

Georgia Department of Community Affairs
Supplemental Planning Recommendations

NEEDS AND OPPORTUNITIES

This list of typical needs and opportunities is intended to prompt thinking of what the community might choose to address in its comprehensive plan. The needs are presented in a general manner and should be edited to address the specific situation in the community. To find recommended best practices for addressing these needs, go to: <http://www.dca.state.ga.us/toolkit/SearchByIssue.asp?type=t> and to find local success stories at addressing these needs, go to: <http://www.dca.state.ga.us/toolkit/SearchByIssue.asp?type=e>

Economic Development

- We need to improve our public facility capacity in order to attract new development
- We need to promote revitalization of our downtown
- We need to promote revitalization of some parts of our community
- We'd like to create more jobs or economic opportunities in our community
- We'd like to develop a strategy for appropriate economic development of our community
- We'd like to encourage development of small commercial centers to serve particular neighborhoods
- We'd like to promote development of housing with convenient access to major employers

Development Patterns

- We need to manage manufactured homes or mobile home parks in certain neighborhoods
- We'd like to avoid more sprawl (or unplanned) development
- We'd like to develop and promote tourism opportunities in our community
- We'd like to improve the appearance of all, or parts of, our community
- We'd like to promote development of vacant sites or abandoned structures in our community
- We'd like to reduce the amount of paved area in our community

Mobility

- We'd like to improve or provide public transportation
- We'd like to provide more bike paths and trails
- We'd like to provide more sidewalks and pedestrian facilities
- We'd like to size our streets (width, etc.) to better fit neighborhood needs

Community

- We'd like to discourage visual clutter (such as excessive signage) along roadways
- We'd like to improve the curb-appeal of commercial or shopping areas
- We'd like to increase the amount of greenspace or parkland in our community

Georgia Department of Community Affairs Supplemental Planning Recommendations

- We'd like to increase the mix of housing (by size, type, and price range) in certain neighborhoods
- We'd like to provide more protection of historic resources

Conservation

- We like to better protect our natural resources (such as streams, wetlands, etc.)
- We'd like to encourage development to locate in areas most suitable for new growth
- We'd like to ensure our community has enough water now and in the future
- We'd like to manage our storm water run-off and drainage
- We'd like to preserve our rural scenery
- We'd like to protect our trees, particularly where new development takes place

Livability

- We need to add parking at busy activity centers
- We need to manage traffic congestion and commute times
- We'd like more affordable housing in our community
- We'd like to increase mix of uses (like corner groceries or drugstores) in certain neighborhoods
- We'd like to provide more community gathering spaces

Governance

- We need help addressing neighborhood opposition to new developments
- We'd like to coordinate with neighboring jurisdictions on shared needs
- We'd like to improve community services for underserved neighborhoods
- We'd like to institute new zoning or similar development regulations
- We'd like to reduce the cost of providing public services/facilities
- We'd like to streamline our local development review process