

## 7. Implementation Strategies

### 7.1 Introduction

The following Implementation Strategies address the issues and opportunities raised in Chapter 5. Action items are identified, along with responsible parties and a projected timeframe for implementation. This timeframe is expressed either as Ongoing, Short-Range (one to five years), or Long-Range (five plus years). Below is a list of responsible parties and partners in this plan. Also included in this chapter is a discussion of how to implement Activity Centers, an essential element of this Comprehensive Plan and a strategy that cuts across all of the basic components of its implementation.

### **Parties and Partners**

AFT	American Farmland Trust
ARC	Atlanta Regional Commission
CPHE	The Commission for the Promotion of Higher Education
FHA	Federal Highway Administration
GC	Georgia Conservancy
GCF	Georgia Cities Foundation
GDCA	Georgia Department of Community Affairs
GDNR	Georgia Department of Natural Resources
GDOL	Georgia Department of Labor
GDOT	Georgia Department of Transportation
GEPD	Georgia Environmental Protection Division
GRPA	Georgia Rail Passenger Authority
GRTA	Georgia Regional Transportation Authority
HBD	Hampton Building Department
HCBOC	Henry County Board of Commissioners
HCBOE	Henry County Board of Education
HCBD	Henry County Building Department
HCC	Hampton City Council
HCCC	Henry County Chamber of Commerce
HCCE	Henry County Cooperative Extension
HCDA	Henry County Development Authority
HCDOT	Henry County Department of Transportation
HCDPR	Henry County Development Plan Review
HCED	Hampton Code Enforcement Department
HCFD	Henry County Finance Department
HCGISD	Henry County Geographic Information Systems Department
HCHA	Henry County Hospital Authority



HCHD	Henry County Health Department
HCISD	Henry County Information Systems Department
HCLS	Henry County Library System
HCPRD	Henry County Parks and Recreation Department
HCPSD	Henry County Public Safety Department
HCPWD	Henry County Public Works Division
HCPZD	Henry County Planning and Zoning Department
HCSMD	Henry County Stormwater Management Department
HCTA	Henry County Tax Assessor
HCTC	Henry County Tax Commissioner
HCTD	Henry County Transit Department
HCTPD	Henry County Transportation Planning Department
HCSSD	Henry County Senior Services Department
HCWSA	Henry County Sewerage and Water Authority
HPZD	Hampton Planning and Zoning Department
LGBD	Locust Grove Building Department
LGCC	Locust Grove City Council
LGCD	Locust Grove Community Development Department
LGPWD	Locust Grove Public Works Department
MARTA	Metropolitan Atlanta Regional Transportation Authority
MBD	McDonough Building Department
MCC	McDonough City Council
MCDD	McDonough Community Development Department
MEDD	McDonough Economic Development Department
MNGWPD	Metropolitan North Georgia Water Planning District
MPWD	McDonough Public Works Department
MPRD	McDonough Parks and Recreation Department
MSM	Main Street McDonough
NHA	National Housing Authority
Path	Path Foundation
PEDS	Pedestrians Educating Drivers on Safety
SCC	Stockbridge City Council
SFD	Stockbridge Finance Department
SPDD	Stockbridge Planning and Development Department
SPRD	Stockbridge Parks and Recreation Department
TNC	The Nature Conservancy
TPL	Trust for Public Land
USG	University System of Georgia
USHUD	United States Department of Housing and Urban Development

## 7.2 Implementation of Activity Centers

The location of new Activity Centers will be guided by the Future Land Use Plan in terms of the appropriate location, scale, intensity, and function. The Future Land Use Plan should be supported with priority funding for infrastructure and community facilities in Activity Centers.



The Zoning Ordinance should be revised to provide for mixed-use development by right, establish design standards, and provide density bonus incentives that reward:

- Mixed-use buildings
- Open space conservation
- Affordable housing, where appropriate
- Structured parking, where appropriate

These standards should be contained in a Zoning Overlay District that may be applied to locations that are consistent with the Future Land Use Plan after an Activity Center Master Plan is approved by the Board of Commissioners or City Council for the designated area.

