



The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment; an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

# Fort Benning

## REGIONAL GROWTH MANAGEMENT PLAN

# Regional Growth Planning Overview

Talbot County March, 2009



In association with:



EDAW

AECOM

MARKET ST

RKG ASSOCIATES INC



# Agenda

- **RGMP Overview**
  - Purpose
  - Process & Schedule
  - Public Involvement
- Stakeholders
- Fort Benning Transformation
- Growth Projections
- Findings & Recommendations
- Closing Remarks

# Project Purpose

RGMP Study Area:  
(10 Counties – 35 Mile Radius)

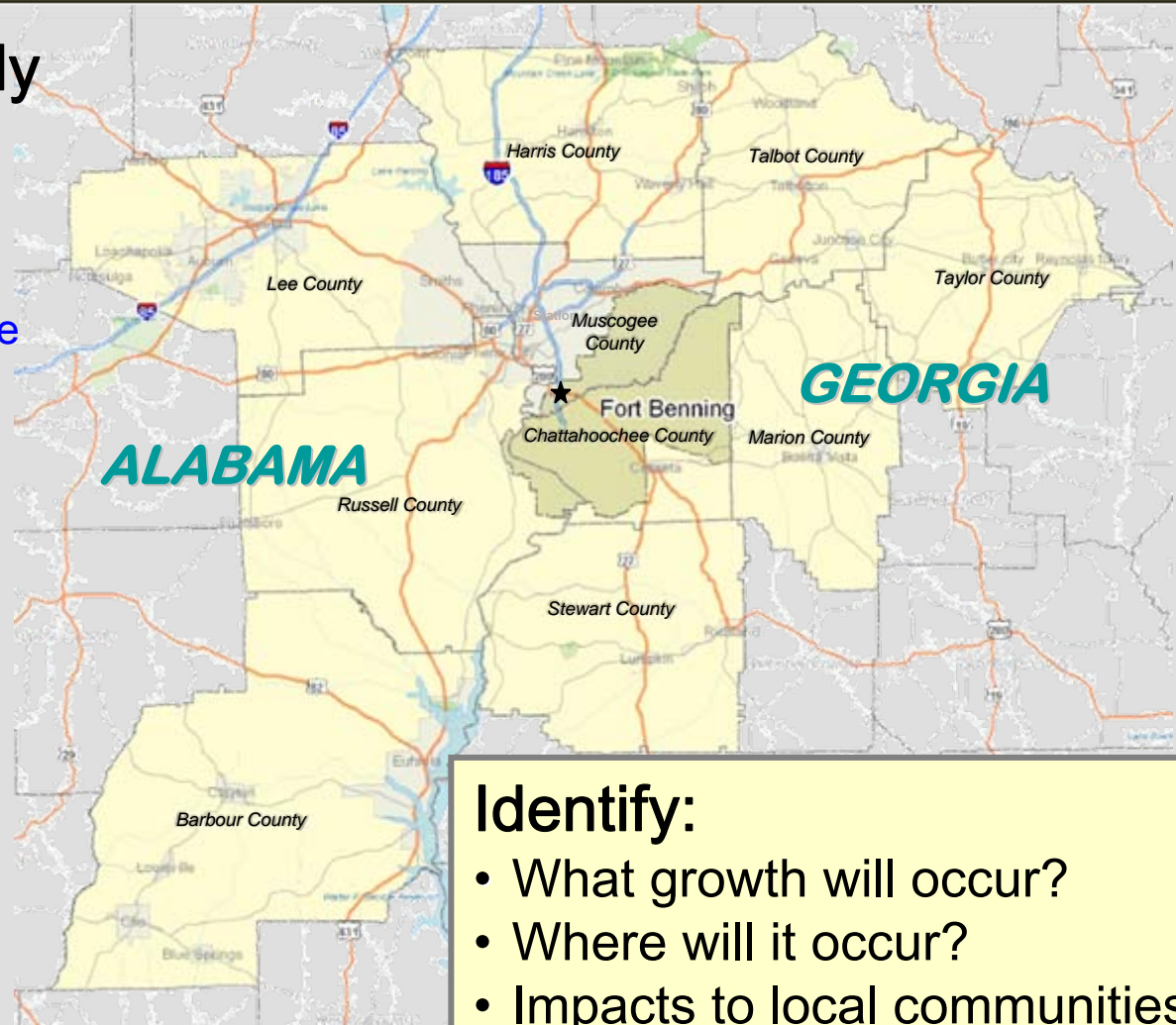
## Ten County Study Area:

### Georgia

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris
- Marion
- Talbot
- Taylor
- Stewart

