

6. POLICIES

6.1 Introduction

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the Comprehensive Plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The majority of the policies listed below are appropriate countywide. Some policies apply only to the cities as indicated.

	County-wide	Hampton, Locust Grove, McDonough, and Stockbridge	Unincorp. County
6.2 Land Use Policies			
LU-1: Promote efficient use of land by encouraging well-designed, pedestrian-oriented developments that include a mix of uses and creative use of land.	✓	✓	✓
LU-2: Create opportunities to retrofit single-use commercial and retail developments into walkable, mixed-use communities.	✓	✓	✓
LU-3: Encourage upper floor residential above office and retail uses.	✓	✓	✓
LU-4: Focus of community schools as centers for a variety of neighborhood services and programs	✓	✓	✓
LU-5: Integrate recreation areas and greenspace throughout our county; within neighborhoods, along streets, in parking lots, and within commercial and industrial developments.	✓	✓	✓
LU-6: Use public investments as an opportunity to foster community interaction and pride. 6a - Locate civic buildings in existing communities, activity centers, and, when possible, areas accessible by public transit. 6b - Strive for gateways and corridors that contribute to a "sense of place."	✓	✓	✓
LU-7: Encourage walkability, interaction among businesses, clear visibility of entryways, and centralized open space.	✓	✓	✓
LU-8: Support conversion of declining shopping malls and strip commercial streets into mixed-use developments.	✓	✓	✓
LU-9: Enact clear design guidelines so that streets, buildings, and public spaces work together to create a "sense of place."	✓	✓	✓



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LU-10: Encourage the use of landscaping, lighting, signage, building design standards, and underground utilities to add value to our community.	✓	✓	✓
LU-11: Give priority to developments that mix uses and redevelop and revitalize existing underutilized commercial and industrial areas.	✓	✓	✓
LU-12: Protect future industrial, warehouse-distribution, and office areas from encroachment by residential development.	✓	✓	✓
LU-13: Promote nodal and clustered commercial development and discourage continuous and scattered commercial activity along major thoroughfares.	✓	✓	✓
LU-14: Encourage buffer zones (parks, paths, and mixed-use commercial districts) between incompatible residential and commercial uses.	✓	✓	✓
LU-15: Develop a program to identify and inventory historic, architectural, archaeological, and cultural resources in Henry County.	✓	✓	✓
LU-16: Encourage the maintenance of all historic structures and, when appropriate, their adaptive reuse.	✓	✓	✓
LU-17: Support recognition of exemplary preservation, renovation, and restoration of historic resources.	✓	✓	✓
LU-18: Establish regulations and incentives to protect the County's historic, architectural, archaeological, and cultural resources in Henry County from inappropriate development or destruction.	✓	✓	✓
LU-19: New development will contribute to, not take away from, our community's character and sense of place.	✓	✓	✓
LU-20: Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.	✓	✓	✓
LU-21: Add value to our community through quality design, landscaping, lighting, signage, and scale in our new developments.	✓	✓	✓
LU-22: Use land efficiently to avoid the costs and problems associated with urban sprawl.	✓	✓	✓
LU-23: Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.	✓	✓	✓
LU-24: Gateways and corridors will create a "sense of place" for our community.	✓	✓	✓



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LU-25: Encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.		✓	
LU-26: Create walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.	✓	✓	✓
LU-27: Provide pleasant, accessible public gathering places and parks throughout the community.	✓	✓	✓
LU-28: Redevelop and enhance existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.	✓	✓	✓
LU-29: Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.	✓	✓	✓
LU-30: Encourage mixed-use developments that are human-scale and less auto-oriented.	✓	✓	✓
LU-31: Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.	✓	✓	✓
LU-32: Support new land uses that contribute to protecting the environment and preserving meaningful open space.	✓	✓	✓
LU-33: Encourage development of a rational network of activity centers to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.	✓	✓	✓
6.3 Economic Development			
ED-1: Support existing educational institutions and encourage development of new opportunities to educate our citizens.	✓	✓	✓
ED-2: Identify a level of need for industrial and commercial land and maintain an inventory of available and appropriately zoned properties for the purpose of recruiting new businesses to Henry County.	✓	✓	✓
ED-3: Support local tourism, including historic and sports tourism.	✓	✓	✓
ED-4: Seek to maintain, attract, and educate a highly and appropriately skilled labor force.	✓	✓	✓
ED-5: Promote, whenever possible, job training programs such as Georgia Quick-Start and the Job Training Partnership Act.	✓	✓	✓



