



Planning Department Celebrates National Planning Month in October

Educating the community was the main goal in this year's celebration. Several activities were conducted throughout the month of October to help citizens understand the important role planners play in the future of the community.



A box was also placed in the library for people to sign up for "In Touch", an e-mail system designed to keep citizens informed on the latest planning news in Columbus.

One of the activities the Planning Department participated in was the "Communities in Motion" community fair that METRA organized this year. More than 900 people attended the fair. In this event, riders were able to ask the planning staff about different projects the department is managing and gathered informational material for their review.



Due to the high concentration of people at the Columbus main library, the Planning Department placed a display with informational material to give people a chance to get familiar with the department.

The Department was also present in several schools, including Blackmon Middle, Carver High, and Columbus High Schools. The main objective was to educate teenagers about the importance of planning in the community and give them an overview of the role the Planning Department has in the development and future of Columbus.



2028 Comprehensive Plan Officially Adopted

The Planning Department has now completed the third and final component of the Comprehensive Plan, the Community Agenda, which provides the 20-year road map for the City's future. This document outlines the community's vision for the future through descriptive text and maps and provides a plan to implement the vision.

Shortly after its completion and approval by the Lower Chattahoochee Regional Development Center, the Georgia Department

of Community Affairs, and the City Council, the 2028 Comprehensive Plan was adopted as an ordinance in November 4, 2008.

By adopting the 2028 Comprehensive Plan as an ordinance, the City has a policy document that drives future growth and development as opposed to solely being a guide.

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Mark Your Calendars

Upcoming PAC Meetings

Meetings will be held at the Council Chambers at 9:00 AM

- December 3, 2008
- December 17, 2008
- January 7, 2009
- January 21, 2009
- February 4, 2009
- February 18, 2009
- March 4, 2009
- March 18, 2009

Upcoming MPO Meetings Citizen Advisory Committee

Council Chambers at 2:00PM

- January 13, 2009 *
- February 10, 2009
- March 10, 2009 *

Technical Coordination Committee

Annex Conference Room at 10:30AM
February 12, 2009

Policy Coordination Committee

Tower Conference Room at 10:30AM
February 27, 2009

*Date Subject Change

The 2028 Comprehensive Plan Has Been Officially Adopted

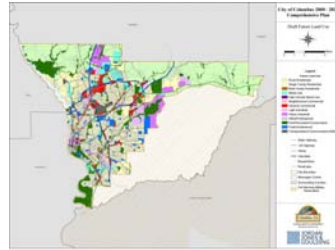
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Ordinance No. 08-63 reads as follows:

AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN, INCLUDING A FUTURE POLICY AND FUTURE LAND USE MAP FOR THE CITY OF COLUMBUS, ESTABLISHING PROCEDURES, POLICIES, AND FINDINGS FOR SUCH PLAN.

The Council of Columbus, Georgia Hereby Ordains:

That the proposed 2028 Comprehensive Plan (herein referred to as "the Plan"), containing the Community Assessment, Community Participation Program, and the Community Agenda, that includes the Future Policy and Future Land Use maps, Issues and Opportunities, and Citywide Policies for implementation which by reference is hereby incorporated in and made a part of this ordinance, is hereby adopted as the Comprehensive Plan for the City of Columbus.



Future Land Use Map

Section 1. Authority and Administration of the Plan

1. The city's capital improvement plan and its capital budget shall be consistent with the Plan.
2. Any modifications of the Plan by the Council shall be considered an amendment to this ordinance and require a public hearing before the Council.
3. All land-use actions by any agency or board of this government body shall be consistent with the Plan, as well as amendments to the Plan.
4. All land-use actions not consistent with the Plan after the adoption of this ordinance, or amendments to the Plan, shall be null and void.
5. At least every five years, but not more often than two years, the Planning Department shall comprehensively review the Plan and shall determine whether the Plan requires amendment or comprehensive revision. If it is determined that an amendment or comprehensive revision is required, the City Council may take appropriate action.
6. Simultaneous with any amendment to the Plan, the Planning Department shall be responsible for the review of the Unified Development Ordinance, to determine whether the ordinance requires revision and amendment. A written report from the Planning Department on such matters shall be required prior to any action taken by the City Council concerning the amendment of the Plan.
7. Planning Department on such matters shall be required



prior to any action taken by the City Council concerning the amendment of the Plan.