### Alabama

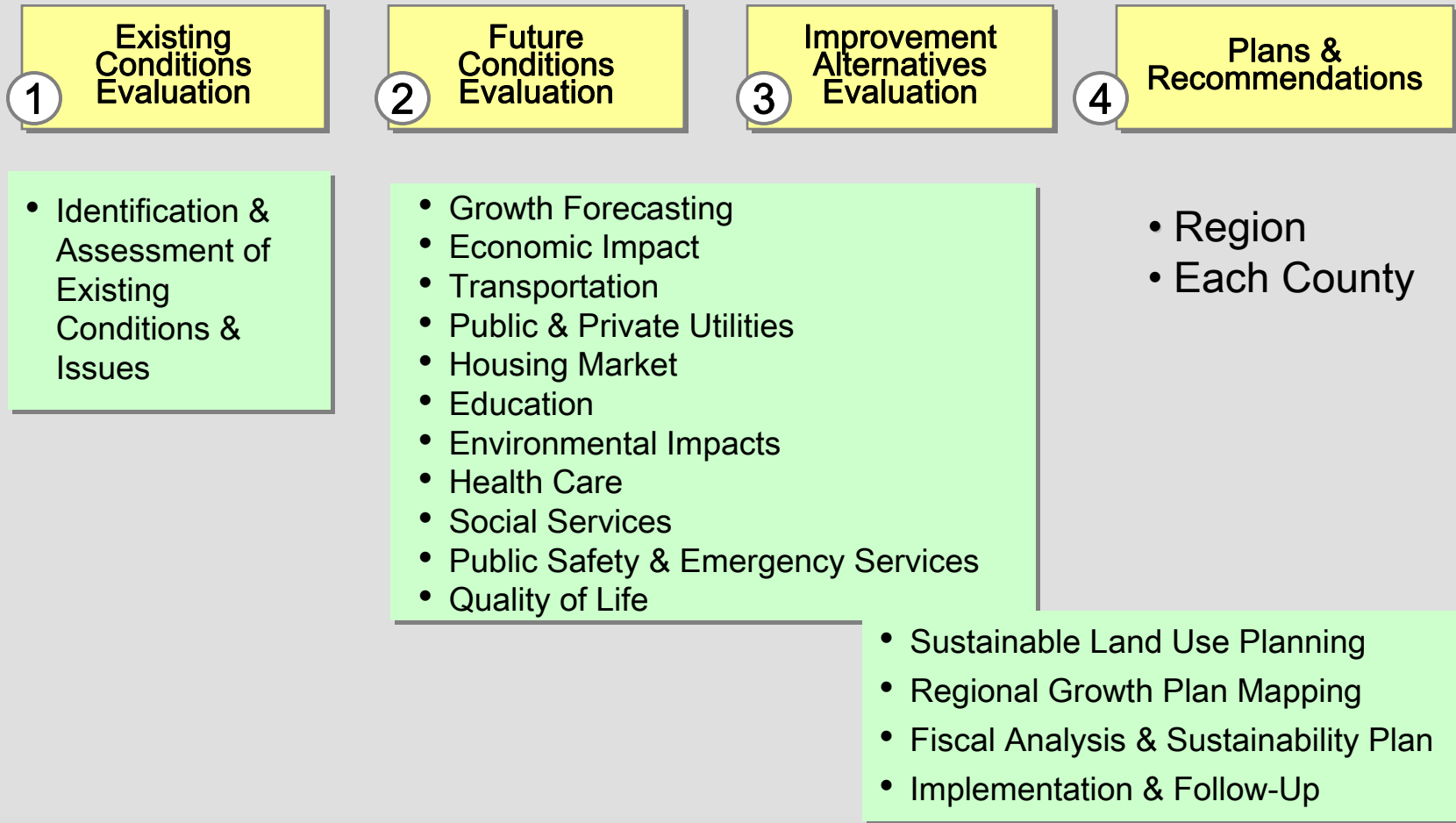
- Barbour
- Lee
- Russell



### Identify:

- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

# Project Process



# *Public Involvement Process*

- Public Meetings
- Stakeholder Task Forces
- Project Website  
<http://fortbenningandthevalley.com>
- Traditional Information Sources
  - Newspapers
  - TV
  - Radio



# *Final Report Due 31 March 2009*

- One regional report
- One report for each of the ten RGMP counties
- Until the final report, all reports are considered “DRAFT” as we continue to receive input from stakeholders
- Until 31 March, it is a work in progress; check it out at <http://www.fortbenningandthevalley.com>

# RGMP Project Website - Outreach and Stakeholder Communication

[www.fortbenningandthevalley.com](http://www.fortbenningandthevalley.com) (web address)

**LEARN  
WORK  
LIVE  
MOVE  
PLAY**

**HOME**

**MAPS  
COUNTIES  
VIRTUAL TOURS  
VIDEOS  
TESTIMONIALS  
PLAN A VISIT  
EMAIL NEWSLETTER  
SHARE A COMMENT**

**REGIONAL GROWTH  
MANAGEMENT PLAN  
FOR RELOCATING AND  
EXPANDING BUSINESSES**

**ABOUT US  
PRIVACY  
SITE MAP**

**Fort Benning and the  
Valley Region**  
Where you belong...the Chattahoochee Valley Region of Alabama & Georgia.

ALABAMA GEORGIA

Macon  
Columbus

**WELCOME TO THE  
CHATTAHOOCHEE VALLEY**

*Make Yourself At Home!*

The Fort Benning Regional Growth Management Plan (RGMP) has created this online "welcome package" to give you a first-hand look at the countless cities and communities of the Chattahoochee Valley. From economic development and education to health care and recreation, we're your one-stop resource for everything in the 10-county Chattahoochee Valley region. Feel free to visit often, because we want you to feel right at home—right from the start!

The Chattahoochee Valley offers an exceptional quality of life with big city excitement and small-town charm. This website provides easy access to information and a first-class tour of the following areas:

**WEST CENTRAL GEORGIA:**

- Columbus/Muscogee County
- Cusseta/Chattahoochee County
- Harris County
- Marion County
- Stewart County
- Wilcox County
- Taylor County

**EAST ALABAMA:**

- Bertess County
- Lee County
- Russell County

REGIONAL GROWTH  
MANAGEMENT PLAN  
1562 8TH AVENUE  
COLUMBUS, GA 31902  
P. 706.327.1688  
F. 706.327.2282  
P. 706.327.7512

## Website Features

Google Maps with overlays:

- Schools
- Healthcare
- Recreation...& more!

