

Elbert County Comprehensive Plan

Steering Committee Meeting #3

August 28, 2025



Attendance – Steering Committee Members

Andrea
Richardson

Chris
Hatton

Danny
Willcox

Jeanine
Foster

Jim
Marshall

Joe Pepper

Ken
Madsen

Kevin
Kirkwood

Kim Wills

Larry Gable

Lee
Benjamin

Nicole Hunt

Pres White

Shelly
Manning

Steve
Balcerovich

Tyler
Dreisbach



Steering Committee Ground Rules



Agenda

1. Recap of Meeting #2 (5 mins)
2. Community Engagement Update (5 mins)
3. Vision/Core Principles – Group Activity (50 mins)
4. Land Use Introduction (25 mins)
5. Schedule Update/Next Steps (5 mins)



Recap Meeting #2

Topics Discussed:

- State required elements for Comprehensive Plans
- Demographic data and growth trends
- Vision and Core Principles



Community Engagement Update

1. Survey Results

- 689 responses (as of 8/26)

2. Simla Days (9/1)

- Attendance between 9am-1pm



Community Engagement – Upcoming Schedule

1. Community Survey

- Open from July 22nd – September 5th

2. Simla Days

- Monday, September 1st

3. Open House #1

- Tuesday, October 14th (Tentative)

4. Open House #2

- November – December (Tentative)



Comprehensive Plan Structure

Chapters to be included:

- Chapter 1: Introduction
 - Chapter 2: Existing Conditions
 - Chapter 3: Outreach & Community Engagement
 - **Chapter 4: Vision & Core Principles** (*main topic for today's discussion*)
 - Chapter 5: Future Land Use
 - Chapter 6: Community & Housing
 - Chapter 7: Employment & Fiscal Sustainability (Strategic Growth)
 - Chapter 8: Open Space & Natural Resources
 - Chapter 9: Transportation & Infrastructure
 - Chapter 10: Community Resilience
 - Chapter 12: Implementation
- ***This is an initial draft of the structure of the document and subject to change***



Vision and Core Principles

- The Comprehensive Plan vision statement will serve as a foundational guide for the Plan
- The core principles will serve as common threads which tie the Comprehensive Plan elements and chapters together



What is a Vision Statement?

- **Aspirational**
- **Future-focused**
- **Foundational**
- **All-encompassing**
- Provides a guide for all goals and strategies within the Plan
- Each goal and strategy needs to reinforce the vision statement and can help implement different core principles

Vision Example :

"A place where rural heritage, natural beauty, and community values are preserved and celebrated. A future where progress and preservation go hand in hand, ensuring the community remains a distinctive and welcoming place for generations to come."



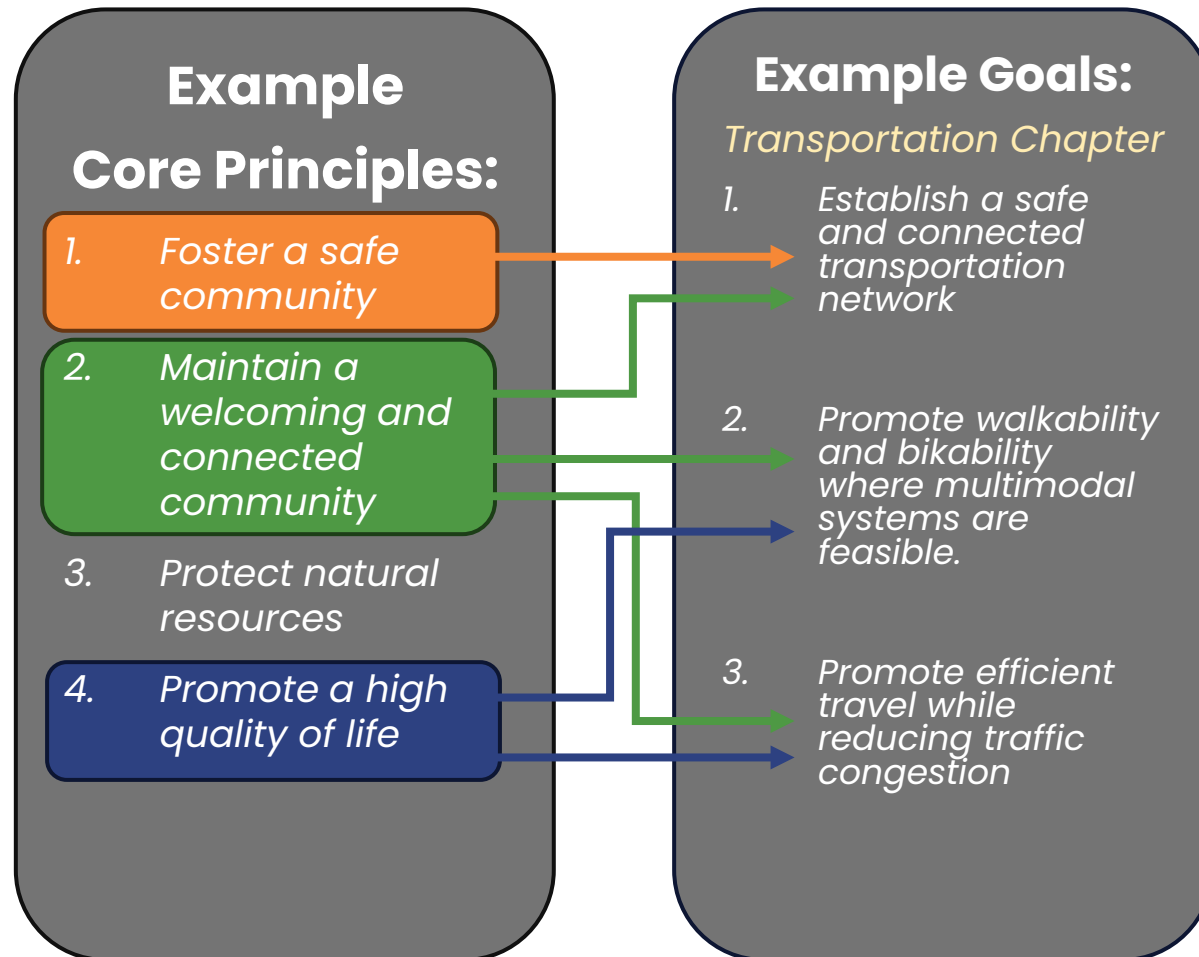
Group Activity – What is your Vision Statement?