Section 2. Maintaining the Comprehensive Plan

1. The Planning Department shall maintain a 20-year Comprehensive Plan for the physical development of the city.
2. The Plan shall meet or exceed the criteria as established by the "Georgia Department of Community Affairs' Standards and Procedures for Local Comprehensive Planning".
3. The Land-Use section of the Plan shall consist of text and a map setting forth categories of allowable land-use issues and density for each of the city's Planning Districts.
4. The Planning Department shall prepare, maintain and recommend to the City Council action on the Unified Development Ordinance zoning map for the purpose of implementing the Plan. Both the ordinance and the map are required to be consistent with the Plan.
5. The Planning Department shall forward the Plan to the City Council for adoption.
6. In revising the Plan to meet the standards under Georgia law, the Planning Department must hold a t least one public hearing in each of the Planning Districts to solicit the opinions of citizens that live and work in that District and a public hearing to solicit the opinion of citizens from throughout the community.
7. The Planning Department shall forward the Plan to the City Council for adoption. In revising the Plan to meet the standards under Georgia law, the Planning Department must hold a t least one public hearing in each of the Planning Districts to solicit the opinions of citizens that live and work in that District and a public hearing to solicit the opinion of citizens from throughout the community.



Section 3.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

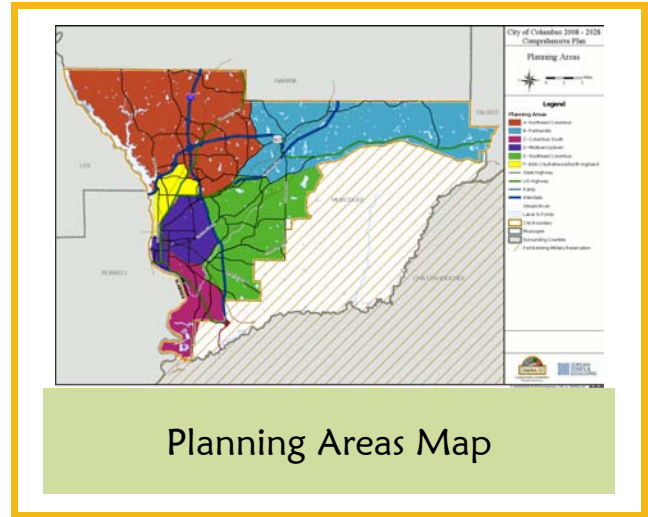
For more information visit
www.columbusga.org/planning

Six New Planning Areas

Six new planning areas have been created under the 2028 Comprehensive Plan. These new areas were created by combining the 13 planning districts of the 2003 Comprehensive Plan into larger districts that hold similar growth and development characteristics. Also, the consolidation of the old planning districts allows the Planning Department to assign a planner to each area. By doing this, citizens and staff will have a go-to person regarding what may be going on in a certain planning area. Contact the Planning Department for more information.

The new six planning areas are as follows:

- Planning Area A:** NW Columbus (Rush Wickes/Charlie Crumpton)
- Planning Area B:** Panhandle (Lynda Temples/Will Johnson)
- Planning Area C:** Columbus South (Martha L. Santana)
- Planning Area D:** Midtown/Uptown (Rosana Juestel/Will Johnson)
- Planning Area E:** Southeast Columbus (Daniel Stegall)
- Planning Area F:** Bibb City/North Highlands (Mark Gullatte)



Planning Areas Map

Learn More About the Planning Department

A video of the Planning Department is now available on YouTube. Learn more about our department by visiting the following link:

<http://www.youtube.com/cpcmpo>



Aesthetic Control Included in Proposed Veterans Parkway Overlay

The Planning Department held a public meeting on November 20, 2008 at Northside High School to present the proposed Veterans Parkway Overlay District ordinance to the residents and property owners of the area. Over 60 citizens attended the meeting.



In the meeting, people had the opportunity to review informational material and displays for the proposed overlay that will affect Veterans Parkway from the intersection with Williams/Moon Road, north to the county line.

Staff was also available to answer any questions and helped people grasp the information.