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

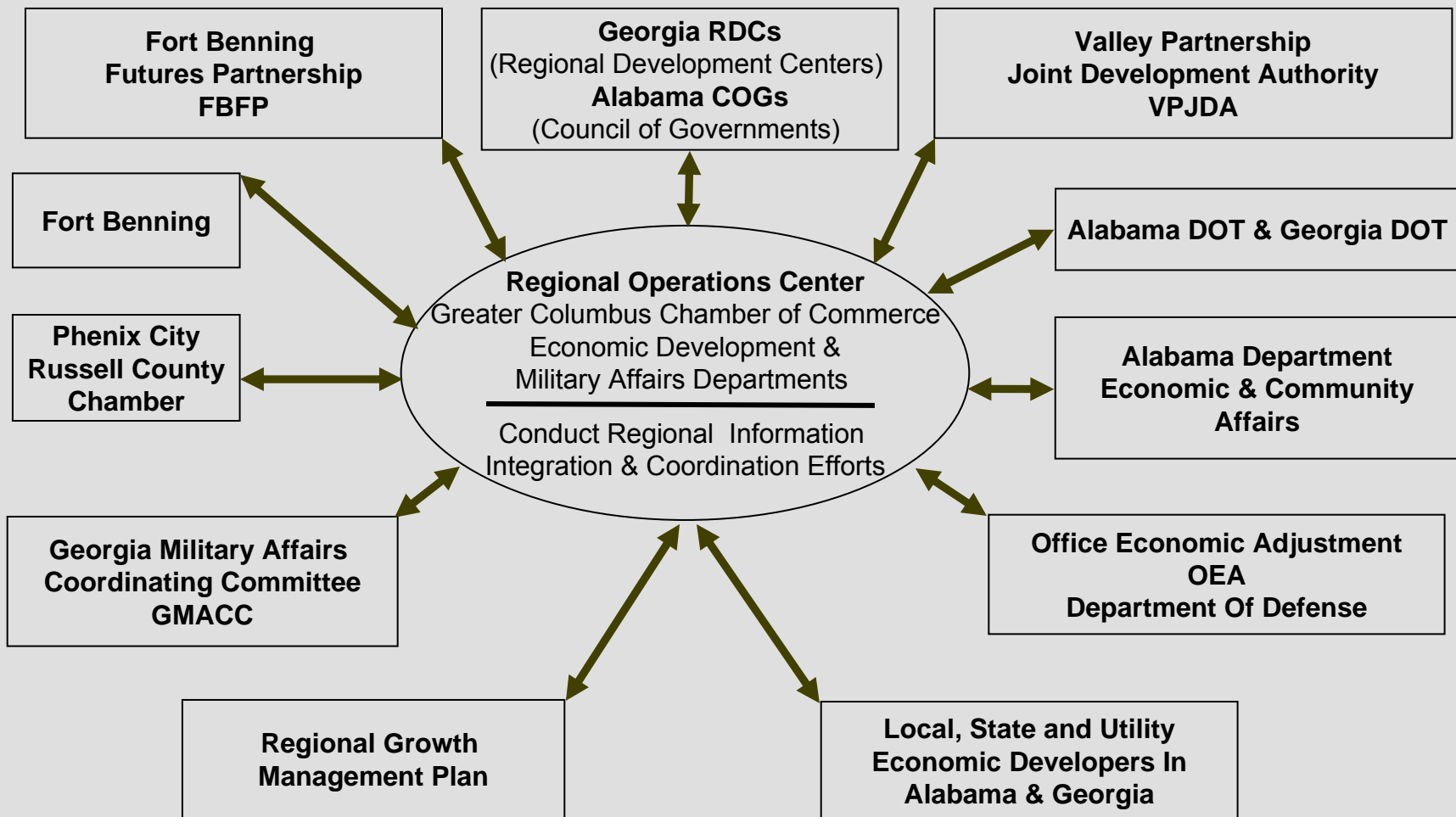
Schedule of Events

RGMP Plan Documents

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# Regional Economic and Military Growth Integration



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# Regionalism is the Key

*"Coordination and synchronization continue to be our greatest strengths"*  
Major General Walter Wojdakowski



- One of the US Army's largest training installations
- Trained over 115,000 last year
- Armor School will increase number trained annually by 30,000



## Fort Benning – Economic Impact:

- Today, Fort Benning salaries \$110 million monthly
- Today, Fort Benning contracts \$250 million monthly
- Base Realignment And Closure (BRAC) and other military structure changes will generate \$25-\$35 million more each month

