



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

Taylor County March, 2009



In association with:



EDAW

AECOM

MARKET ST

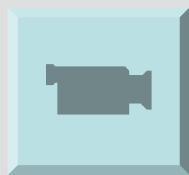
RKG ASSOCIATES INC



Agenda

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

Chattahoochee Valley Region



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

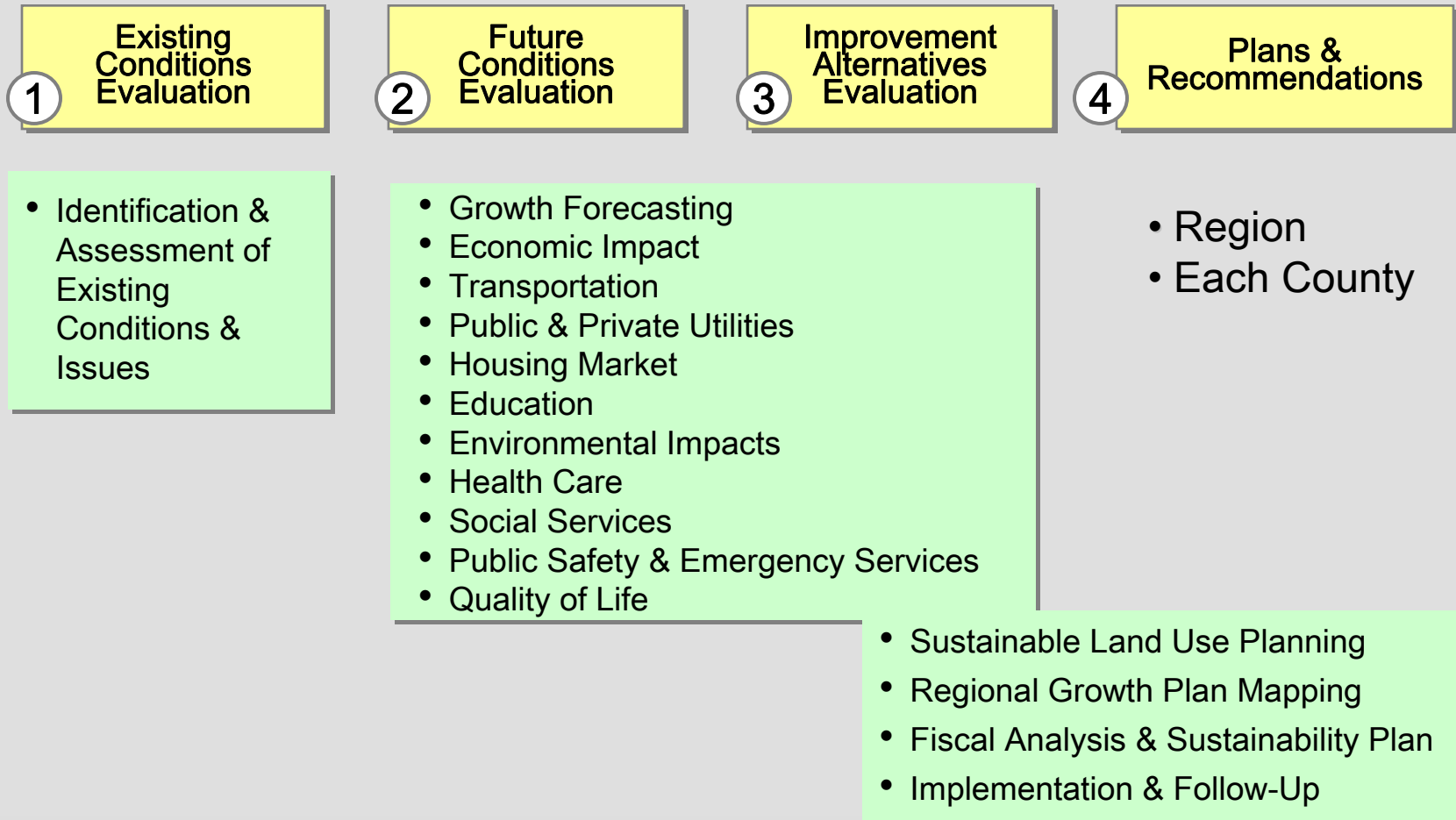
- Barbour
- Lee
- Russell



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



RGMP Project Website - Outreach and Stakeholder Communication

www.fortbenningandthevalley.com (web address)

The screenshot shows the homepage of the website. On the left is a dark red navigation menu with white text. The main content area has a light green and yellow background. At the top, there is a logo for 'Fort Benning and the Valley Region' and a map of the region with 'Macon' and 'Columbus' marked. Below the map, there is a 'WELCOME TO THE CHATTAHOOCHEE VALLEY' section with a 'Make Yourself At Home!' sub-header. This section contains introductory text about the RGMP and lists counties in West Central Georgia and East Alabama.