One of the main purposes of this proposed overlay is to provide greater control over the aesthetic and functional characteristics of development along major thoroughfares and roadways that serve as major entrances to the community, where higher development standards can effectively enhance the City's image as a desirable place to

live, work and shop. Specific topics discussed in this document were:

- Design Requirements
- Transportation / Traffic issues (vehicular access to the site, private roadway/driveways, interparcel access, medians, sidewalks, parking, and pedestrian access),
- Landscaping / Buffering
- Building Placement, Height and Intensity
- Signage
- Gas Station Pump Islands
- Outside Display, Storage, and Service Areas
- Stormwater Detention Facilities
- Architecture

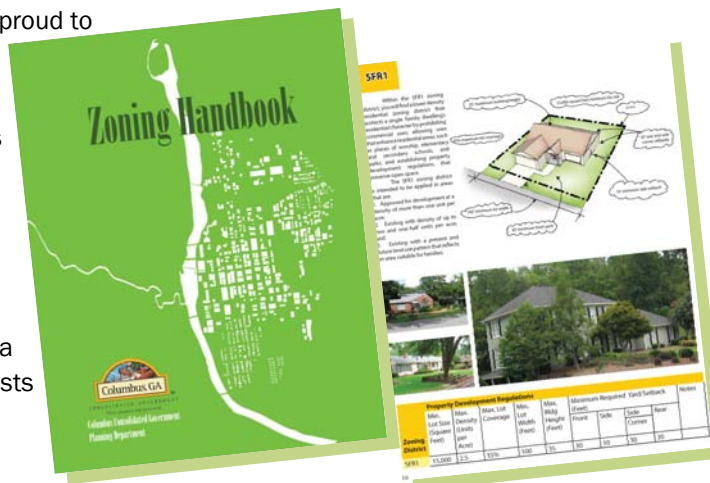


The proposed overlay is scheduled to be reviewed by the Planning Advisory Commission in January and by the City Council in February of 2009.

Zoning Handbook is Now Available

The Planning Department is proud to introduce the new Zoning Handbook!

Our new Zoning Handbook is a quick and easy illustrated guide to most of the zoning classifications in Columbus. In addition to zoning, this book covers common issues dealing with signage as well as "Definitions" section which lists many of the terms that are frequently used in planning, development and zoning.



Visit our website
www.columbusga.org/Planning

to download your own free copy of the Zoning Handbook.

Hard copies are also available in our office for \$10.00

Approved Rezoning Cases

The following rezoning cases have been recently approved:

Approved on September 9, 2008

Location: 357-B Brennan Road
Zoning: Rezoned from LMI (Light Manufacturing / Industrial) to GC (General Commercial)
Use: Proposed banquet facility

Approved on September 16, 2008

Location: 3160 Primrose Road
Zoning: Rezoned from SFR3 (Single Family Residential 3) to PUD (Planned Unit Development)
Use: Proposed master planned single-family residential development

Location: 4801 Old Cusseta Road & all properties along the new cut of Antietam Drive
Zoning: Rezoned from SFR2 (Single Family Residential 2) & GC (General Commercial) to RMF2 (Residential Multi-Family 2)
Use: Proposed duplexes and triplexes

Location: 4026 Macon Road
Zoning: Rezoned from SFR2 (Single Family Residential 2) to NC (Neighborhood Commercial)
Use: Current church - future expansion & commercial signage options

Approved on September 23, 2008

Location: 1725 Whittlesey Road & 6700 Whitesville Road
Zoning: Rezoned from RMF2 (Residential Multi-Family 2) & LMI (Light Manufacturing / Industrial) to GC (General Commercial)
Use: Proposed auto dealership, hotel, and retail

Location: 4225 Armour Road
Zoning: Rezoned from RO (Residential-Office) to NC (Neighborhood Commercial)
Use: Proposed gift shop

Location: 906 27th Street
Zoning: Rezoned from GC (General Commercial) to RMF1

(Residential Multi-Family 1)
Use: Proposed single family home

Approved on October 21, 2008

Location: 5550 Whittlesey Boulevard
Zoning: Rezoned from GC (General Commercial), SFR1 (Single Family Residential 1), & RO (Residential-Office) to PUD (Planned Unit Development)
Use: Proposed master planned development with retail, residential, office, recreation, and live/work

Approved on October 25, 2008

Location: 8150 Fortson Road
Zoning: Rezoned from RE1 (Residential Estate 1) to GC (General Commercial)
Use: Proposed commercial services

Approved on November 4, 2008

Location: 1212 Chaplin Drive
Zoning: Rezoned from SFR2 (Single Family Residential 2) to SFR3 (Single Family Residential 3)
Use: Proposed single family residential development

Approved on November 25, 2008

Location: 2361 South Lumpkin Road
Zoning: Rezoned from SFR3 (Single Family Residential 3) to NC (Neighborhood Commercial)
Use: Proposed food store & small restaurant

Location: 3844 Aldridge Road
Zoning: Rezoned from GC (General Commercial) to LMI (Light Manufacturing / Industrial)
Use: Proposed recycling collection facility

Text Amendment Approved on October 7, 2008

Permitting Places of Worship as a Special Exception Use on properties less than 2 acres but greater than 1 acre.

