PROJECT TEAM
KICK-OFF MEETING

ARGO COMPREHENSIVE PLAN & ZONING UPDATE

September 14th, 2021

GMC

WELCOME

MAYOR BETTY BRADLEY

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1. WELCOME
2. INTRODUCTIONS
3. PROCESS OVERVIEW
4. GROUP EXERCISES
5. NEXT STEPS

AGENDA

INTRODUCTIONS

PROJECT TEAM

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RPC Regional Planning Commission of Greater Birmingham

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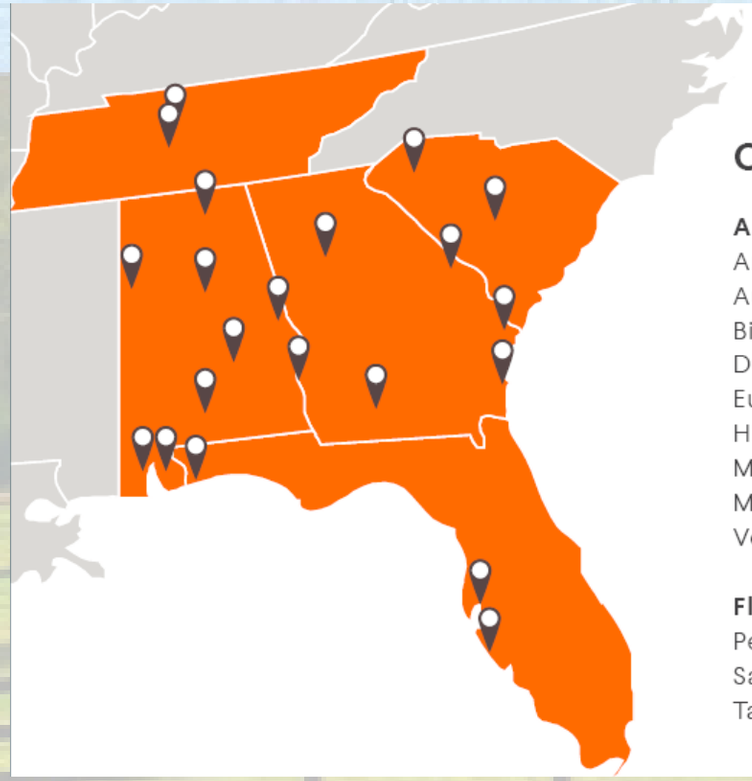

OFFICE LOCATIONS

Alabama
Andalusia
Auburn
Birmingham
Daphne
Eufaula
Huntsville
Mobile
Montgomery
Vernon

Georgia
Albany
Atlanta
Augusta
Brunswick
Savannah

South Carolina
Columbia
Greenville

Florida
Pensacola
Sarasota
Tampa

Tennessee
Franklin
Nashville

Architecture
Planning
Engineering
Environmental
Landscape
Disaster Recovery
Transportation
Surveying
GIS
Interior Design
Geotechnical
Electrical

OUR TEAM

PROCESS OVERVIEW

COMPREHENSIVE PLAN

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A strategic guide for the City that is shaped by the communities values. It sets forth a collective vision, and both the short and long-term actions to achieve that vision.

- Citywide plan that is a tool for community guided improvement
- A guidebook for local decision makers
- A marketing and economic development tool

WHAT IS A COMPREHENSIVE PLAN?

- Engaging the community
- Developing a common vision that reflects the true values of Argo
- Taking advantage of opportunities and tackling challenges
- Great, livable, and prosperous communities don't just happen

WHY PLAN AS A COMMUNITY?

1. Understand the Details of Argo

2. Define a Vision for the Future of Argo

3. Define Actions to achieve Our Vision

4. Implement the Argo Vision

Develop Zoning Ordinance to Fit Community Vision and Need

ARGO PLANNING PROCESS

PLAN INITIATION AND ANALYSIS

- PROCESS BRANDING
- PROJECT WEBSITE
- ARGO TODAY DOCUMENT

PERSONAL PROSPERITY

Demopolis median household income is almost half of the state's. The median household income in Demopolis was $26,908 in 2017. Since 2000, the median household income has increased 1.6% from 26,481. During this same time period the state's median household income increased 36% from 34,135 in 2000 to 46,472 in 2017.

Children are the most at risk of poverty. Poverty increased among children and adults, but decreased among seniors. Children under the age of 18 are the most likely age segment to be in poverty. 41% of all children under the age of 18 in Demopolis live with families earning less than the poverty threshold.

African-American at most risk for poverty. The Poverty rate among African-Americans has dropped since 2000, but it is still high at 37.8%. 100% of Hispanic or Latinx are under the poverty rate. The white population have the lowest poverty rate, but it is on the rise, having more than doubled since 2000.