**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**

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

**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:

- Bartow County
- Lee County
- Russell County

Website Features

Google Maps with overlays:

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

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

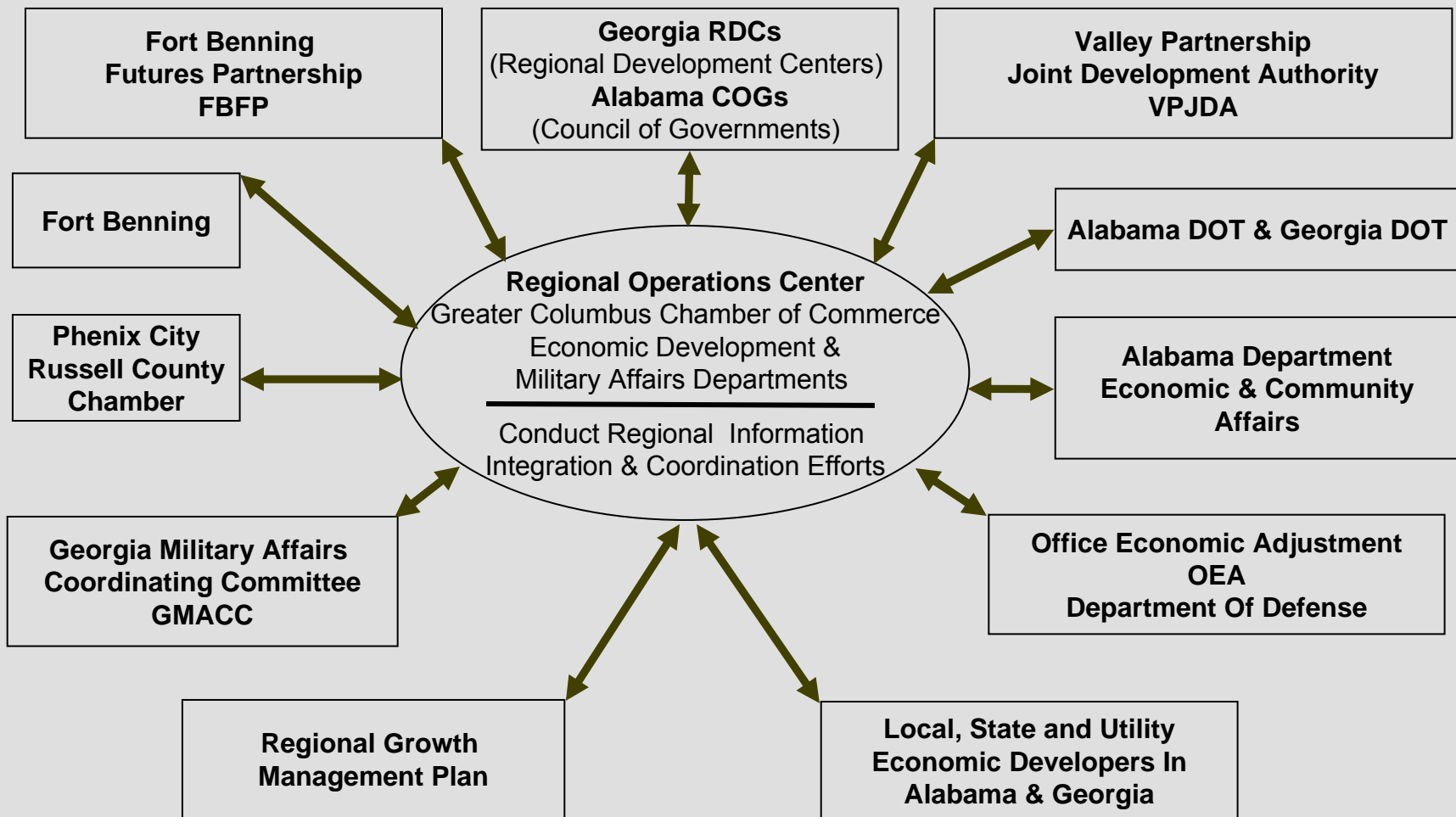
Schedule of Events

RGMP Plan Documents

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Regional Economic and Military Growth Integration