Staff Update

The Columbus Planning Department would like to welcome its newest members of the team. Martha Lucia Santana was hired as a Planner and Daniel Stegall was hired as a Principal Planner.



Martha L. Santana is originally from Colombia. She graduated in 1995 with a B.A. in Architecture from Grand Colombia University and completed her master's degree in Landscape Architecture and

Community Planning from Auburn University in 2007. Her professional development includes her most recent position at the Planning Department in West Palm Beach Florida, which was centered on urban development processes to encourage and facilitate predictable and sustainable redevelopment.

Martha's primary role is to take over the responsibilities of the Air Quality Alliance of the Chattahoochee Valley program as well as urban revitalization and short-term and long-term planning. If you wish to contact Martha you can either call her at 706-225-3928 or e-mail her at msantana@columbusga.org.

Daniel Stegall is originally from Chattanooga, TN and is looking forward to playing a role in guiding the development of our city by implementing key aspects of the newly

adopted Comprehensive Plan. He graduated in 2005 from Middle Tennessee State University with a B.S. in Public Administration. Upon graduating he served as a Planner for the Rutherford County Tennessee Regional Planning Commission. During that time he made land use policy recommendations and oversaw the zoning appeals process.

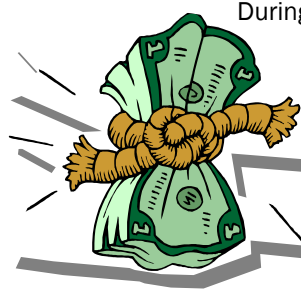


Daniel's position involves overseeing the rezoning process, strategic planning, and promoting/implementing the Community Agenda for the 2028 Comprehensive Plan. If you wish to contact Daniel you can either call him at 706-225-3920 or e-mail him at dstegall@columbusga.org.

The Planning Department wants to commend transportation planner **Rush Wickes, AICP**, on recently achieving the professional designation of Professional Transportation Planner. He is the second person in Georgia and one of fewer than 200 planners nationwide to have achieved this certification issued by the Institute of Transportation Engineers.

Financial Issues Regarding Road Projects

The Columbus-Phenix City Transportation Improvement Program (C-PCTS) was not updated this year due to the current financial situation at the Georgia Department of Transportation. The State Transportation Board along with the Georgia Department of Transportation have been working together on balancing the budget. This is only delaying the projects that have Federal and/or State financing. This process does not affect projects that currently have local funding for right of way or construction.



During this process, the status of the projects may change; therefore the Columbus-Phenix City Metropolitan Planning Organization (CPCMO) Staff will keep the public up-to-date with these changes. We are anticipating that these issues will be resolved after the first of the

year and we will be able to update the Transportation Improvement Program (TIP) during the spring of 2009.

“ This process does not affect projects that currently have local funding for right of way or construction.”

The CPCMPO and its Committees

The Columbus-Phenix City Metropolitan Planning Organization (CPCMPO) is responsible for providing transportation policy and overseeing the federal transportation process for the Columbus region, which includes full participation from the public.

The Planning Department serves as the lead agency for the CPCMPO by providing planning and technical advice.

The CPCMPO consists of three (3) committees.

The **Policy Coordinating Committee** (PCC) is at the top of the organization and provides policy guidelines and approves the work of the other committees and consists of City Mayors, County Commissioners, DOT officials and Ft. Benning officials. This committee provides governmental support to planning programs and assures cooperation between different offices. They review, amend and adopt transportation plans and programs. It is also their responsibility to formulate goals and objectives for transportation planning in the Columbus-Phenix City area.



The **Technical Coordinating Committee** (TCC) is a committee of public and private sector transportation specialists that provides technical support and guidelines. This committee deals with the technical activities necessary in

the transportation planning process. Specific responsibilities include the following: collects, maintains, and analyzes data for transportation planning; evaluates transportation system improvements and recommends changes to decision makers in the governments; assists in preparing transportation plans; and advises the Policy Committee on changes in the plan and programs.

The **Citizens Advisory Committee** (CAC) is an important link for a two-way communication between citizens and the Columbus Phenix City Metropolitan Planning Organization (CPCMPO). This committee conveys the needs of the citizens to the planners and explains the plans and programs to the citizens. This committee's responsibility is as follows: assesses public opinion through opinion polls and interviews and conveys to the Policy and Technical Committees the needs of the public (transportation related); reviews policy and procedures, along with transportation concerns, and makes appropriate recommendations to the other committees.



