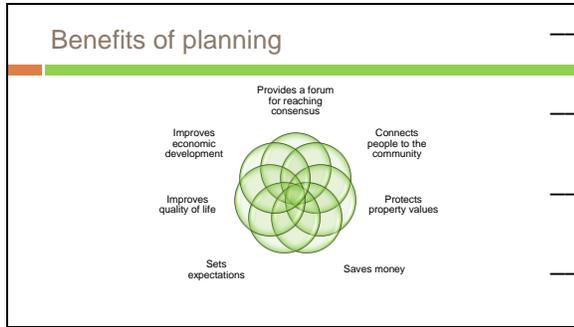
Guide physical development

Protect and preserve future land needs

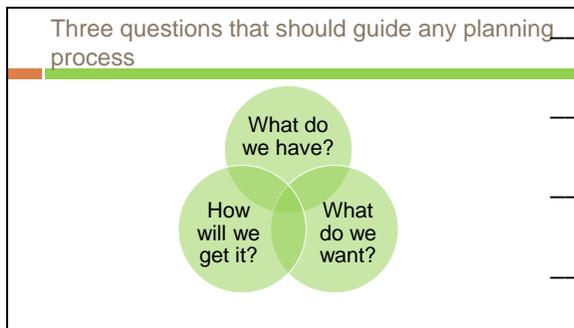
Protect existing and future public investment

Reflect community values

Slide 7



Slide 8



Slide 9



Slide 10

IF WE DON'T PLAN!



Slide 11

History of planning

Many Central American civilizations planned cities, including sewer systems



Slide 12

History of planning

- India and Pakistan
- Greece



Slide 13

HISTORY OF PLANNING

Savannah



Slide 13 content: A slide titled 'HISTORY OF PLANNING' with a green header bar. Below the title is a green box containing the word 'Savannah'. To the right of this box is a small photograph of a tree. Below the 'Savannah' box are two historical maps: one on the left showing a grid-like street layout and one on the right showing a more irregular street pattern.

Slide 14

HISTORY OF PLANNING

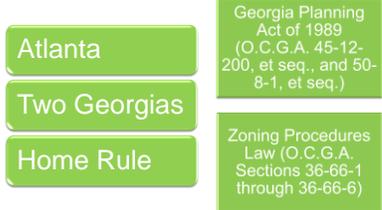
Atlanta

Two Georgias

Home Rule

Georgia Planning Act of 1989 (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)

Zoning Procedures Law (O.C.G.A. Sections 36-66-1 through 36-66-6)



Slide 14 content: A slide titled 'HISTORY OF PLANNING' with a green header bar. Below the title are four green boxes. The first three boxes on the left contain the text 'Atlanta', 'Two Georgias', and 'Home Rule' stacked vertically. To the right of these boxes are two more green boxes containing the text 'Georgia Planning Act of 1989 (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)' and 'Zoning Procedures Law (O.C.G.A. Sections 36-66-1 through 36-66-6)'.

Slide 15

GEORGIA PLANNING ACT, 1989

Qualified Local Government Status

Local Planning Requirements



Slide 15 content: A slide titled 'GEORGIA PLANNING ACT, 1989' with a green header bar. Below the title are two green boxes. The left box contains the text 'Qualified Local Government Status' and the right box contains the text 'Local Planning Requirements'.

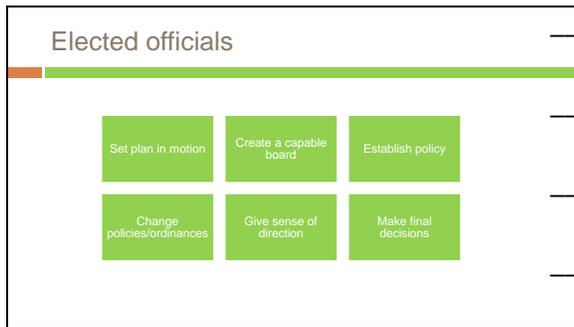
Slide 16



Slide 17



Slide 18



Slide 19



Slide 20

PLANNING COMMISSION

"the first line of defense against mindless visual pollution and destruction of the values of the past." – *The Job of the Planning Commissioner* (Albert Sonit)

Slide 21

PLANNING COMMISSION

QUALIFICATIONS

- Be a resident
- Willingness and dedication
- Interest in community planning
- Desire to assist in implementation
- Willingness to encourage and accept input
- Ability to maintain an objective approach

Slide 22

PLANNING COMMISSION

DUTIES

- General Plans
- Specific Plans
- Zoning and Subdivision Maps
- Individual Project Approvals
- Report on Capital Improvement Plans
- Coordinate Local Planning Efforts
- Consider Land Acquisitions
- Special Studies

Slide 23

PLANNING COMMISSION

ROLES

- Prepare Comprehensive Plan
- Advise on planning
- Work within established policies
- Recommend changes to policies

Slide 24

PLANNING COMMISSION

FIVE FUNCTIONS OF PLANNING COMMISSION

- Remember what the purpose of "zoning" really is
- Carry out development review process within the legal framework and requirements of state and local law
- Effectively deal with the local political will
- Act as an arbiter between government staff, applicant, citizens, land owners, and other parties
- Review projects in view of standards and technical criteria which are applicable

Slide 25

PLANNING COMMISSION

BEING EFFECTIVE

- Learn meeting procedures (Robert's Rules of Order)
- Stay informed
- Keep communication open
- Be an effective leader
- Follow the law

Slide 26

PLANNING COMMISSION

DOING A GOOD JOB

- Know the community
- List of maps/reports available
- Copy of comprehensive plan
- Local/regional/state policies and programs
- Reach out: school board, authorities, governmental departments, neighbors

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PLANNING COMMISSION

FOLLOWING THE LAW - ASK THESE QUESTIONS

- Is the proposal consistent with the Comp Plan?
- Does it meet all applicable zoning and subdivision requirements?
- Are environmental impacts reduced or eliminated by conditions or are there overriding considerations?
- Is decision supported by findings of fact based on substantial evidence in the record?