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ED-6: Use public investment in parks and open space to encourage private reinvestment in activity centers.	✓	✓	✓
ED-7: Promote and sustain stable and controlled economic growth.	✓	✓	✓
ED-8: Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.	✓	✓	✓
ED-9: Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.	✓	✓	✓
ED-10: Consider access to housing and impacts on transportation when assessing economic development projects.	✓	✓	✓
ED-11: Consider impacts on infrastructure and natural resources in making economic development decisions.	✓	✓	✓
6.4 Natural and Cultural Resources			
NC-1: The protection and conservation of our community's resources will play an important role in the land use decision-making process.	✓	✓	✓
NC-2: Encourage the preservation and planting of trees and other vegetation that enhance community livability and appearance.	✓	✓	✓
NC-3: Promote and pursue the preservation of scenic and environmentally sensitive areas for their ecological and aesthetic value, and for common enjoyment.	✓	✓	✓
NC-4: Protect ground and surface water sources and water supply intakes to ensure adequate supplies of quality water.	✓	✓	✓
NC-5: Support strict enforcement of regulations for use and quality of Henry County's water resources.	✓	✓	✓
NC-6: Assure that adequate erosion and sedimentation control measures are taken in watershed areas to protect County water supplies.	✓	✓	✓
NC-7: Ensure that all land disturbing activities are carried out in such a way as to sufficiently protect the public drinking water supply reservoirs and intakes.	✓	✓	✓



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NC-8: Encourage and support the development and implementation of water and sewer improvement programs in order to protect sensitive water resources.	✓	✓	✓
NC-9: Promote the protection and maintenance of trees and green open space in all new development.	✓	✓	✓
NC-10: Promote low impact development that preserves the natural topography and existing vegetation of development sites.	✓	✓	✓
NC-11: Redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.	✓	✓	✓
6.5 Community Facilities and Services Policies			
CF-1: Provide efficient local government that is responsive to the needs of Henry County residents.	✓	✓	✓
CF-2: Ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and wastewater treatment systems.	✓	✓	✓
CF-3: Coordinate the timing, location, and capacity of community facilities with desirable patterns of land use and development.	✓	✓	✓
CF-4: Make efficient use of existing infrastructure before making new investments in capital projects that will increase operating and maintenance costs.	✓	✓	✓
CF-5: Ensure that the infrastructure and public facilities serving new development is adequate so that new development does not cause a decline in levels of service for existing residents.	✓	✓	✓
CF-6: Work closely with the Henry County public school system to coordinate school siting decisions based on land use changes and the concurrent development of roads, sewer, and other community facilities.	✓	✓	✓
CF-7: Identify and establish an appropriate mechanism to provide a thorough assessment of available public services and facilities prior to making zoning decisions that impact undeveloped areas of the County.			✓



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CF-8: Develop long-range functional plans for key infrastructure and community facilities that are consistent with the Future Development Map and growth management strategies.	✓	✓	✓
CF-9: Set high design standards for community facilities that will be a source of pride for the community and set the standard for high quality development in the private sector.	✓	✓	✓
CF-10: Promote intergovernmental coordination of expansion and operation of community facilities.	✓	✓	✓
CF-11: Link facility planning to stable, adequate, and equitable funding schemes; and integrate community facility implementation strategies into a systematic Capital Improvements Program (CIP) process.	✓	✓	✓
CF-12: Coordinate the location and timing of the County's list of capital projects in order to identify opportunities to improve their effectiveness and efficiency through joint site selection (clustering) where appropriate.	✓	✓	✓
CF-13: Encourage developers of parcels of 100 acres or more to dedicate or reserve appropriate sites for public facilities that are consistent with the County's long-range facility plans.	✓	✓	✓
CF-14: Encourage availability of healthcare services to all residents of Henry County.	✓	✓	✓
CF-15: Protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.	✓	✓	✓
CF-16: Ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.	✓	✓	✓
CF-17: Limit development within our community to areas that can be reasonably served by public infrastructure.	✓	✓	✓
CF-18: Ensure that capital improvements needed to accommodate future development are provided concurrent with new development.	✓	✓	✓
CF-19: Coordinate provision of public facilities and services with land use planning to promote more compact urban development.	✓	✓	✓
CF-20: Invest in parks and open space to enhance the quality of life for our citizens.	✓	✓	✓