The counties currently in the MPO study area are Muscogee and Chattahoochee in Georgia and Russell and Lee County (all of Phenix City) in Alabama.

Demolition of Rails Underway

The 11-mile rail removal is under way and construction of the rails-to-trails project is estimated to start in 2009. Part I and II of the project will take approximately 12 to 18 months to complete, therefore the first two phases should be open to the public in 2010. Two park-and-ride stations are being planned for these two phases, one on Talbotton Road near Hannan Elementary School, and a more elaborate one off Manchester Express-Way near Peachtree Mall. Each station will house restrooms and have space for retail shops.



Proposed Park-and-Ride Station



Workers Removing Trails

Future Phase

The Columbus Warm Springs Pedestrian/Bicycle Trail Phase III project will be located on the abandoned railroad route and will start at Cooper Creek Park and end at Psalm Road. This trail will provide an additional 4.25 miles of pedestrian and bicycle trail to the City's trail system which starts with the 13-mile Riverwalk Trail along the Chattahoochee River, continues with the 5.75 mile Warm Springs Phase I and II Trail (construction scheduled in 2009), which runs from the 14th Street Bridge to Cooper Creek Park, and concludes with the Phase III portion of the trail.

For more information visit the project website at

www.columbus.wkdickson.com

Transportation Improvements

The Columbus-Phenix City Metropolitan Planning Organization is working hard to make necessary improvements in different areas of the city to increase safety, security, and connectivity in order to improve the quality of life for all citizens.

Here is a list of some of the main transportation projects that have been **completed**:

Note: *These road projects are subject to change due to*

St. Mary's Road (from Buena Vista Road to Robin Road): This project is complete to widen this section of roadway from two (2) lanes to four (4) lanes. This road is now open for normal traffic use.



18 months to complete and will be performed by the Georgia Department of Transportation (GDOT). Construction of the project is expected to be completed within 24 months after right-of-way certification.

- **I-185 at Victory Drive and "S" Curve Improvement over Cusseta Road on I-185:** This project is under construction. The estimated completion date for both projects is late 2009 to early 2010.



- **The Whittlesey Road Widening Project:** Right-of-way acquisition is well underway for the project and is anticipated being complete by the end late fall 2009. Construction will follow immediately after, and should take approximately 24 months to complete.

- **Eastern Connector (Lynch Road) from Chattsworth Road to U.S. 80 (Macon Road):** This project will widen the roadway from two (2) to four (4) lanes. Design plans have been certified for right-of-way and acquisition will begin in summer of 2009. Construction of the roadway is scheduled for 2009.

- **Talbotton/Warm Springs Road:** Widening of this roadway will begin at 7th Avenue and go to Woodruff Road. Design plans have been certified by GDOT for right-of-way acquisition to begin. Acquisition of the needed right of way is expected to take anywhere from 30 to 36 months and will be acquired by GDOT.



- **LARP Resurfacing Project:** This is the annual contract of resurfacing city streets that is sponsored by the Georgia Department of Transportation (GDOT). The 2008/2009 LARP Project was contracted for 10.13 miles, 36 streets, \$1,191,606.00 combined funding with City and GDOT. An additional 12.39 miles, 23 streets is to be done by City on a Supplemental List to be determined as funding becomes available. The project should start in January of 2009 to be complete in mid summer of 2009.

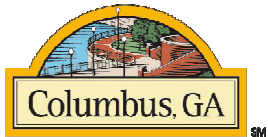


Moon Road from Whittlesey Boulevard to Knology Way: Construction has been completed to widen this section of roadway to four (4) lanes. Improvements include dual left turn lanes on Whittlesey Boulevard onto Moon Road; and a dedicated right turn lane onto Moon Road from the east off-ramp at J.R. Allen Parkway.

several factors and without any previous notice.

The following projects are **taking place right now**:

- **Veterans Parkway from Old Moon Road to Hancock Road:** This project will widen the roadway from four (2/3) to possibly (4) lanes with a median. Upon the approval of the environmental assessment by the Federal Highway Administration, the purchase of right-of-way will begin. Acquisition of the needed right-of-way is expected to take



CONSOLIDATED GOVERNMENT
What progress has preserved.

The Planning Department is the lead agency for the Columbus Phenix City Metropolitan Planning Organization (CPCMPO) and the Air Quality Alliance of the Chattahoochee Valley (AQA)

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www.columbusga.org/planning/



Happy Holidays!

We want to wish you the happiest holidays and all the best for the upcoming year and we want to thank you for the support you have shown us throughout the year.

*The Planning
Department Staff*