Slide 28

PLANNING COMMISSION

- Be objective
- Use the official record/official documents
- Ask for more information from applicant or staff

Slide 29

DEVELOPMENT COMMUNITY

- Acts as agents for property owners or neighborhood
- Professional wisdom

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DEVELOPMENT COMMUNITY

Real estate agents/brokers	Land developers/speculators	Residential and commercial builders
Apartment developers and landlords	Lawyers	Engineers, architects, surveyors
Bankers	Consultants	Trade groups/special interest groups

Slide 31

The public

Plans belong to the community

Publishing hearing agenda in various media outlets is good tool

Handouts can help individuals understand in process

Slide 32

LOCAL STAFF RESPONSIBILITIES

- Administer code
- Provide full and accurate information and background to applicant, developers, boards, commissions, and landowners
- Reports/recommendations based on fact (plan/code)
- Administrative permits

Slide 33

Meeting basics

- Every attendee of meeting has right equal to every other attendee
- Will of majority must be carried out
- Minority must be heard and rights protected
- Only one topic will be considered at a time

Slide 34

Meeting basics



- Direct all comments to chair
- All deliberations must be in the open (no private conferences)
- Know ordinance procedures and follow them

Slide 35

AGENDA



- Introduction of reports/documents
- Approval of minutes
- Old business
- New business
- Other business
- Adjournment

Slide 36

MOTIONS

- Moved
- Seconded
- Stated
- Discussed
- Amended
- Called
- Restated
- Voted
- Declared

Slide 37

ACTIONS

- Approve
- Approve with Conditions
- Deny
- Postpone

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Local PLANNING TOOLS

- Comprehensive Plan and Future Development Maps
- Zoning Ordinance and Map
- Unified Development Code
- Special ordinances for trees, signs, etc.
- Design Guidelines (historic districts, etc.)
- May be others specific to your local government

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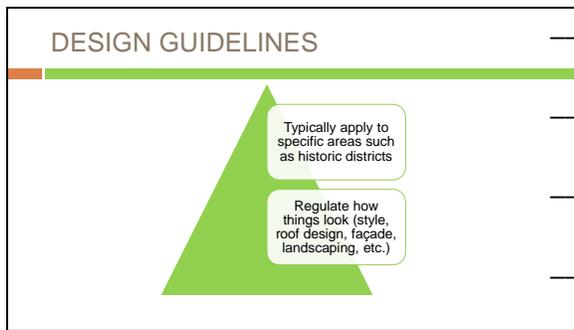
COMPREHENSIVE PLAN

Framework for growth policy
Legal basis for regulations
Tools for Implementation: <ul style="list-style-type: none">• Zoning ordinance• Design standards• Annual budget• Tax incentives

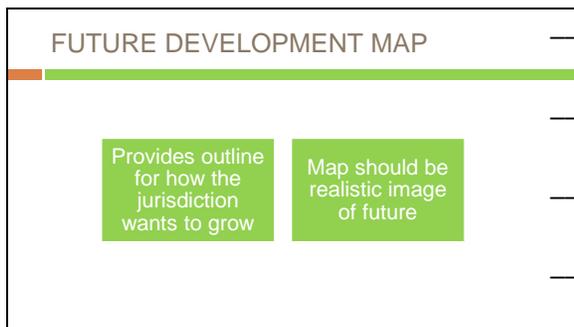
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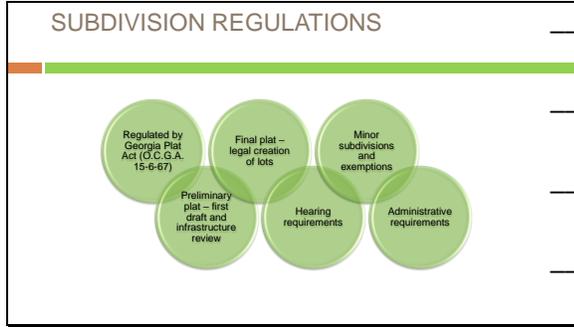
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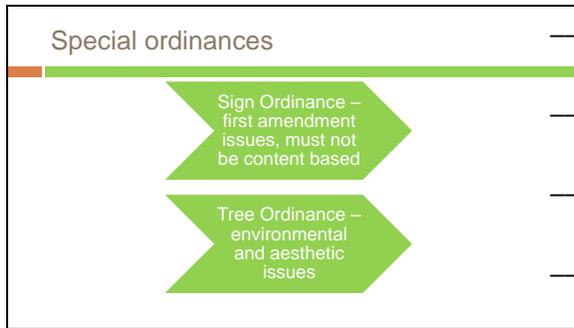
Slide 42



Slide 43



Slide 44



Slide 45