The first step in implementing a specific Activity Center would be to prepare an Activity Center Master Plan for the designated area. The Master Plan should include sufficient land to provide a “critical mass” (such as 75 percent of the land identified in the Future Land Use Plan) with a complementary mix of civic, residential, and non-residential uses. There should be public participation in the preparation of the Activity Center Master Plan. The whole planning process should be thorough and may typically take between six to twelve months to complete. The implementation of Activity Centers should be a public/private partnership in terms of finance and design. In cases where significant redevelopment is required, the public sector (city or county) may need to initiate the Master Plan process in order to stimulate redevelopment and to ensure that there is a unified and coherent plan that embraces existing uses, infill development and redevelopment of catalyst sites. This strategy may be supported with public funds for the Master Plan, such as the Livable Center Initiatives program of the Atlanta Regional Commission, and be combined with publicly funded key infrastructure or community facilities. A market feasibility study should be conducted for Activity Centers that comprise more than 200 acres. Market feasibility studies analyze market conditions and predict future market demand for specific real estate products. They should be used to ensure master plans and grounded in development realities.

Alternatively, if a private property owner or developer controls a large enough land area to provide a “critical mass”, the developer may propose an Activity Center Master Plan and ask for approval to initiate the planning process through a rezoning application.

At a minimum, each Activity Center Master Plan should address proposed land use, housing types and densities, employment areas and commercial development, open space, parking, streets, sidewalks, utilities, community facilities, signage, landscaping, and include design standards.

A property located within an activity center is not automatically entitled to the density outlined on the FLUM. The FLUM chart is a guide for the description and evaluation of activity center typologies. Activity centers must be master planned with community participation in the process to establish allowable density, consistent with average densities outlined on the FLUM, and based on the desired character the community desires for a particular activity center.

The Activity Center Master Plan should be reviewed by staff for its technical merits and then presented in public hearings for approval by the Board of Commissioners. The action of approving



the Master Plan should include establishing the area as a Zoning Overlay District with flexibility to develop the plan in a specified time frame consistent with the approved Master Plan. If applicable, the developer must submit the application for review by the Atlanta Regional Commission as a Development of Regional Impact.

An alternative approach would be for Henry County to implement one or more Activity Centers through a Transfer of Development Rights (TDR) program. This would require preparation of a local TDR ordinance consistent with the state enabling act. This ordinance should be the end product of a thorough study of the economic and technical feasibility of the process. The TDR feasibility study should include extensive public participation of property owners that would be affected by the process. Some of the key decisions include:

- identifying the conservation goals and other public purposes that are to be served by the process;
- identifying the TDR district, including the areas to be considered “receiving areas” and “sending areas;”
- establishing the appropriate “base” density to be applied to property within the TDR district prior to allowing development rights transfers;
- determining the potential number of development rights to be created in the TDR district;
- studying the adequacy of infrastructure and community facilities in the receiving areas;
- setting time limits for transactions in the transfer process; and
- designing and funding the method of administering the TDR process.

It is possible that a “land development bank” would need to be established and publicly funded in order to assure that there is an adequate supply of development rights to be traded in order to achieve the desirable land plan. The Zoning Ordinance would also need to be amended to establish the permissible uses and intensities in the receiving and sending areas, and to establish how the TDR procedure would be used either in conjunction with rezoning, or in lieu of rezoning, to increase the intensity of land use beyond the “base” density. The tax assessor would need to adopt appraisal techniques and procedures to recognize the changes in property tax assessments that would occur along with the transfer of development rights.



### 7.3 County-Wide Land Use Strategies

How do we ensure new development provides a sense of place and preserves valued elements of community character?

Description/Action	Responsible Party	Partners	Timeframe
Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners, and businesses.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range

How do we preserve scenic areas, open space, and agricultural land?