- **Purpose and Intent:**
 - Reflect what we've heard
 - Gain consensus on a preferred vision statement
- **Steering Committee Homework Assignment #1:**
 - Review the 3 draft vision statements and select one that you prefer. If any revisions are needed, please provide them in the box below.



What is a Core Principle?

- High-level themes which can be reinforced throughout various chapter goals in the Plan
- Provides a guide for all goals and strategies within the Plan



Group Discussion – What are your Core Principles?

- **Purpose and Intent:**

- To establish 3 core principles
- Each core principle is 1 short phrase

- **Steering Committee Homework Assignment #2:**

- In the worksheet provided, please select your top 3 Core Principles to guide your vision of Elbert County



Land Use – Introduction

- **What is a Future Land Use Map?**

- A future land use map is a tool used to graphically represent how future land can reflect the community's vision
- Includes general types of land uses, location, and intensities to help guide future zoning decisions
- Identifies general areas for preservation or growth

- **Future Land Use vs. Zoning**

- Future land use is more general and guides policy
- Zoning is a regulatory tool used to determine specific regulations (setbacks, lot sizes, height)



Land Use Diversification

- **Providing a wide range of land uses can have various long-term benefits:**
 - Sustainable tax base
 - Employment opportunities
 - Stability during market fluctuations
 - Preservation of natural areas



Land Use Categories – Examples

Residential:

- Agricultural Residential
- Rural Residential
- Single-Family Residential

Commercial:

- Retail
- Office
- Light/Heavy Industrial

Recreation :

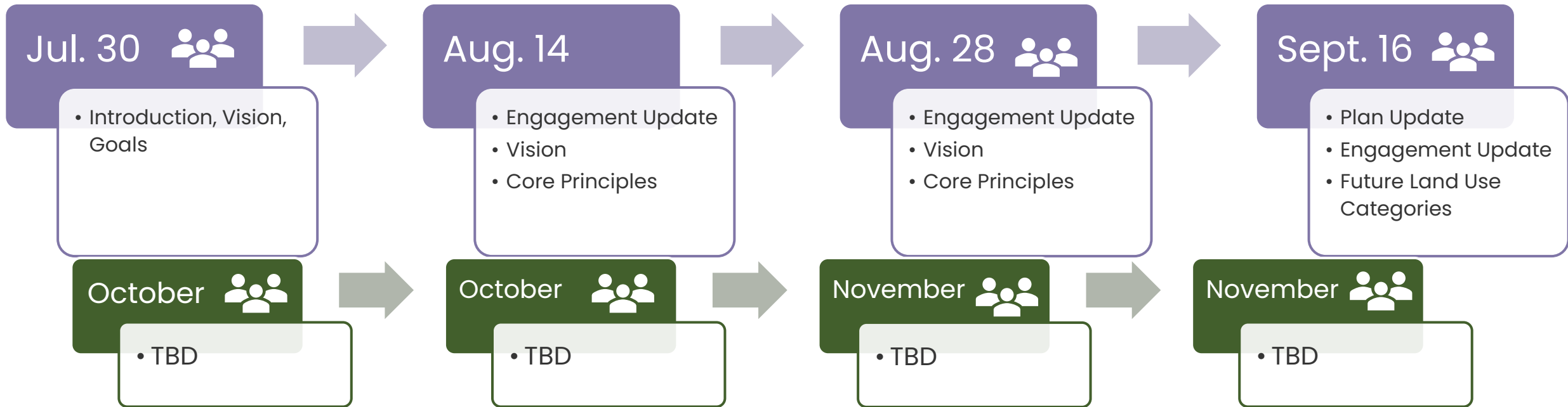
- Regional Parks
- Open Space

Public:

- Utilities
- Institutional



Steering Committee Schedule (5–6:30pm)



In-Person meeting at Elbert County Admin Building (Kiowa)



Open House #1 Discussion

- **In-person Open House**
- **Location: TBD**
- **Time: Evening (exact time TBD)**
- Would the Steering Committee be available to meet at 3pm before the Open House?



Feel Free to Reach Out

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Next Meeting:

September 16
In-Person