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CF-21: Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.	✓	✓	✓
6.6 Housing Policies			
H-1: View each component of neighborhoods, schools, parks, residences, and businesses, as part of the greater community; and facilitate access among land uses through planned connections of walkways, bike paths, roads, and public transportation.	✓	✓	✓
H-2: Develop growth strategies that provide resources for supporting revitalization of neighborhoods and effectively address the physical environment of the disadvantaged.	✓	✓	✓
H-3: Encourage walkable, safe neighborhoods with pleasant, accessible public gathering places.	✓	✓	✓
H-4: Encourage residential development to place parks and community facilities as focal points in neighborhoods.	✓	✓	✓
H-5: Provide adequate space for recreational use in all neighborhoods.	✓	✓	✓
H-6: Work to calm traffic through existing neighborhoods.	✓	✓	✓
H-7: Create affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.	✓	✓	✓
H-8: Plan for a variety of housing types, styles, and price points, including affordable and high-end products, toward the goal of creating "lifecycle" housing in the community.	✓	✓	✓
H-9: Maintain and enhance the integrity and nature of existing residential neighborhoods.	✓	✓	✓
H-10: Protect residential areas from encroachment of incompatible uses including odor, light, and noise.	✓	✓	✓
H-11: Stimulate infill housing development in existing neighborhoods.		✓	
H-12: Encourage development of housing opportunities that enable residents to live close to their places of employment.	✓	✓	✓



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H-13: Accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.	✓	✓	✓
H-14: Support development decisions that promote a better jobs-housing balance, increasing the ratio of jobs to houses as to allow residents to live closer to their jobs.	✓	✓	✓
6.7 Transportation Policies			
Following is list of general transportation policies intended to help guide land use decisions. These polices are in addition to and are intended to complement the list of transportation policies for Henry County and its Cities can be found in Chapter XII of the Joint Henry County/Cities Transportation Plan. The CTP includes policies that address the common land use and transportation goals and objectives identified during the planning process for both plans. Those policies and any subsequent revisions to those policies should be considered a part of this plan.			
T-1: Maintain an efficient and reliable multi-modal transportation network to support efficient land use, minimize traffic congestion, and facilitate community-wide and regional circulation.	✓	✓	✓
T-2: Promote the clustering of development into activity centers to increase the efficiency of all transportation networks.	✓	✓	✓
T-3: Plan and permit road networks of neighborhood-scaled streets (generally two or four lanes) with high levels of connectivity and short blocks.	✓	✓	✓
T-4: Require sidewalks in all new developments.	✓	✓	✓
T-5: 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	✓	✓	✓
T-6: New and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.	✓	✓	✓
T-7: New and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.	✓	✓	✓



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T-8: Ensure that new developments will be designed to be conducive to walking and biking.	✓	✓	✓
T-9: Require bike lanes, a broad bicycle-friendly shoulder, or a parallel multi-use path for all widening, and new construction roadway projects for all collector and arterial streets.	✓	✓	✓
T-10: Manage access along collector and arterial streets.	✓	✓	✓
T-11: Work toward improvement of traffic flow designs and operations, specifically within Activity Centers.	✓	✓	✓
T-12: Limit the number of curb cuts onto arterial streets and roadways to mitigate traffic congestion.	✓	✓	✓
T-13: Promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).	✓	✓	✓
T-14: Support creation of a community-wide pedestrian/bike path network.	✓	✓	✓
T-15: Ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.	✓	✓	✓
6.8 Intergovernmental Coordination Policies			
IC-1: Share services and facilities with neighboring jurisdictions when mutually beneficial.	✓	✓	✓
IC-2: Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions	✓	✓	✓
IC-3: Consult other public entities in our area when making decisions that are likely to impact them.	✓	✓	✓
IC-4: Provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.	✓	✓	✓
IC-5: Engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.	✓	✓	✓
IC-6: Continue and improve the coordination of county and municipal land use, zoning, capital improvements, and service delivery.	✓	✓	✓



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