Description/Action	Responsible Party	Partners	Timeframe
Create an inventory of scenic views and scenic routes by surveying the county.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Adopt DCA Model Code 4-1, encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Adopt DCA Model Code 4-3, requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Utilize a conservation subdivision ordinance to preserve views.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	Short-Range
Purchase of development rights or “fee simple” purchase of land in order to permanently protect natural resources, open space or farmland.	HCBOC HCC LGCC MCC SCC	HCPZD HCPRD HPZD LGCCD MCDD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
		MPRD SPDD SPRD	
Study the possibility of implementing a Transfer of Development Rights (TDR) program in which development is focused in desirable growth areas.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Work with the Path Foundation to create a trail system in Henry County, preserving greenspace and increasing public access to open space.	HCBOC HCC LGCC MCC SCC	Path	Short-Range
Prepare a Scenic Road Overlay Ordinance for GA Hwy 20 North to protect the rural character of the corridor, scenic views and areas.	HCBOC	HCPZD	Short-Range

**How can we conserve our historic resources?**

Description/Action	Responsible Party	Partners	Timeframe
Regularly update the County's inventory of existing historic buildings, including architectural descriptions, age, history, setting and location in the community.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Apply for designation on the Georgia Register of Historic Places. A designation offers eligibility for incentives for preservation and rehabilitation.	Private Property Owners	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Apply for designation on the National Register of Historic Places. Designation offers eligibility for preservation benefits and federal funding when available.	Private Property Owners	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Adopt Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Implement the Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range



Description/Action	Responsible Party	Partners	Timeframe
Consider forming a joint Historic Preservation Commission between the County and the cities.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Through “fee simple” purchase of land in order to permanently protect historical resources.	HCBOC HCC LGCC MCC SCC	HCPRD HCPZD HPZD LGCCD MCDD MPRD SPDD SPRD	Ongoing

**How can we maintain the historic character of our downtowns and protect them from incompatible development?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt DCA Model Code 3-10, ensuring new residential infill development is compatible with its neighborhood.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Adopt Georgia Historic Preservation Division’s model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Implement the Georgia Historic Preservation Division’s model ordinance requiring protection of locally designated historic properties and districts.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range





**How can we increase the number of community gathering places?**

Description/Action	Responsible Party	Partners	Timeframe
Create pocket or neighborhood parks consisting of small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.	HCBOC HCC LGCC MCC SCC	HCPRD HCPZD HPZD LGCCDD MCDD MPRD SPDD	Short-Range
Change zoning regulations to allow opportunities in areas such as crossroads communities and village centers for small amounts of traditionally designed neighborhood commercial space; including coffee shops, restaurants, and corner stores.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCDD MCDD SPDD	Short-Range

**How can we create attractive, mixed-use, pedestrian-friendly village centers?**

Description/Action	Responsible Party	Partners	Timeframe
Designate where village centers should be located and adopt a village center overlay district, regulating their development. These districts are mapped areas where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCDD MCDD SPDD	Short-Range
Pursue LCI funds for planning and implementation.	HCBOC HCC LGCC MCC SCC	ARC HCPZD HPZD LGCCDD MCDD SPDD	Short-Range
Revise standards for retail/office employment areas and commercial corridors to encourage mixed-use development.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCDD MCDD SPDD	Short-Range





Description/Action	Responsible Party	Partners	Timeframe
Locate public and civic uses within villages and crossroads communities.	HCBOC HCC LGCC MCC SCC	HCBOE HCHA HCLS HCPZD HCSSD HPZD LGCDD MCDD SPDD	Ongoing
Create a Design Review Board to administer the interpretation of the overlay district to ensure all development is in keeping with the goals of a pedestrian-friendly mixed-use environment.	HCBOC HCC LGCC MCC SCC	HCBOE HCHA HCLS HCPZD HCSSD HPZD LGCDD MCDD SPDD	Short-Range
Develop greenway and bike trails in areas where appropriate to increase greenspace and provide alternative transportation options.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCDD MCDD SPDD Path	Ongoing