Homeownership is in decline. The share of residents that own their home decreased by 10 percent from 2000, moving from 68 to 58 percent. While this decrease also occurred at the state level, homeownership for Alabama only decreased by 4 percent during the same period.

A significant share of residents are cost-burdened by housing. Just over 44 percent of renters pay more than 30 percent per month of their gross income in housing costs, and 11 percent pay more for housing than they make in a month. Any rate above 30 percent is generally considered to be unaffordable as it places inordinate pressures on other costs (healthcare, childcare, etc.). This lack of affordability is especially acute among renters.

8

FIGURE 2.3 CITY POVERTY RATES 2012-2017

	2012	2017	Alabama (2017)
Overall Rate	25.6%	28.2%	18.0%
Under-18 Years	28.0%	41.1%	26.0%
18 Years and Over	24.2%	24.5%	16.9%
65 Years and Over	27.2%	18.1%	10.4%
Black or African American	44.9%	37.8%	29.1%
White	5.5%	14.5%	13.3%
Hispanic or Latinx	25.9%	100%	32.3%

Source: U.S. Census, American Communities Survey

FIGURE 2.4 HOME OWNERSHIP 2000-2017

Source: U.S. Census, American Communities Survey

Poverty Rate Calculation
The poverty rate refers to the percentage of the population whose household income falls below the nationally-calculated Poverty Thresholds. If a household's total (pre-tax) income is less than the corresponding threshold, all members of that family are considered to be in poverty. Thresholds are determined according to family size: for example, the threshold income for a family of four (with two children) is $24,008. The threshold for a single person under the age of 65 is $12,071. (Source: US Census) The threshold to qualify for the School Breakfast and Lunch Programs in Alabama is higher (more generous) than the federal poverty threshold. For example, a family of four must have a household income under $44,955 to qualify for free or discounted meals.

