

Georgia Department of Community Affairs State Planning Recommendations

POLICIES

The following suggested policies are for inclusion in the implementation program portion of the Community Agenda. Policies are intended to help local governments in the decision-making process and to achieve the Community Vision and address the Community Issues & Opportunities.

Economic Development

- We will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- We will encourage economic development and redevelopment.
- We will target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.
- We will encourage the development of downtown as a vibrant center for culture, government, dining, residential and retail diversity.
- We will establish an atmosphere in which entrepreneurial enterprise is nurtured in our community.
- Our community will accommodate new development while enhancing existing local assets.

Natural and Cultural Resource

- We will ensure adequate supplies of quality water through protection of ground and surface water sources.
- The protection and conservation of our community's resources will play an important role in the decision-making process.
- Land and transportation networks will be developed and managed to ensure the quality of our air and water.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will incorporate the connection, maintenance and enhancement of greenspace in all new development.
- We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact urban development and preservation of open space.

Facilities and Services

- Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- We will coordinate public facilities and services with land use planning to promote more compact urban development.
- We will reduce sprawl and development pressure on agricultural lands, conserve farmland, and increase the density of new residential development.
- We will maximize the use of existing facilities and services.
- We will ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

- We will coordinate development review processes that will protect or enhance public facilities and sites to ensure that they can fulfill their identified functions.
- We will invest in parks and open space to encourage private reinvestment in urban centers.
- We will encourage and facilitate innovative solutions to providing community schools.
- The community will encourage pattern of future development expansion in areas contiguous to developed areas with a utility extension policy that is sequential and phased.
- We will limit the amount of urban development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure to support areas identified as suitable for development.
- The community will establish regulations that serve as a way for new growth to pay for itself.
- We will protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.
- We will establish coordination between the issuance of utility permits and building permits.

Housing

- Development shall provide for a variety of residential types and densities.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Our neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation.
- Our neighborhoods shall be strongly linked to the neighborhood public school concept.
- Our growth strategies will continue to provide resources that support revitalization of neighborhoods and effectively address the physical environment of the disadvantaged.
- We will encourage home-ownership.
- We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We will work toward programs that disperse assisted housing throughout the community and create incentives for mixed income developments.
- We will increase investment in the existing.
- We will encourage efficient urban residential densities.
- We will promote walkable, safe neighborhoods.
- We will provide pleasant, accessible public gathering places.
- We will encourage common open space, walking paths and bicycle lanes that are easily accessible.
- We will encourage parks and community facilities to be located as focal points in neighborhoods.

Land Use

- We will promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development as well as the overall community.
- We will promote efficient use of land by promoting well-designed, more pedestrian friendly, development patterns with a mix of uses and an efficient, creative use of land.
- Our community will use land effectively to avoid the costs and problems associated with urban sprawl.
- Recreation and greenspace will become an integral facet of our community's land use.
- We will guide or direct patterns of land development throughout the planning process.
- We will establish meaningful and predictable standards for the use and development of land, and meaningful guidelines for the content of more detailed land development and use regulations.
- We will express the community's intent with regard to the future locations of land uses.
- We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We will develop a recognizable transition from the urban to the rural areas of our community.
- We will support urban and suburban development where it can be adequately served by public facilities.
- We will avoid leapfrog development across undeveloped areas.
- We will encourage innovative land-use planning techniques to be used in building higher density and mixed use developments as well as infill developments.
- We will be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will encourage mixed-use development and design standards that are more human-oriented and less auto-oriented.
- We will encourage developments that provide a mix of shopping, housing and jobs.
- We will make as a priority the development of mixed uses, redevelopment and revitalization of existing underutilized commercial and industrial areas over development of new land for commercial purposes.
- We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.
- We will promote increases in residential densities in areas that meet community design standards, environmental constraints and available infrastructure capacities.
- We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- Our regulations will contribute to, not subtract from, our community's character and sense of security.
- Our gateways and corridors will create a "sense of place" for our community.
- We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.
- We will guide appropriate residential and non-residential in-fill development and redevelopment in a way that complements surrounding areas.
- We will make neighborhoods and business areas more secure.
- We will encourage redevelopment and in-fill over development of new property on the periphery of the urban area.
- We will encourage upper floor residential in downtown to add people and variety of uses to the area.
- Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments.
- Civic buildings will be located, designed and accessible to public transportation in a manner that enhances the community.
- We will encourage walkability, interaction among businesses, clear visibility of entryways and centralized open space.
- Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.
- Commercial nodes of varying sizes should be located at the intersections of arterial streets.

- We will employ innovative planning concepts to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.

Transportation

- We will encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.
- We will address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development pattern of the community.
- The multi-modal transportation network will be used to support efficient land use, minimize traffic congestion and facilitate community-wide and regional mobility.
- We will ensure that high or urban density will be located in areas that are conducive to walking and biking and are served by transit.
- We will coordinate high density land use with public transportation.
- Transportation and greenway corridors will be supported by the community standards of aesthetics, urban design and environmental stewardship.
- We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.
- Our new and reconstructed roadways will fully accommodate multiple functions, including pedestrian movements, parking, alternate modes of transportation and local vehicular circulation.
- We will use public transit as a tool to organize the arrangement of higher density land uses, particularly multi-family developments, in the community.
- We will promote alternative transportation modes and mobility access for all citizens.
- We will protect or enhance transportation facilities, corridors, and sites to ensure that they can fulfill their identified functions.
- We will ensure connectivity between road network, public transit, and pedestrian/bike paths.
- We will encourage walking, biking, or car-pooling or sustainable transportation choices.

Intergovernmental Coordination

- We will share services and information with other public entities within the jurisdiction
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- We will pursue joint processes for collaborative planning and decision-making.
- The long term prosperity of our community will be supported by the educational function of our parks and recreational services, public libraries, museums and other cultural amenities.
- We will promote the concept of neighborhood schools in future development, as well as, promote the same concept regarding the use of schools that are currently located near or in close proximity to existing neighborhoods.
- We will support other existing educational institutions and encourage development of new opportunities to educate our citizens.