**How can we cluster public facilities within activity centers?**

Description/Action	Responsible Party	Partners	Timeframe
Place new public facilities in designated activity centers.	HCBOC HCC LGCC MCC SCC	HCBOE HCHA HCLS HCPZD HCSSD HPZD LGCDD MCDD SPDD	Ongoing
Require large developers to set aside land for public facilities like schools and parks.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCDD MCDD SPDD	Ongoing



**How do we improve the appearance of the community from 1-75 and at interstate interchanges?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a wide (at least 200 feet) undisturbed buffer standard at the edge of the interstate right-of-way.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Screen all structures from view by providing natural and undisturbed “no-access” buffers along the interstate.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Prepare an Interstate Gateway Overlay zoning district to regulate the character of development near the 1-75 corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Beautify interstate interchanges with extensive low-maintenance landscaping.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD GDOT HCDOT HCTPD	Ongoing
Adopt the same sign and billboard controls for cities and the County in the corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Adopt the same building mass controls (“big box” policy) for cities and the county in the I-75 corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Adopt the same architectural controls for cities and the County in the I-75 corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Adopt the same tree protection and landscaping requirements for cities and the county in the I-75 corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range
Adopt the same outdoor lighting controls for cities and the county in the I-75 corridor.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Short-Range



**How can we encourage infill development within our cities?**

Description/Action	Responsible Party	Partners	Timeframe
Utilize Georgia's legal redevelopment tools to revitalize central business districts (DCA model Code 5-5).	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Long-Range
Amend building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.	HCBOC HCC LGCC MCC SCC	HBD HCB HCE HCPZD HPZD LGBD LGCCD MBD MCDD SPDD	Short-Range
Establish Tax Allocation Districts (TAD) in declining areas to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range

**How can we be proactive in land use efforts, as opposed to reactive?**

Description/Action	Responsible Party	Partners	Timeframe
Conduct an inventory analyzing the impacts of community development patterns on the economy, natural and cultural resources, facilities and services, housing and transportation.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Long-Range
Adopt a Future Land Use Map that achieves the community's goals and strictly adhere to it, only allowing re-zonings in highly unusual situations.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Identify areas appropriate for greenway trail creation, facilitating the coordination of development and redevelopment efforts with trail expansion.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD Path	Ongoing



**How do we control sprawling leap-frog development?**

Description/Action	Responsible Party	Partners	Timeframe
Develop in a compact form. This involves configuring buildings on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing

**How do we amend our zoning and development regulations to allow mixed-use development, establish adequate design standards and sign controls?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a mixed-use zoning category permitting mixed-uses in designated areas.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	Short-Range
Adopt identical design guidelines in the cities and unincorporated county to ensure a consistent quality of development.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Adopt an identical sign ordinance in the cities and county to ensure a consistent level of sign control.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range

**How can we utilize more efficient growth management tools and not resort to large-lot zoning?**

Description/Action	Responsible Party	Partners	Timeframe
Develop around Activity Centers as identified in the Future Land Use Map. Strictly adhere to this map and allow rezoning in only highly unusual situations.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	Ongoing



**How can we promote the “One Henry” concept to unify land use decisions and make them consistent across jurisdictional boundaries?**

Description/Action	Responsible Party	Partners	Timeframe
Develop around Activity Centers as identified in the Future Land Use Map. Strictly adhere to this map and allow rezoning in only highly unusual situations.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing

**How can we encourage subdivisions to provide multiple access points, sidewalks, and trails?**

Description/Action	Responsible Party	Partners	Timeframe
Revise subdivision regulations to be more flexible so they enable innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards or encouraging greater use of development standards or encouraging greater use of discretionary site plan review for new subdivisions.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Establish minimum design requirements (DCA model code 2-3), standards, and specifications for improvements within subdivisions, including sidewalks, curbs and gutters, and street lighting improvements.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Retrofit conventional subdivisions to make them more livable and sustainable: providing more connectivity, pedestrian and bicycle accessibility, open space and amenities.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Develop incentives for subdivisions to connect to nearby greenway and bike trails when appropriate.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range



**How can we better coordinate land use and infrastructure planning?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCBOC HCC LGCC MCC SCC	HCPZD HCPWD HPZD LGCCD MCDD SPDD	Ongoing