# *MCOE Transformation 2006-2016*

**\$3.5B in New Construction**

**Main Post**

**Sand Hill**

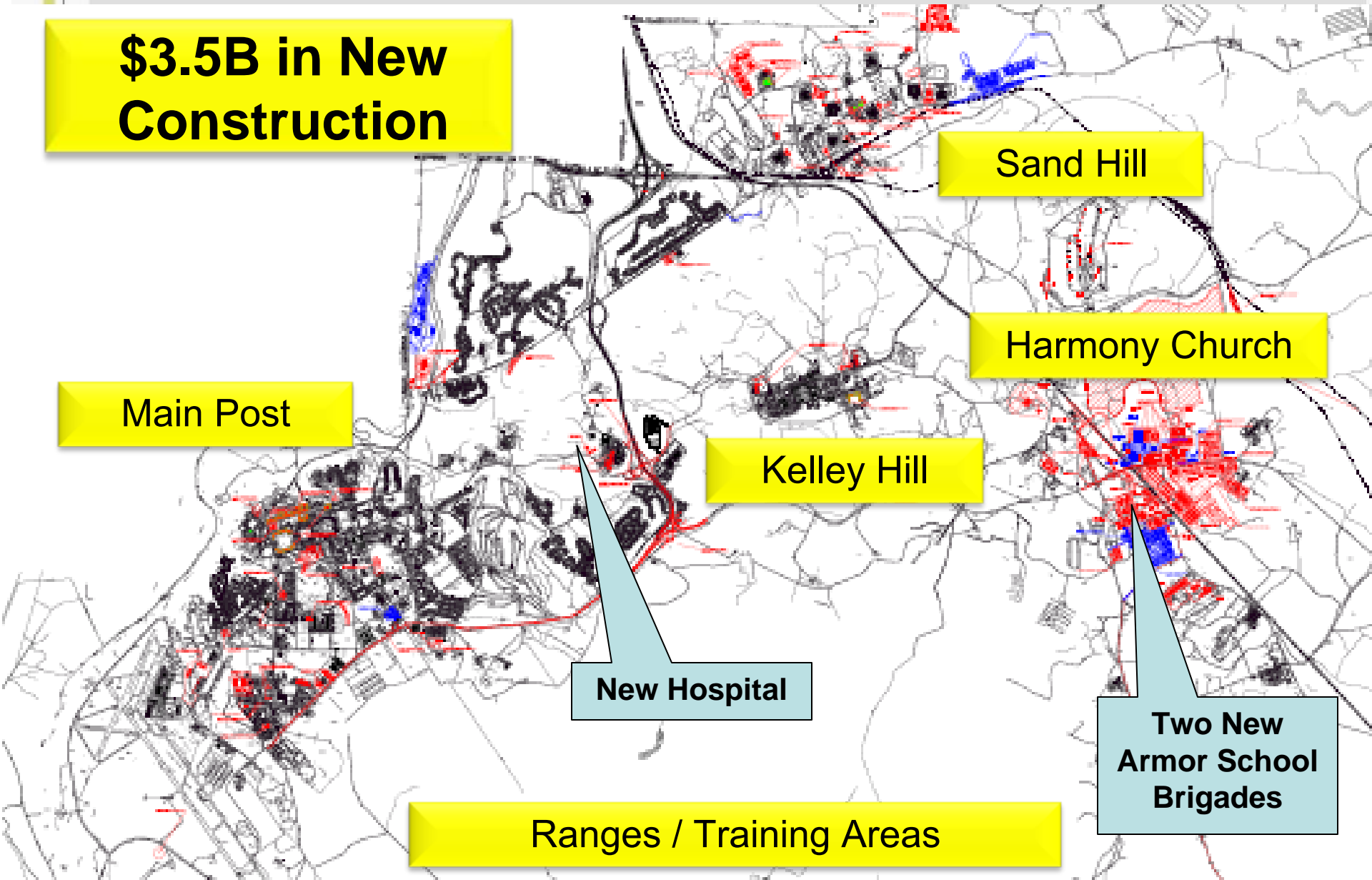
**Harmony Church**

**Kelley Hill**

**New Hospital**

**Two New  
Armor School  
Brigades**

**Ranges / Training Areas**



**TAKEN  
FEBRUARY  
2009**

*DFAC*

*Bn HQs*

*Company Operations  
&  
Barracks*

*Harmony Church  
Armor & Cavalry Barracks Complex*

**FEB 19 2009**

# Armor School Support Facilities - Area 1



**3-81 AR Company  
Operations Facility**



