

Elbert County Comprehensive Plan

Steering Committee Meeting #4

September 16, 2025, 5:00 – 6:00 PM



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



Agenda

1. Introduction
2. Community Engagement Update
3. Vision and Core Principles Activity
4. Land Use Activity
5. Next Steps



Community Engagement Results:

- 900+ total responses!

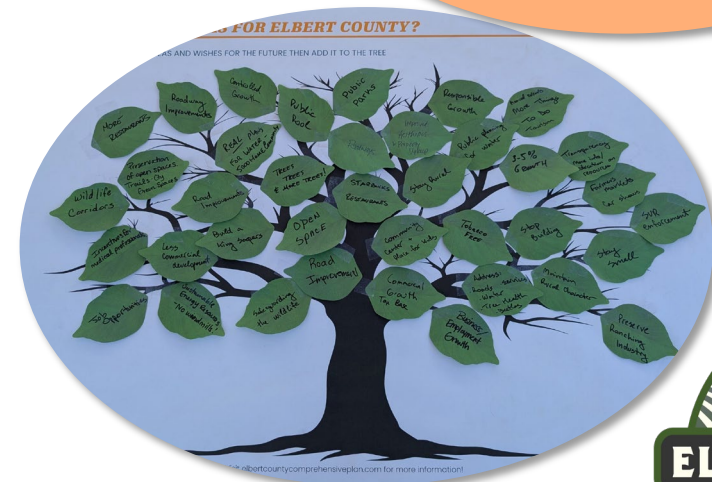
3. Elbert County Fair

1. Open House #1

- Thursday, October 16th (Tentative)

2. 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**
 - **Chapter 5: Future Land Use** (*main topic for today's discussion*)
 - 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***



Group Activity–Vision and Core Principles

- **Purpose and Intent:**

- Reflect on what we've heard
- Decide on a preferred vision statement

- **Keep in Mind:**

- The Comprehensive Plan vision is a guiding statement for the document and is not the official vision for the county.
- The Comprehensive Plan vision is not a regulatory statement, rather, it guides the overall direction of the plan.

- **Steering Committee Homework Assignment #1:**

- **Review each portion of the draft vision statement. If any revisions are needed, please provide them in the box below. Revisions should be clear, concise, and direct to inform a preferred vision statement.**
- **Please place a dot in the box if you prefer as is.**



What are Future Land Uses?

Future Land uses are...

- A guide for how Elbert County intends to grow and develop over the coming decades.
- Informed by the community's vision, values, and strategic goals by designating appropriate areas for residential, commercial, agricultural, industrial, and open space uses.

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



Land Use vs Zoning

- Although Land Use and Zoning work together, they are not the same!

How are they different?

- A Future Land Use Plan shapes zoning and subdivision regulations.

Zoning...

- Is a tool to implement land use plans.
- Includes **legal regulations** that control **what** can be built and **how**.



Future Land Use Plan (FLUP)

Morgan County's Future Land Use Plan (FLUP) is a comparable plan due to its rural nature.



Group Activity – Future Land Use Stations

- **Purpose and Intent:**

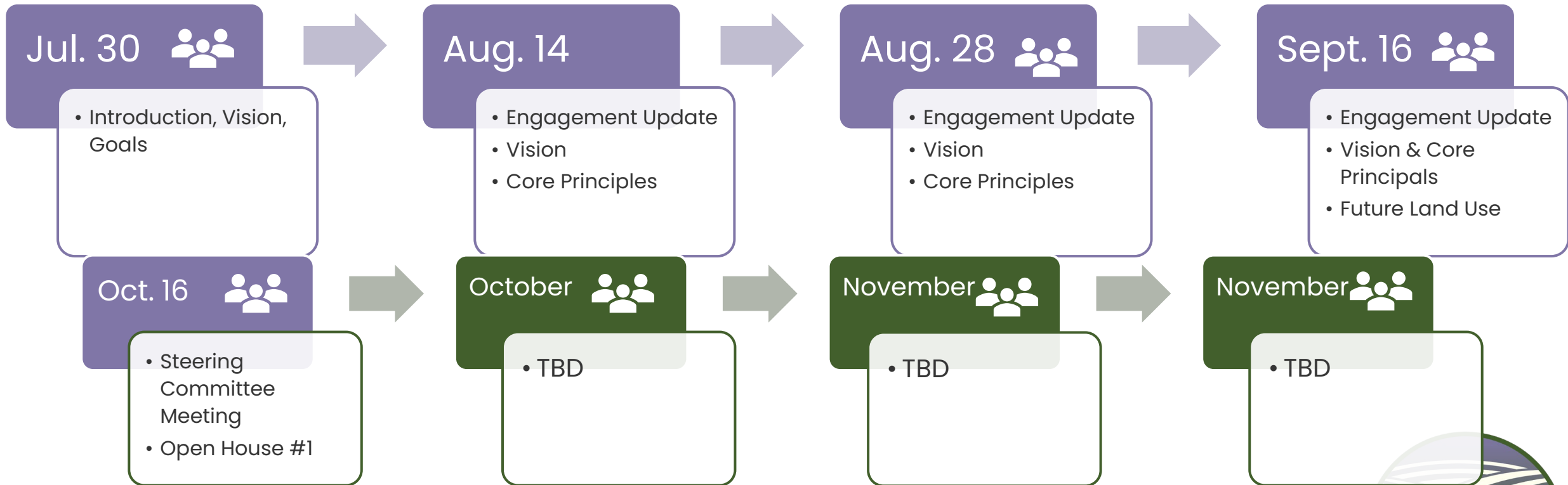
- What uses are desired in each category?
- What are the preferred names of these categories?

- **Land Use Stations:**

- **You will receive a deck of land use cards.**
- **At each station, please place the cards that you would like to see in that land use category as a “primary land use” or “secondary land use”.**
- **Please place a post-it below each title with your preferred name for the category.**



Steering Committee Schedule (5–6:30pm)



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



Feel Free to Reach Out

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Next Meeting:
October 16th

**Next Engagement
Effort:**
Open House #1