PHASE PRODUCTS

COMMUNITY VISION

- OUTREACH CAMPAIGN
- DIGITAL AND PHYSICAL
- COMMUNITY VISION SUMMARY

1. **ONLINE SURVEY**
2. **PUBLIC OPEN HOUSE**

PHASE PRODUCTS

PLAN DEVELOPMENT

- SPECIFIC PLAN GOALS
- POLICY, PROGRAM AND, PROJECT PLAN
- POTENTIAL LAND USE IMPROVEMENTS
- FUTURE LAND USE MAP

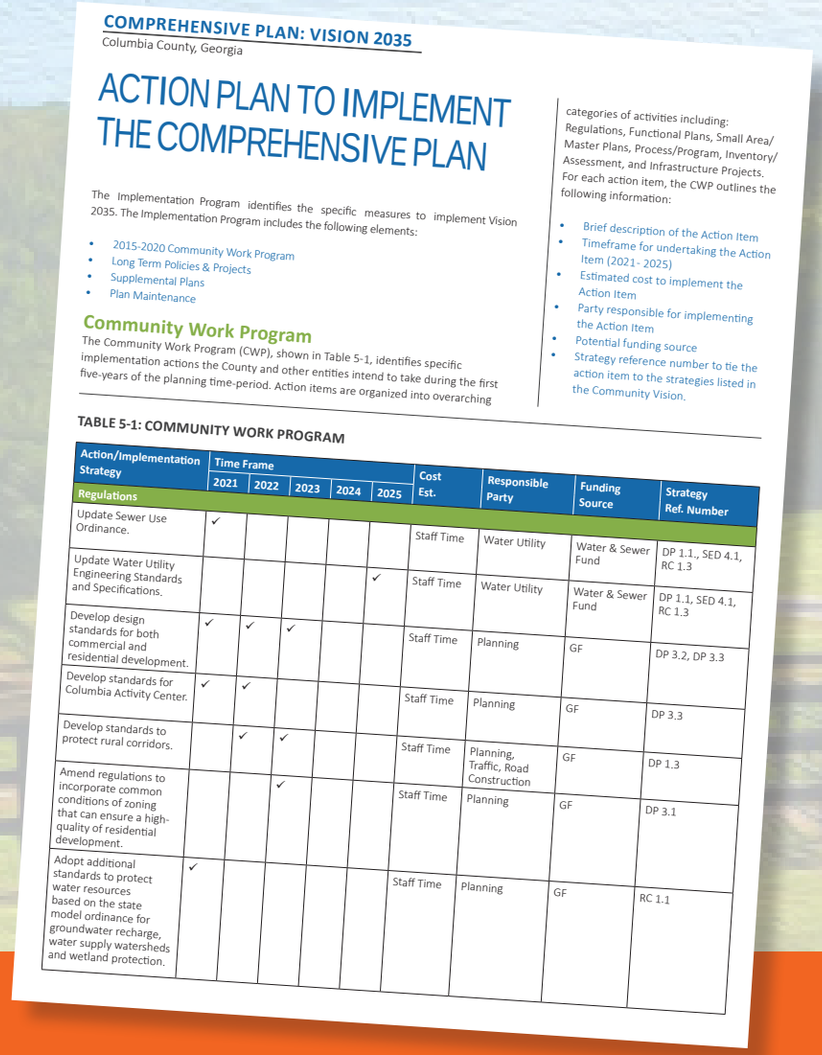
PHASE PRODUCTS

IMPLEMENTATION

ACTION STRATEGIES FOR EACH OPPORTUNITY

- STRATEGY
- TIMEFRAME
- RESPONSIBILITY
- COST
- FUNDING SOURCE
- MILESTONE
- IMPACT

FINAL PLAN!



COMPREHENSIVE PLAN: VISION 2035
Columbia County, Georgia

ACTION PLAN TO IMPLEMENT THE COMPREHENSIVE PLAN

The Implementation Program identifies the specific measures to implement Vision 2035. The Implementation Program includes the following elements:

- 2015-2020 Community Work Program
- Long Term Policies & Projects
- Supplemental Plans
- Plan Maintenance

Community Work Program

The Community Work Program (CWP), shown in Table 5-1, identifies specific implementation actions the County and other entities intend to take during the first five-years of the planning time-period. Action items are organized into overarching categories of activities including: Regulations, Functional Plans, Small Area/ Master Plans, Process/Program, Inventory/ Assessment, and Infrastructure Projects. For each action item, the CWP outlines the following information:

- Brief description of the Action Item
- Timeframe for undertaking the Action Item (2021- 2025)
- Estimated cost to implement the Action Item
- Party responsible for implementing the Action Item
- Potential funding source
- Strategy reference number to tie the action item to the strategies listed in the Community Vision.

TABLE 5-1: COMMUNITY WORK PROGRAM

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
Regulations									
Update Sewer Use Ordinance.	✓					Staff Time	Water Utility	Water & Sewer Fund	DP 1.1., SED 4.1, RC 1.3
Update Water Utility Engineering Standards and Specifications.					✓	Staff Time	Water Utility	Water & Sewer Fund	DP 1.1, SED 4.1, RC 1.3
Develop design standards for both commercial and residential development.	✓	✓	✓			Staff Time	Planning	GF	DP 3.2, DP 3.3
Develop standards for Columbia Activity Center.	✓	✓				Staff Time	Planning	GF	DP 3.3
Develop standards to protect rural corridors.		✓	✓			Staff Time	Planning, Traffic, Road Construction	GF	DP 1.3
Amend regulations to incorporate common conditions of zoning that can ensure a high-quality of residential development.			✓			Staff Time	Planning	GF	DP 3.1
Adopt additional standards to protect water resources based on the state model ordinance for groundwater recharge, water supply watersheds and wetland protection.	✓					Staff Time	Planning	GF	RC 1.1

PHASE PRODUCTS

PROCESS OVERVIEW

ZONING ORDINANCE

CITY OF ARGO
EST. 1987
ON TRACK TO THE FUTURE

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ZONING ORDINANCE

- REGULATORY GUIDANCE
- ZONING DEVELOPMENT
- 4 WORK SESSIONS
- 2 PUBLIC MEETINGS
- ZONING MAP
- LEGAL REVIEW
- ADOPTION ASSISTANCE & PUBLIC HEARINGS