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Fort Benning transformation



- 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) will generate \$25-\$35 million more each month
- \$3.5 billion construction program

**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)**



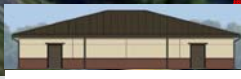
**Permanent Party
Dining Facility**



**MARDET
Headquarters**



**16 CAV Company
Operations Facilities**



Arms Vault



Readiness Modules

**TAKEN
DECEMBER
2008**



Unaccompanied and Enlisted barracks at Harmony Church

**TAKEN
JANUARY
2009**



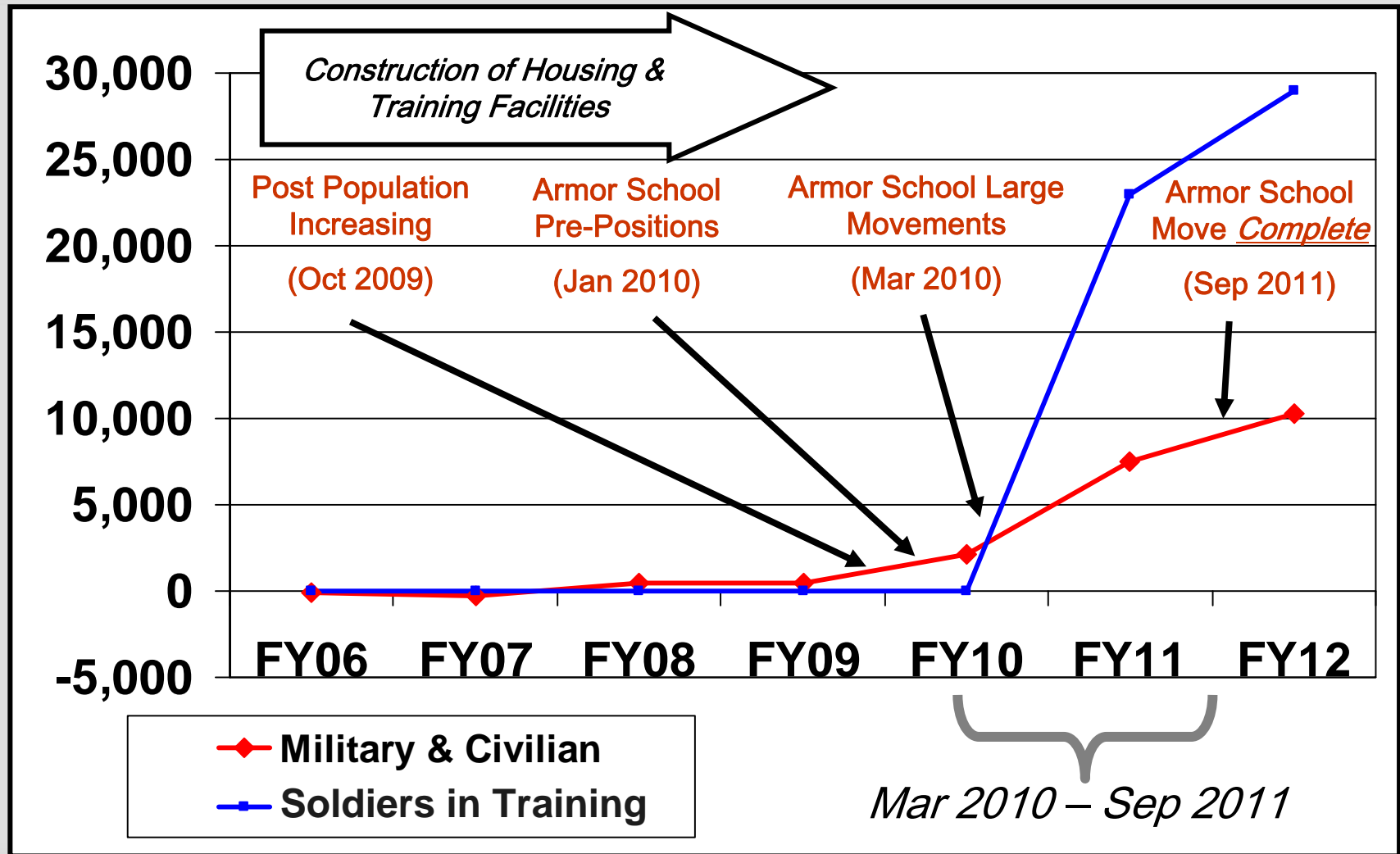
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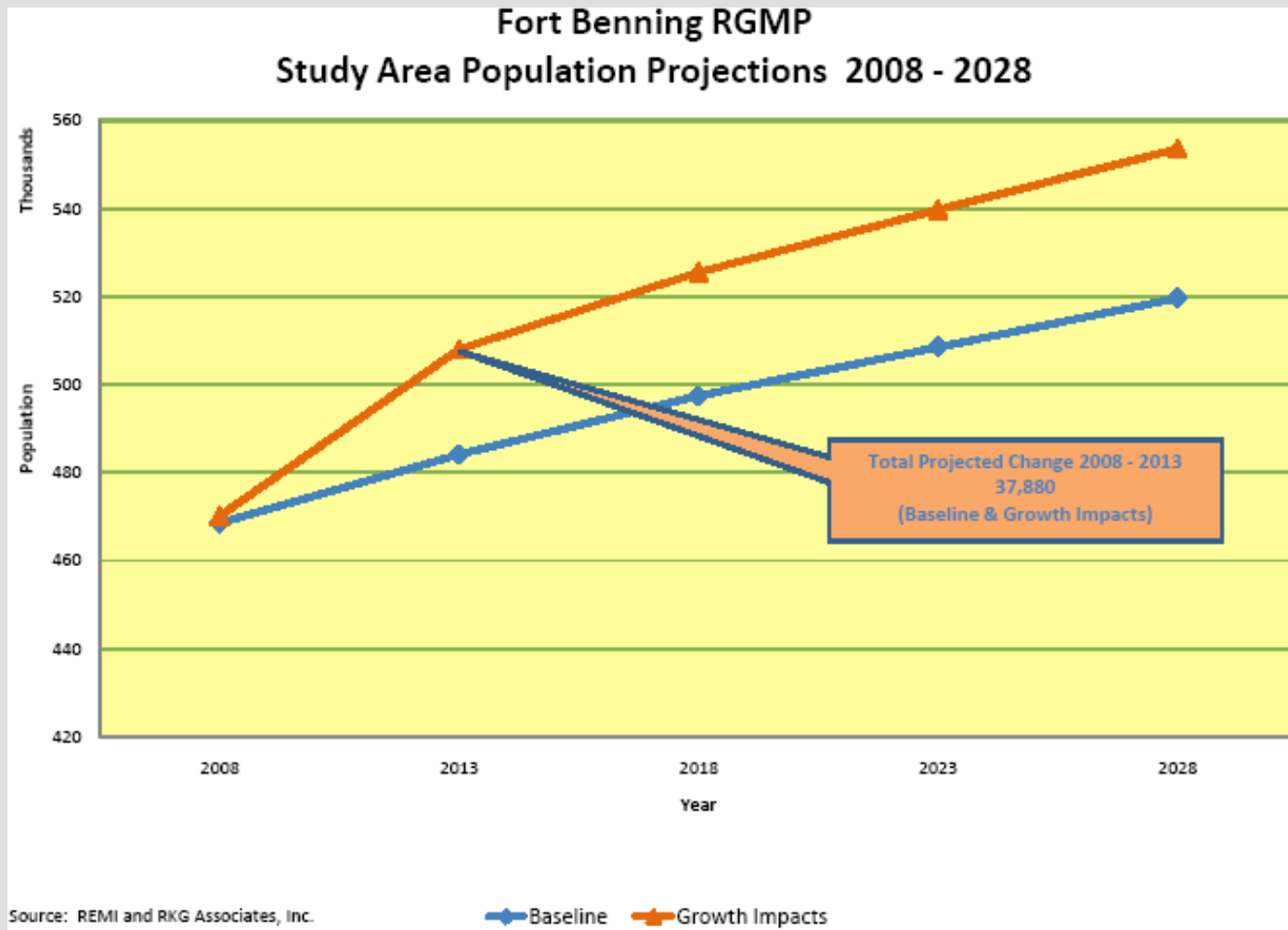
US Army Approved Growth Estimates – as of 28 Oct 08

