

Development Patterns

Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

| | Yes | No | Comments |
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| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. | | X | Zoning does separate commercial, residential and retail uses in most districts. |
| 2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process. | | X | |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | X | | |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. | | X | |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | X | | Public Works Department diligently maintains the city’s public areas. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | X | | Where sidewalks are located, walking is an option. |
| 7. In some areas several errands can be made on foot, if so desired. | | X | |
| | X | | |

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| 8. Some of our children can and do walk to school safely. | | | |
| 9. Some of our children can and do bike to school safely. | X | | |
| 10. Schools are located in or near neighborhoods in our community. | X | | Except for Perry Middle School, all schools are located in a neighborhood. |

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| Infill Development | | | |
| Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community. | | | |
| | Yes | No | Comments |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | | X | |
| 2. Our community is actively working to promote brownfield redevelopment. | | X | The city lacks any significant brownfield sites. |
| 3. Our community is actively working to promote greyfield redevelopment. | X | | There are a number of organizations involved in economic redevelopment. |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | X | | |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | X | | Allowed in the Planned Unit Development (PUD) District. |
| Sense of Place | | | |
| Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. | | | |
| | Yes | No | Comments |

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| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | X | | |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. | X | | Perry has enacted downtown and historic ordinances |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | X | | Perry have landscape and tree ordinances and also big box ordinance. |
| 4. We have ordinances to regulate the size and type of signage in our community. | X | | |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | X | |
| 6. If applicable, our community has a plan to protect designated farmland. | | X | |
| Transportation Alternatives | | | |
| Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged. | | | |
| | Yes | No | Comments |
| 1. We have public transportation in our community. | | X | |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | | X | |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | X | | |
| 4. We have a sidewalk ordinance in our | | X | |

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| community that requires all new development to provide user-friendly sidewalks. | | | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | X | | |
| 6. We have a plan for bicycle routes through our community. | X | | Have multi-use path system planned. |
| 7. We allow commercial and retail development to share parking areas wherever possible. | X | | |
| <p>Regional Identity</p> <p>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p> | | | |
| | Yes | No | Comments |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | X | | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | | X | |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | | X | |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | X | | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | X | | |
| 6. Our community contributes to the region, and | X | | |

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| draws from the region, as a source of local culture, commerce, entertainment and education. | | | |
| <i>Resource Conservation</i> | | | |
| Heritage Preservation | | | |
| The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character. | | | |
| | Yes | No | Comments |
| 1. We have designated historic districts in our community. | X | | |
| 2. We have an active historic preservation commission. | | X | |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | X | | All new development in a designated historic district must be compatible with neighboring properties. |

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| Open Space Preservation | | | |
| New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation. | | | |
| | Yes | No | Comments |
| 1. Our community has a greenspace plan. | X | | |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | X | | |
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| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | | | |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | | X | Conservation Subdivision ordinance under development. |
| <p>Environmental Protection</p> <p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p> | | | |
| | Yes | No | Comments |
| 1. Our community has a comprehensive natural resources inventory. | X | | All resources have been cataloged in the comprehensive plan. |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | X | | |
| 3. We have identified our defining natural resources and taken steps to protect them. | X | | Encourages non-development of floodplains, wetlands and other sensitive areas. |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | X | | |
| 5. Our community has a tree preservation ordinance which is actively enforced. | X | | |
| 6. Our community has a tree-replanting ordinance for new development. | X | | |
| 7. We are using stormwater best management practices for all new development. | X | | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | X | | |

| <i>Social and Economic Development</i> | | | |
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| Growth Preparedness | | | |
| Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs. | | | |
| | Yes | No | Comments |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | | X | |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | | X | |
| 3. Our elected officials understand the land-development process in our community. | X | | |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | X | | Constantly review and update the ordinances. |
| 5. We have a Capital Improvements Program that supports current and future growth. | X | | |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | X | | |
| 7. We have clearly understandable guidelines for new development. | X | | |

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| 8. We have a citizen-education campaign to allow all | | X | Discuss and explain the process to all interested parties but lacks a formal campaign. |
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| interested parties to learn about development processes in our community. | | | |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | X | | |
| 10. We have a public-awareness element in our comprehensive planning process. | X | | |
| <p>Appropriate Businesses</p> <p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</p> | | | |
| | Yes | No | Comments |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | X | | |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | X | | |
| 3. We recruit firms that provide or create sustainable products. | X | | |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | X | | |
| <p>Employment Options</p> <p>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p> | | | |
| | Yes | No | Comments |
| 1. Our economic development program has an entrepreneur support program. | X | | Operated by the Chamber of Commerce |
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| 2. Our community has jobs for skilled labor. | | | |
| 3. Our community has jobs for unskilled labor. | X | | |
| 4. Our community has professional and managerial jobs. | X | | |
| Housing Choices | | | |
| A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. | | | |
| | Yes | No | Comments |
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | |
| 2. People who work in our community can also afford to live in the community. | X | | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | X | | |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | | X | |
| 5. We have options available for loft living, downtown living, or “neo-traditional” development. | X | | Loft apartments are permitted by right. Neo-traditional is allowed in the PUD District. |
| 6. We have vacant and developable land available for multifamily housing. | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | |
| 8. We support community development corporations | X | | |

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| that build housing for lower-income households. | | | |
| 9. We have housing programs that focus on households with special needs. | | X | |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | X | | Permitted in the PUD District. |

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| Educational Opportunities Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions. | | | |
| | Yes | No | Comments |
| 1. Our community provides workforce training options for its citizens. | X | | Through state programs. |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | X | | |
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | X | | |
| <i>Governmental Relations</i> | | | |
| Regional Solutions Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. | | | |
| | Yes | No | Comments |
| 1. We participate in regional economic development organizations. | X | | |

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| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | X | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | X | | |

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| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | X | | |
| Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network. | | | |
| | Yes | No | Comments |
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | X | | |
| 2. We are satisfied with our Service Delivery Strategy. | X | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies. | X | | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | X | | |