**UEPH Barracks  
Complex (342 Pn)**



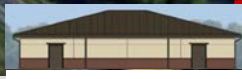
**Permanent Party  
Dining Facility**



**MARDET  
Headquarters**



**16 CAV Company  
Operations Facilities**



**Arms Vault**



**Readiness Modules**



**TAKEN  
DECEMBER  
2008**

# *Unaccompanied and Enlisted barracks at Harmony Church*

**TAKEN  
JANUARY  
2009**



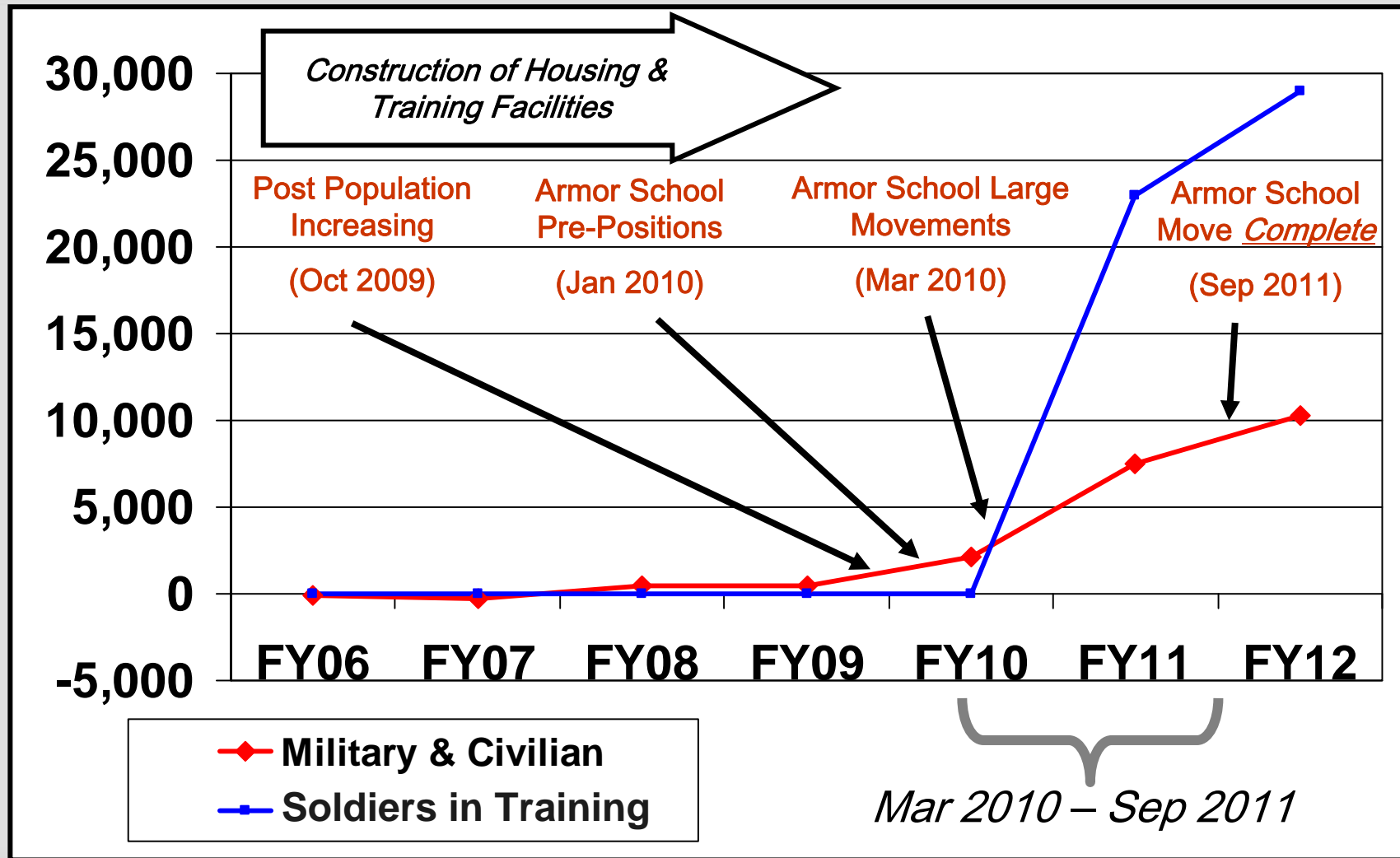
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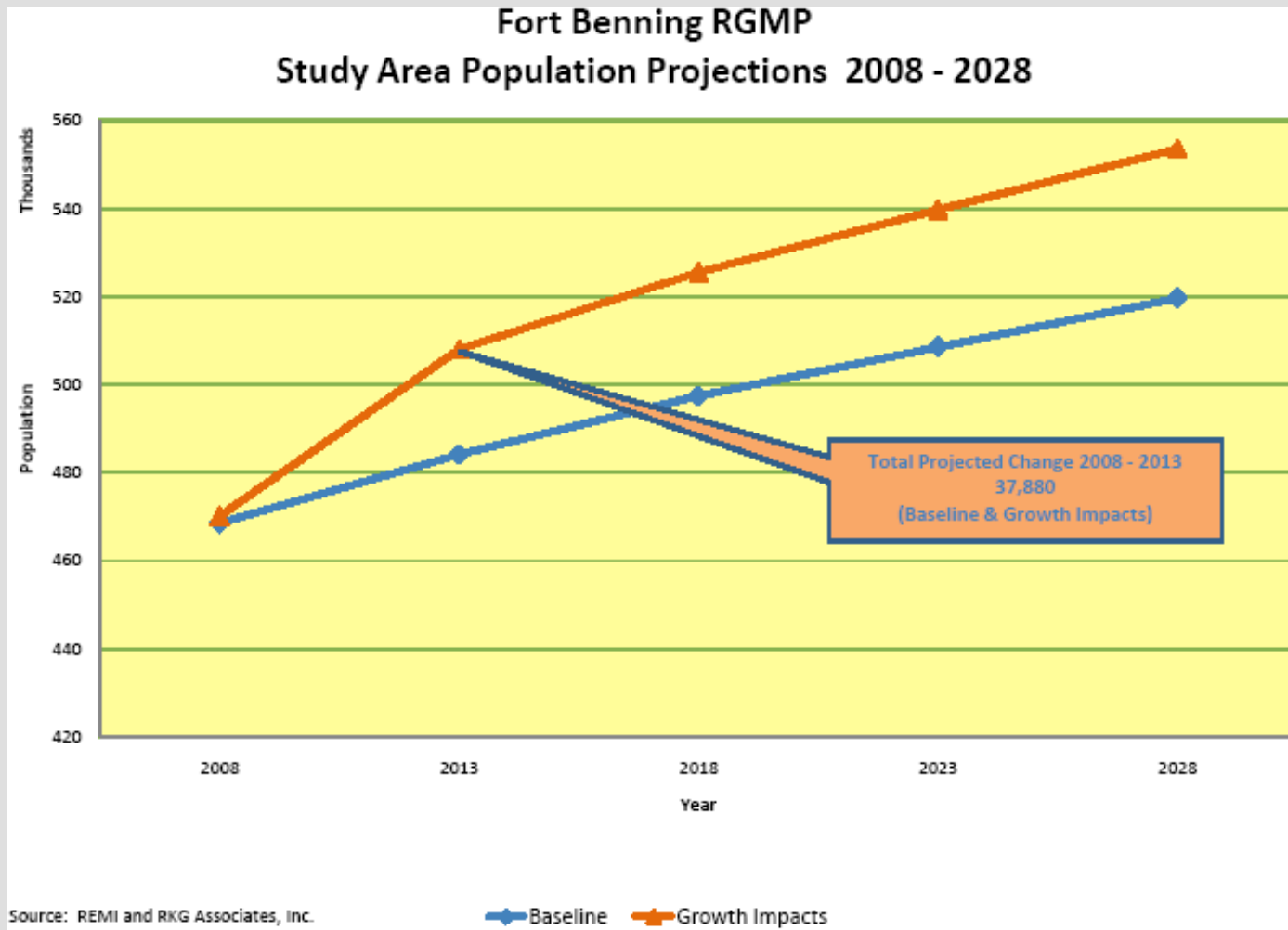
# US Army Approved Growth Estimates – as of 28 Oct 08