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

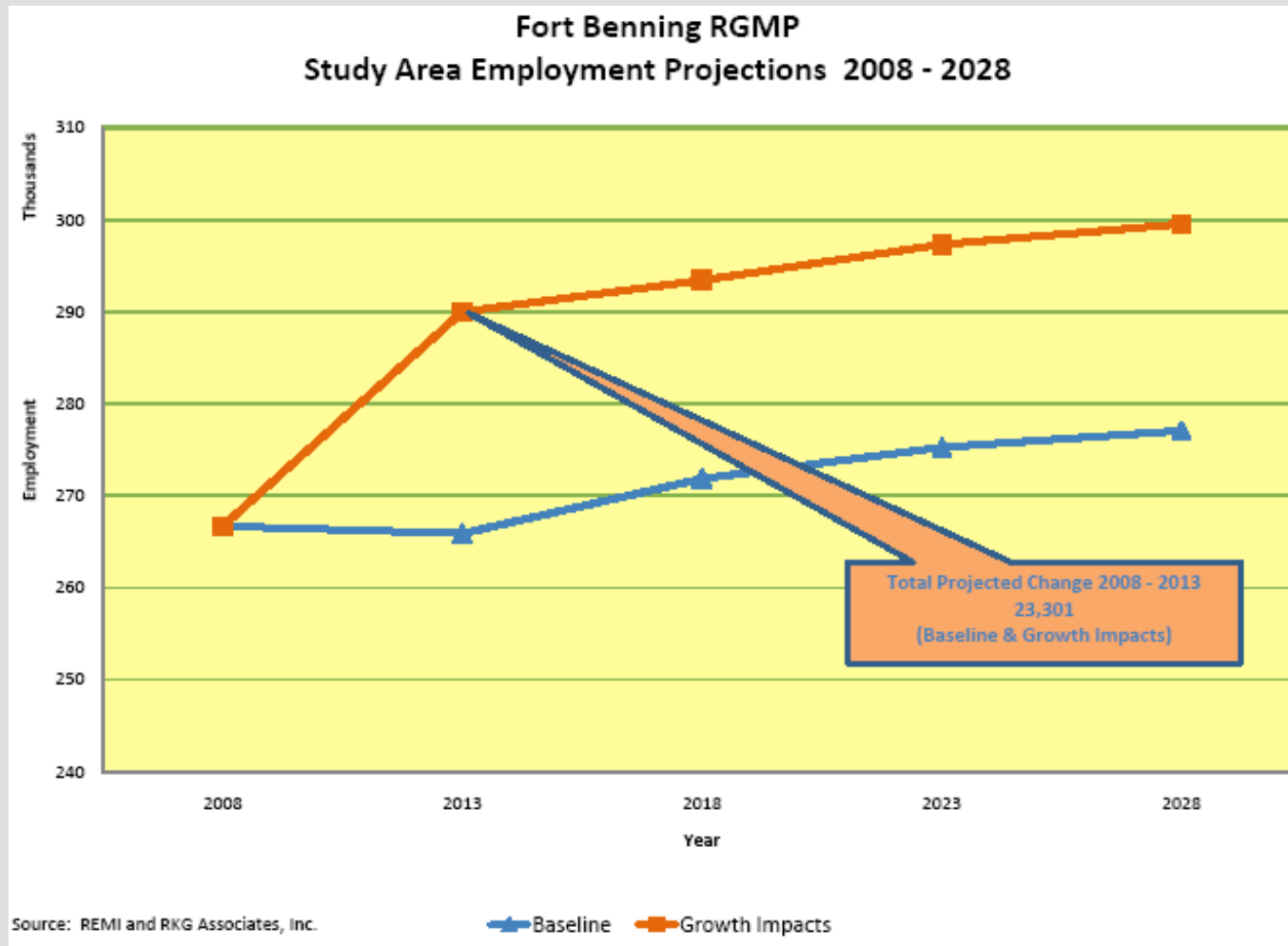
Preparing For Growth Timeline



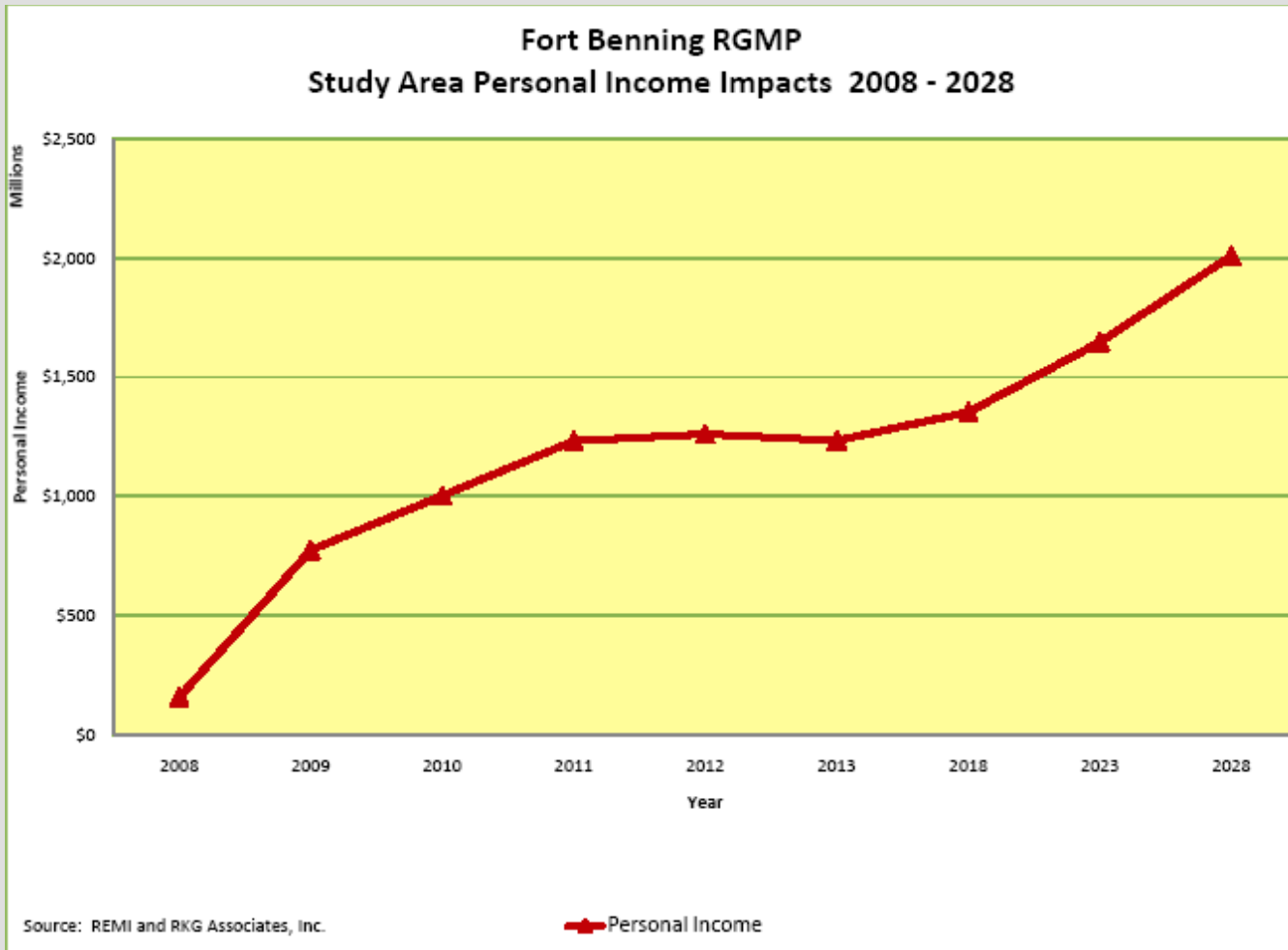
Study Area Population Projections 2008 - 2028



Study Area Employment Projections 2008 - 2028



Study Area Personal Income Impacts 2008 - 2028



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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
- Require annual growth monitoring and economic analysis.
- Continue to exchange information relating to the expansion of Fort Benning.

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.