PHASE PRODUCTS

PROCESS HIGHLIGHT

PUBLIC INVOLVEMENT

CITY OF ARGO
EST. 1987
ON TRACK TO THE FUTURE

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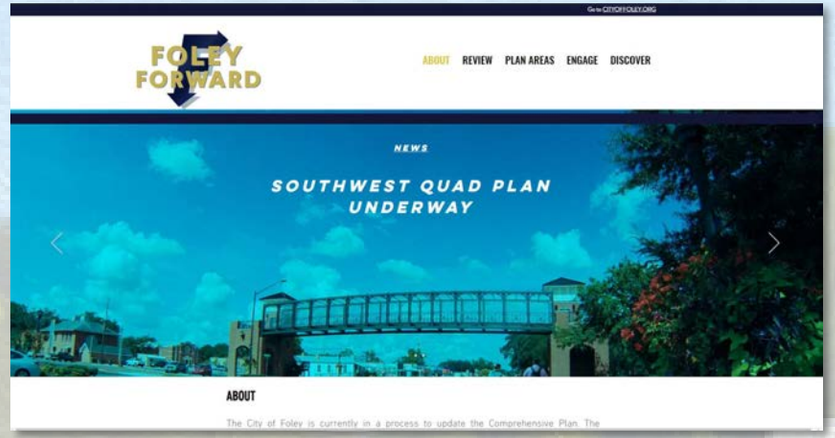
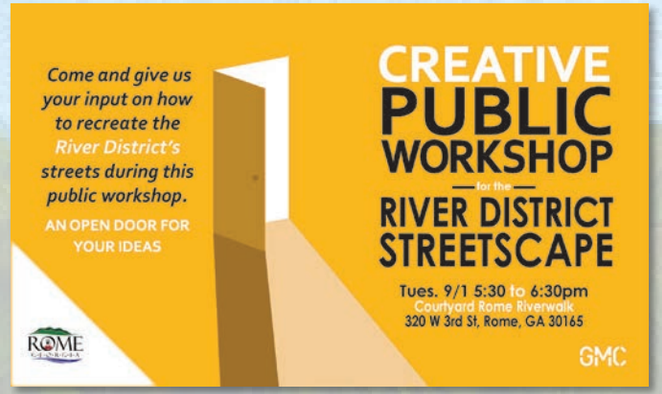
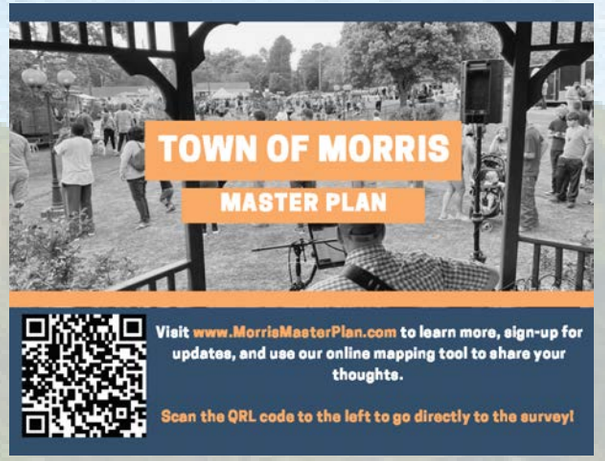
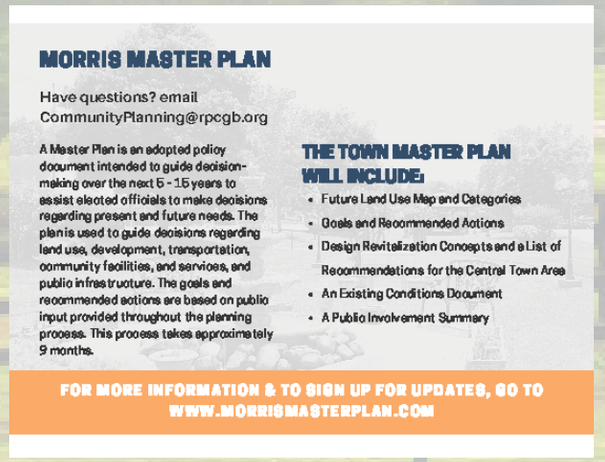
Website, Social Media, Public Surveys, 4 Public Meetings, Public Hearings









MORRIS MASTER PLAN

Have questions? email CommunityPlanning@rpcgb.org

A Master Plan is an adopted policy document intended to guide decision-making over the next 5 - 15 years to assist elected officials to make decisions regarding present and future needs. The plan is used to guide decisions regarding land use, development, transportation, community facilities, and services, and public infrastructure. The goals and recommended actions are based on public input provided throughout the planning process. This process takes approximately 9 months.

THE TOWN MASTER PLAN WILL INCLUDE:

- Future Land Use Map and Categories
- Goals and Recommended Actions
- Design Revitalization Concepts and a List of Recommendations for the Central Town Area
- An Existing Conditions Document
- A Public Involvement Summary

FOR MORE INFORMATION & TO SIGN UP FOR UPDATES, GO TO WWW.MORRISMASTERPLAN.COM

PUBLIC INVOLVEMENT

PROJECT TEAM

TEAM EFFORT

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- REPRESENT THE LARGER COMMUNITY
- OPEN MINDED ATTITUDE
- HOPEFUL FOR THE FUTURE
- TAKE OWNERSHIP

YOUR MISSION

- **PROVIDE GUIDANCE, DIRECTION, AND SUPPORT**
- **ACT AS A SPOKESPERSON**
- **4 TENTATIVE MEETINGS**

NOVEMBER 21 / FEBRUARY 22 / MARCH 22 / APRIL 22

YOUR ROLE

GROUP DISCUSSION

BREAKING THE ICE

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What are the greatest opportunities in Argo?

DISCUSSION

What are the key issues this plan should address?

DISCUSSION

Identify the City’s strong and weak places.

DISCUSSION

NEXT STEPS

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THANK YOU!

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