Growth Categories	Number Jobs	Number Spouses	Number Children	Number School Age Children	Number Total
Military Service Members: Permanent Change Of Station	4,712	2,733	4,386	2,771	11,831
Government Civilians: Permanent Change Of Station	1,889	1,511	1,451	1,096	4,851
Contractors	4,802	2,641	3,963	2,972	11,406
	Population +	Spouses +	Children	=	Total Growth
Total	11,403	6,885	9,800	6,839	28,088

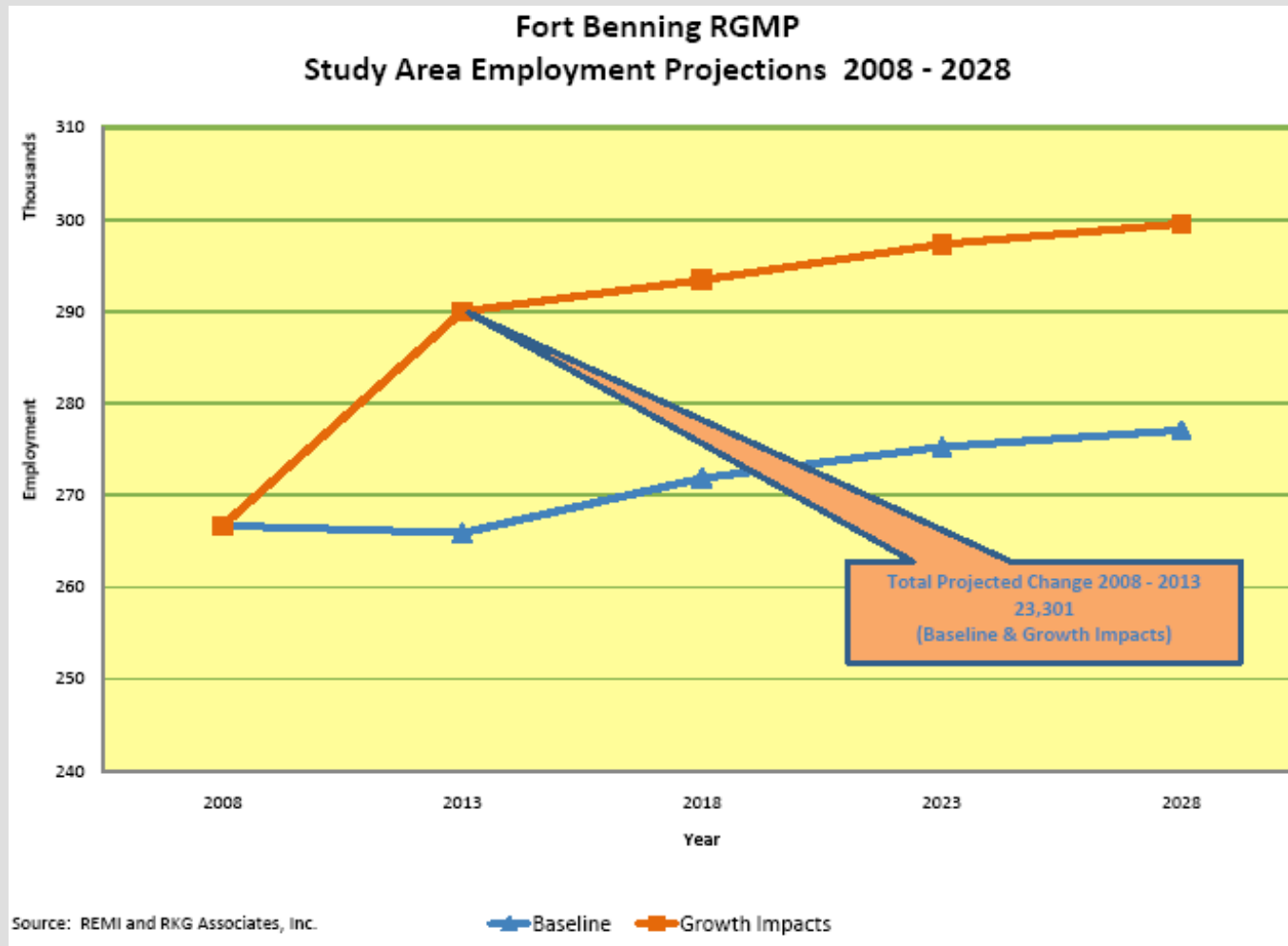
# Preparing For Growth Timeline



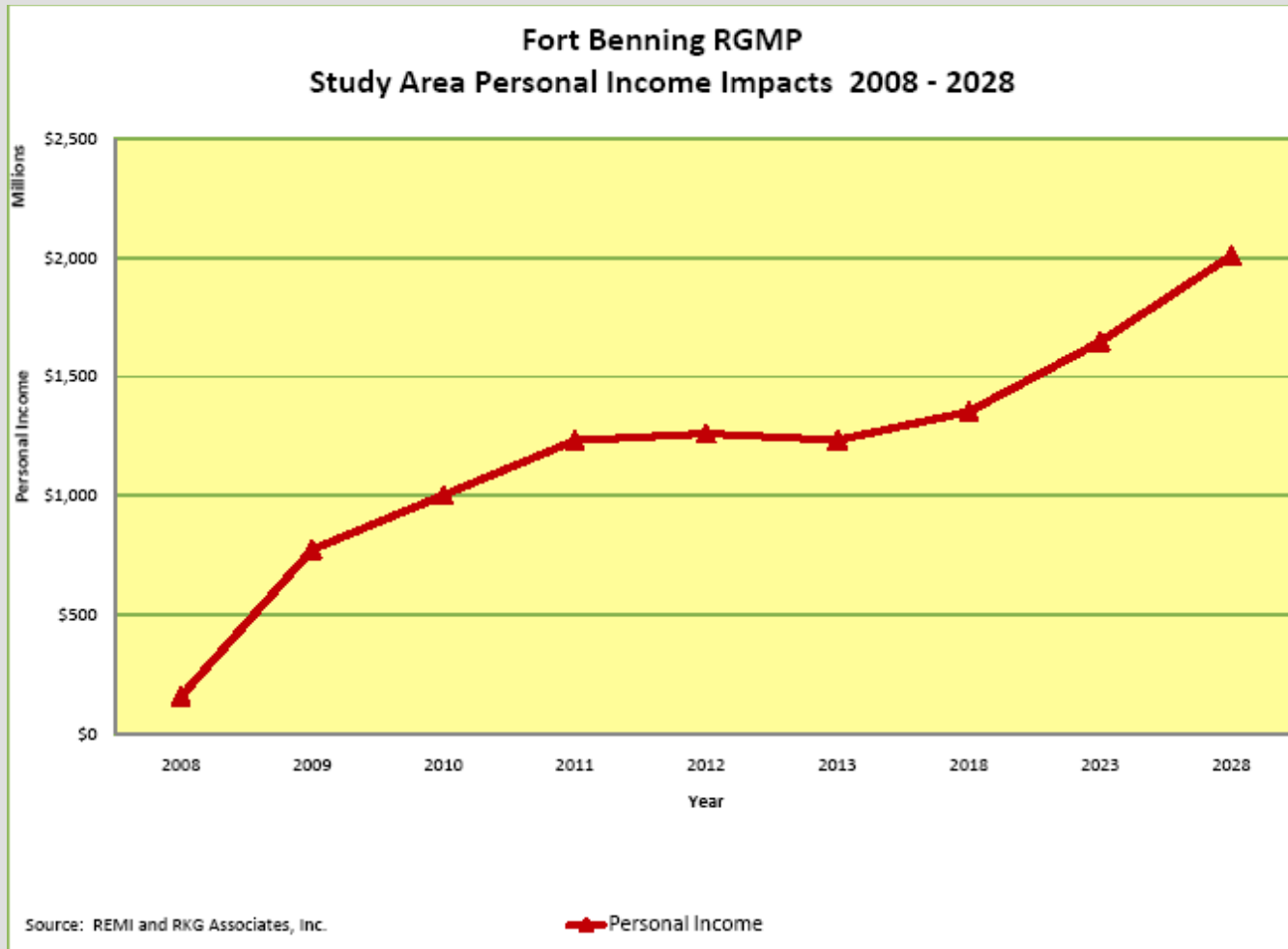
# Study Area Population Projections 2008 - 2028



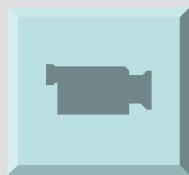
# Study Area Employment Projections 2008 - 2028



# Study Area Personal Income Impacts 2008 - 2028



# Chattahoochee Valley Region



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# *Regional Findings*

- Key Regional Employment Impacts
  - Military, DA Civilians & Defense Contractors – Bring 11,000 positions to region.
  - Construction – Employment growth peaks at 5,952 then declines to 657 in 2028.
  - Manufacturing - 400 jobs.
  - Finance, Insurance -2,588 jobs.
  - Professional Technical Services - 4,600 jobs.
  - Administrative positions - 1,000 jobs.
  - Health and Social Assistance - 1,300.
  - State and local government - 1,000 jobs.
  - Accommodations and Food Service – 800 jobs.

## *Findings (Continued)*

- Some impacts will require regional solutions.
  - Infrastructure improvements
  - Workforce training & development
- Annual growth monitoring & economic analysis will be required.
- Information exchange relating to the expansion of Fort Benning should continue.

# *Regional Recommendations: Healthcare*

- Improve access to health care services for all residents in the RGMP area by establishing standards such as
  - Maximizing of 30 minutes transportation time to primary care services
- Create a bi-state commission to address the health care manpower needs of the RGMP area
- Explore improved access of TRICARE beneficiaries to civilian medical care.

# *Regional Recommendations: Social Services*

- Implement service strategies specifically geared toward rural counties, such as using the Web, telephones, one-stop centers, common enrollment networks and home visits.
- Expand youth-oriented programs, such as Boys and Girls Clubs
- Encourage local representation in the Combined Federal Campaign.

