

Elbert County Comprehensive Plan

Steering Committee Meeting #6

Joint Meeting with Planning Commission and BOCC

November 20, 2025, 3:30 – 5:00 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. Future Land Use Introduction: **15 min**
2. Breakout into five groups of five: **5 min**
3. FLUM Scenario Drafting: **30 min**
4. Group Table Presentations: **(5 min each)**
5. Wrap Up (buffer): **10 min**



Why are Future Land Uses Important?

Future land uses provide guidance for future growth and preservation.

- Informed by the community's vision, values, and strategic goals by designating appropriate areas for rural preservation, and variations of residential, commercial, and industrial uses.

The Future Land Use Map reflects the vision and core principles.

- The Land use categories are meant to be general in nature.
- The Future Land Use Map is meant to show transitional uses from land preservation to the built environment.



Land Use Categories

Our goal is to tailor a set of land uses which reflect Elbert County's unique character.

County-wide land use categories should match the complexity of development within the County:

Complex Development Patterns = Complex LU Categories

Development Process:

- As future development projects are brought forward, these projects would need to be in alignment with the Future Land Use Map (FLUM).
- If a rezoning is needed, the Planning Commission will use the FLUM to guide their recommendation to the Board of County Commissioners.



Future Land Use Categories

- Rural Preservation
- Rural Residential
- Rural Community Residential
- Neighborhood Residential
- Community Mixed-Use
- Commercial
- Industrial



Rural Preservation

Allowable Uses Include:

- 35+ acre parcels
- Farm & ranch operations
- Single family residential
- Agricultural uses
- Parks/open space/natural preservation areas
- Public uses



Rural Residential

Allowable Uses Include:

- 10+ acre lots
- Single family residential
- Homesteads
- Parks/open space/natural preservation areas
- Public uses



Rural Community Residential

Allowable Uses Include:

- 2+ acre lots
- Single family residential
- Parks/open space/natural preservation areas
- Public uses



Neighborhood Residential

Allowable Uses Include:

- Smaller lots (less than 2 acres)
- Single family residential
- Parks/open space/natural preservation areas
- Public uses
- Limited local commercial



Community Mixed-Use

Allowable Uses Include:

- Single family residential
- Office
- Medical/hospital
- Personal Service
- Limited Local Commercial
- Limited Industrial
- Parks/open space/natural preservation areas
- Public uses



Commercial

Allowable Uses Include:

- Retail
- Small format office
- Specialty clinics
- Medical office
- Hospital
- Personal service
- Parks/open space/natural preservation areas
- Public uses



Industrial

Allowable Uses Include:

- Manufacturing
- Warehousing
- Distribution
- Retail
- Parks/open space/natural preservation areas
- Public uses



Breakout Session

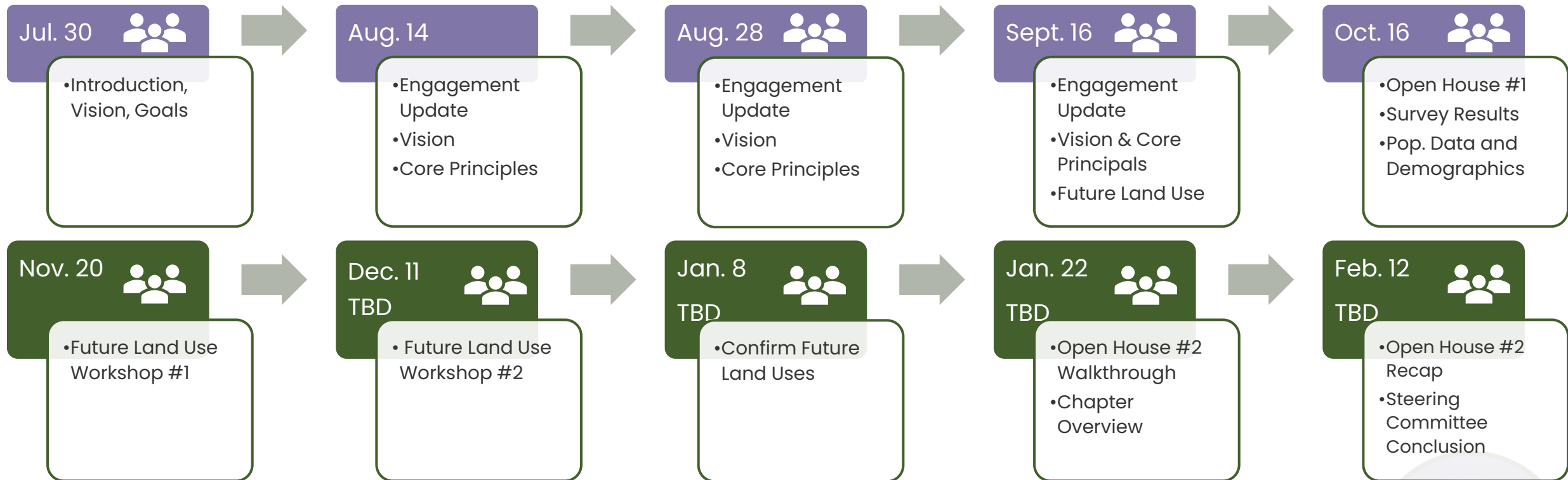
- **Purpose and Intent:**

- 5 tables with 5 people plus 1 project facilitator per table.
- Each table will have trace paper and markers. The intent of this exercise is to markup the Land Use Plan and provide recommendations which your team can agree upon.
- After 30 minutes, each team will have 5-6 minutes to present their overall thoughts.

- **Note: Each table will have assigned seating to help facilitate conversation**



Steering Committee Schedule



In-Person Meeting



Feel Free to Reach Out

Blake Young

Blake.young@kimley-horn.com

720-647-6163

Jennifer Jones

jennifer.jones@elbertcounty-co.gov

720-595-3618

Next Meeting:
December 11
Tentative

**Next Engagement
Effort:**
Open House #2