Taylor County

Population

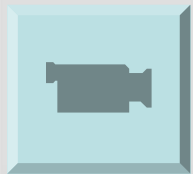
Education

Labor Force

Recommendations



Introduction to Taylor County



Taylor County Population Projections

Projected Growth—Baseline and Fort Benning Taylor County, 2008-2028

Year	Projected Growth	Change
2008	8,455	-----
2009	8,491	36
2010	8,563	72
2011	8,702	139
2012	8,733	31
2013	8,761	28
2018	8,885	124
2023	8,979	94
2028	9,055	76

Source: REMI

Note: 2018, 2023 & 2028 represent 5 year changes

Taylor County Labor Force Projections

- PROJECTED LABOR FORCE – BASELINE AND FORT BENNING EXPANSION
- TAYLOR COUNTY 2008-2028

• Year	Labor Force	Change
• 2008	3,680	-----
• 2009	3,727	47
• 2010	3,760	33
• 2011	3,803	43
• 2012	3,821	18
• 2013	3,832	11
• 2018	3,841	9
• 2023	3,832	-9
• 2028	3,823	-9

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

Taylor County Education Projection

Based on current and future capacities

Taylor County Schools	2008 (1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Change in Enrollment		(70)	(128)	(109)	(62)	(33)		
Forecast Student Population	1,590	1,520	1,462	1,481	1,528	1,557	-0.1%	-2.1%
Adjusted School Capacity	1,800	1,800	1,800	1,800	1,800	1,800		
Total School Capacity Surplus	210	280	338	319	272	243		

- (1) Estimate provided by School District.
- 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

Taylor County Recommendations: Education

- Taylor County Schools System are not expected to receive significant direct impacts from the Fort Benning expansion or other economic impacts. If Fort Benning were not to expand, there would be a far greater decline in student population.

Taylor County Recommendations : Land Use

- Protect existing agricultural activities by requiring buffers on adjacent non-agricultural developments
- Continue floodplain protection by prohibiting development within it
- Conduct corridor studies and adopt zoning overlay districts State Route 96 and US Highway 19 to protect scenic qualities and reduce the risk of future strip commercial development

Taylor County Recommendations : Housing

- Continue to promote homeowner rehabilitation and incentivize redevelopment and restoration through property tax abatements and technical assistance.

Taylor County Recommendations: Quality of Life

- Arts and Cultural Resources
 - Work with the arts community in Columbus to bring more participatory opportunities to the county.
- Historic Preservation
 - Revive a Taylor County Historical Commission.
 - Review preservation opportunities in the Jarrell and Fickling Mill areas.
- Libraries
 - Expand the Butler library.

Taylor County Recommendations: Quality of Life

- Parks, Recreation and Open Space
 - Continue habitat restoration efforts at the Fall Line Sandhills Natural Area.
 - Institute countywide recycling.
 - Propose US 19 and GA 96 as Scenic Byways.
- Senior Services
 - Assess the location and the needs of seniors as the county's population ages.

Taylor County Recommendations: Public Safety and Services

- Ensure that the volunteer fire departments are equipped and trained to standard.
- Re-evaluate existing procedures to provide support and coordination between all Taylor County public safety providers in the event of a major incident.
- Map all new roads in the county in the public safety access point (PSAP) database.

Taylor County Recommendations: Transportation

- Update existing roadway capacity, where warranted, to serve future projected traffic growth.
- Suggested in local planning documents are the following:
 - US 19/SR 3, widened from the county line to Peach Parkway
 - SR 90, widened from Sidney Rustin Road to Hwy 127 East
 - SR 137, widened from N Poplar Street to Chestnut Street
 - SR 137, widened from Henry Currington Road to Roberta Highway

Taylor County Recommendations: Public Utilities and Infrastructure

- Improve Butler and Reynolds water and wastewater systems as identified in the Community Assessment
- Project extended use of Allied Service landfill due to regional growth and determine future arrangements with other counties using it.
- Continue ongoing efforts to provide widespread Broadband access throughout the county.
- Continue to expand recycling programs need to extend the life time of the landfill.

Taylor County Recommendations: 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 issues as they directly impact economic growth.
- Continue to participate in workforce development opportunities to further serve the requirements of Fort Benning, Kia and general economic growth demands.

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Contact Information



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