# *Talbot County*

Population

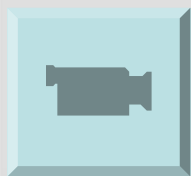
Education

Labor Force

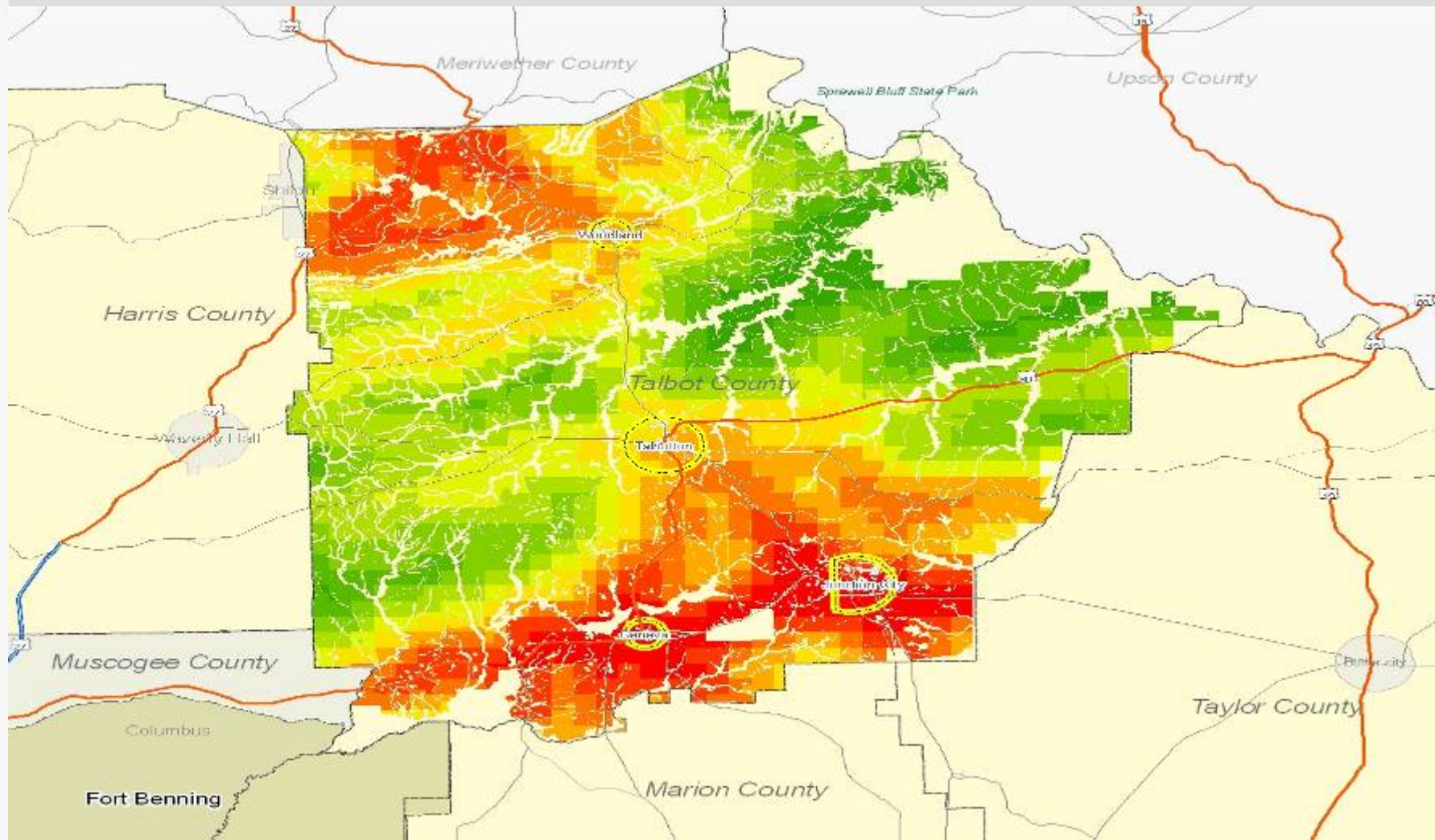
Recommendations



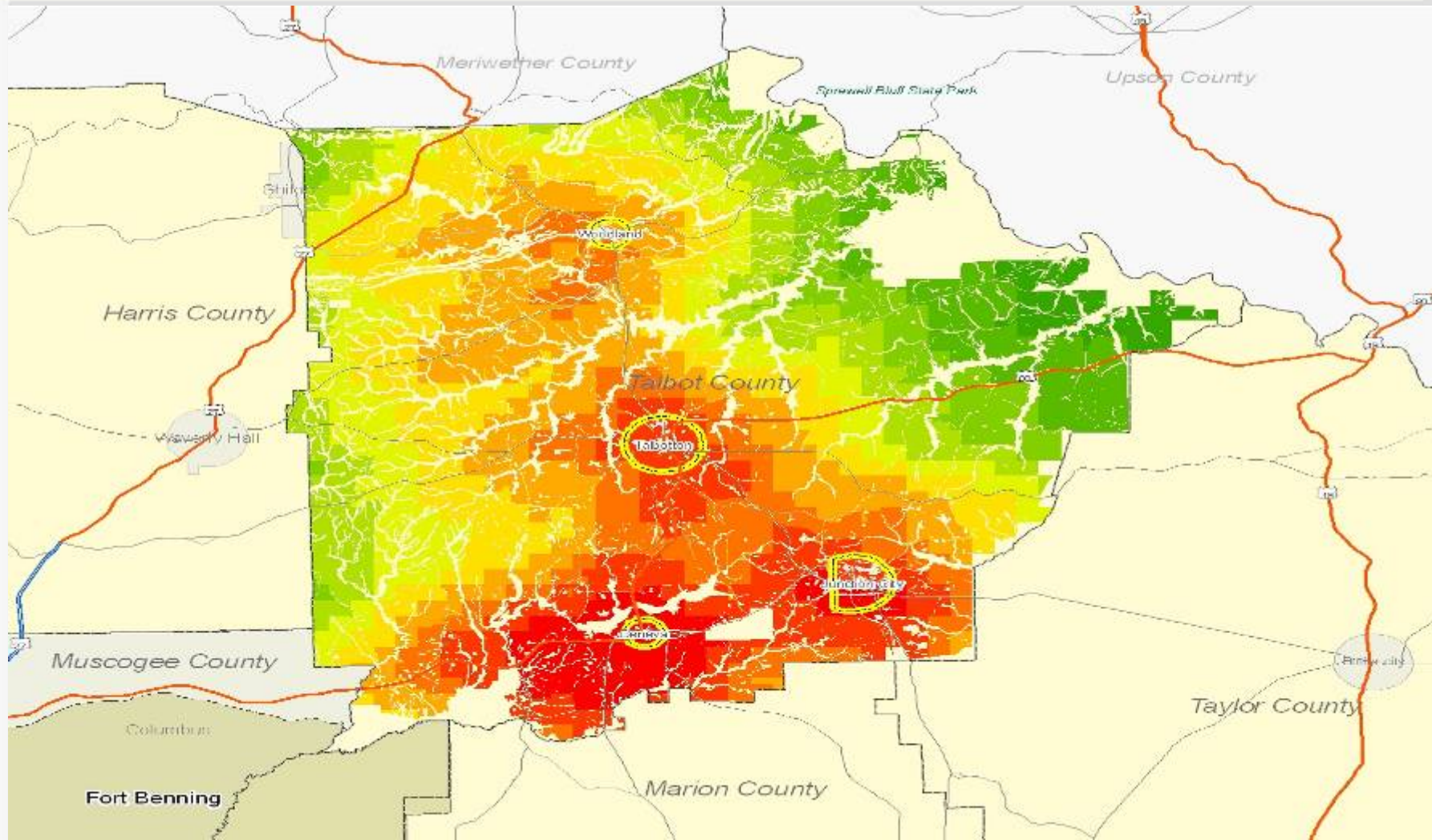
# *Introduction to Talbot County*



# Composite Attractiveness for Current Population Growth Patterns



# Composite Attractiveness for Population Quality Growth



# Talbot County Population Projection

TALBOT COUNTY 2008-2028			
Year	Projected Population	Change	Percentage Change
2008	6,847		
2009	6,885	38	0.5%
2010	6,943	88	1.0%
2011	7,055	112	1.6%
2012	7,081	26	0.3%
2013	7,103	22	0.3%
2018	7,204	101	1.4%
2023	7,280	76	1.0%
2028	7,342	62	0.8%
Source: REMI Note: 2018, 2023 & 2028 represent 5 year changes			

# Talbot County Labor Force Projections

Year	Labor Force	Change
• 2008	2,984	--
• 2009	3,022	38
• 2010	3,049	27
• 2011	3,084	35
• 2012	3,098	14
• 2013	3,107	9
• 2018	3,115	8
• 2023	3,107	-8
• 2028	3,100	-7

SOURCE: REMI Note: 2018, 2023, & 2028 represent 5 year changes

# Talbot County Education Projection

Based on current and future capacities

Talbot County	2008(1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Projected Added Students		(57)	(104)	(89)	(50)	(26)		
Forecast Student Population	620	563	516	531	570	594	-0.2%	-4.3%
Adjusted School Capacity (2)	988	988	988	1,088	1,088	1,088		
Total School Capacity Surplus	368	425	572	557	518	494		

- (1) Estimate provided by School District. (2) Assumes the new school is built and will add some additional capacity.
- SOURCE: REM, RKG Associates *All values except for Forecast Student Population are cumulative and represent growth from baseline growth, Fort Benning Expansion, and other economic expansion*

# *Talbot County Recommendations: Education*

- Participate in the Chattahoochee Valley LEAs organization to establish a regional voice for pursuing federal funding

# *Talbot County Recommendations : Land Use*

- Develop character area descriptions and strategies for implementation to more effectively direct growth to specific areas and maintain rural character in others
- Join as a direct partner or align policies to support The Nature Conservancy and other non-profit efforts to purchase development rights on environmentally constrained lands
- Conduct corridor studies and adopt zoning overlay districts on key corridors, such as Highway 208, Highway 80 and Highway 90 to protect scenic qualities and reduce the risk of future strip commercial development

# *Talbot County Recommendations : Housing*

- Preserve rural character and open space.
- Promote homeowner rehabilitation and incentive redevelopment through property tax abatements and technical assistance.

## *Talbot County Recommendations: Quality of Life*

- **Arts and Cultural Resources**
  - Consider the formation of an umbrella arts support group within Talbot County
- **Historic Preservation**
  - Enact a historic preservation ordinance or appoint a commission to be eligible for the Certified Local Government program administered by the National Park Service
- **Libraries**
  - Consider a joint Junction City/Geneva branch

## *Talbot County Recommendations: Quality of Life*

- Parks, Recreation and Open Space
  - Designate portions of GA 190 as a Scenic By-way
- Senior Services
  - Survey seniors throughout the county to determine their needs and interests, especially as the population ages

## *Talbot County Recommendations: Public Safety and Services*

- Establish a county-wide 800 MHz radio communications infrastructure.
- Ensure that volunteer fire departments have sufficient staffing, equipment quality and communications technologies to be effective.
- Develop a surge protocol for patients in the event of a major incident.

## *Talbot County Recommendations: Transportation*

- Update existing roadway capacity, along all major roadways, to serve future projected traffic growth.
- Coordinate with RGMP area local, state and planning agencies, to develop a public transportation system and roadway systems to serve the Fort Benning employee force.

# *Talbot County Economic Impact*

- Continue to interface and coordinate with a Joint Bi-state Regional Economic Development Authority to further enhance and facilitate regional and county economic and labor growth opportunities.
- Continue to enhance Quality of Life factors as they directly impact economic growth.
- Continue to participate in workforce development opportunities to serve the requirements of Fort Benning, Kia and general economic demands.

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# Stakeholder Comments

- My company has greatly benefited from participating in the professional region-wide planning process we've recently completed with SAIC and the Chamber of Commerce. Working with other Task Force members face-to-face, sharing crucial system information and reviewing the data gathered by the facilitators from so many other areas and suppliers enabled us to more adequately sequence our own responses, well into the next few years. We wholeheartedly support the regional approach to this kind of planning and see immediate and long-term benefits to our company and our customers through our participation. *Joel Ames, Atmos Energy Corporation*
- The Regional Growth Management Plan has resulted in school districts having a comprehensive, independent study of the issues surrounding the impact of BRAC. This plan and the process through which it was developed have given credibility to our research on the numbers of students we can project and to how the region must prepare. The planning team has been willing to share the information with members of the Board of Education and with any community groups that have requested a presentation. I appreciate the assistance in helping school leaders to identify the areas on which we need to focus our energies as the entire community prepares for BRAC. *Dr. Susan Andrews, Superintendent, Muscogee County School District*

# Stakeholder Comments

- What an opportunity to help lead and participate in the Social Services Task Force of such a major planning effort as the Regional Growth Management Plan. The plan has confirmed what service providers in the region have projected as a tremendous increase in demand for quality services from the additional 8,000 children and their families. This coordinated approach to identifying current challenges as well as future opportunities, has provided our community with a plan to maintain and improve our quality of life and will allow health and human service providers to respond appropriately. *Scott Ferguson, President and CEO, The United Way of the Chattahoochee Valley*

# Contact Information



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