**7.4 County-Wide Economic Development Strategies**

**How can we provide more technical job training within the county?**

Description/Action	Responsible Party	Partners	Timeframe
Conduct an inventory of workforce training resources finding training opportunities to match the need of the local workforce. These may be from formal educational programs, private providers, specialized workforce training (such as from a department of labor), or other sources.	HCBOC HCC LGCC MCC SCC	GDOL HCBOE	Ongoing
Work with the Georgia Department of Labor to identify trends and market segments to tailor vocational programs to meet the demand.	HCBOC HCC LGCC MCC SCC	GDOL HCBOE	Ongoing
Investigate the need for expanding health care facilities in the Locust Grove area, and support this expansion if the investigation calls for it.	HCHA	HCBOC LGCC	Ongoing



**How do we attract jobs and employers to the county who will diversify our economic base and balance the current jobs-housing ratio?**

Description/Action	Responsible Party	Partners	Timeframe
Regularly conduct a target industry analysis to identify market segments that can support the local economy with high-paying jobs.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Ongoing
Choose businesses to recruit and support. Establish a process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Ongoing
Conduct an inventory tracking business needs collecting information on local economic conditions and local business needs.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Ongoing
Develop and implement a proactive marketing strategy to target those industries.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Ongoing
Develop budget and additional staff to support recruiting activities.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Ongoing
Complete a fiscal impact analysis to determine the projected costs and benefits associated with targeted residential and non-residential growth.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Short-Range
Complete a joint economic development plan to comprehensively prepare for county-wide economic growth.	HCBOC HCC LGCC MCC SCC	HCCC HCDA MEDD	Short-Range





**How do we encourage tourism to the county?**

Description/Action	Responsible Party	Partners	Timeframe
Engage in niche marketing. Market the community as a regional center for a particular purpose or attraction, such as commercial activity, tourism, education, medical services, arts, recreation, etc.	HCBOC HCC LGCC MCC SCC	HCCC MSM	Long Range
Continue to support the tourism efforts of the CVB to attract three-day events and coordinate national event opportunities with other communities.	HCBOC HCC LGCC MCC SCC	HCCC	Ongoing
Identify historic and sports tourism opportunities as the basis for a marketing and promotion strategy.	HCBOC HCC LGCC MCC SCC	HCCC	Ongoing

**7.5 County-Wide Housing Strategies**

**How can we increase the number of affordable and workforce housing options within the county?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt inclusive land use regulations requiring developers to include a certain percentage of affordable homes in a market-rate home development.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Provide financial assistance programs for first-time homebuyers and low to moderate-income home buyers	HCPZD HPZD LGCCD MCDD SPDD	GDCA NHA USDHUD	Ongoing
Encourage development of special needs housing for very low-income residents, including seniors and handicapped residents, as well as for transitional housing.	HCPZD HPZD LGCCD MCDD SPDD	ARC GDCA HCSSD NHA USHUD	Ongoing
Grant zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open	HCBOC HCC LGCC	HCPZD HPZD LGCCD	Short-Range



Description/Action	Responsible Party	Partners	Timeframe
space, or providing affordable housing.	MCC SCC	MCDD SPDD	

**How do we meet the demands of the growing segment of non-family households or households with no children desiring smaller, higher-density housing units?**

Description/Action	Responsible Party	Partners	Timeframe
Encourage creative design for higher density. By encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single-family residence from the street, or heavy landscaping can be used to hide parts of the development.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	On-going
Grant zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	Short-Range

**How can we encourage the construction of executive-level housing (\$300,000+) to attract upper management?**

Description/Action	Responsible Party	Partners	Timeframe
Create regulations supporting high-quality design elements, including construction materials, landscaping, etc.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Provide for large minimum house sizes in appropriate designated areas	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Encourage development of higher-end retail, restaurants, and other support facilities	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Create higher-end recreational opportunities, such as golf courses	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD HCPRD	Ongoing

**How can we provide mixed-use, walkable housing alternatives for the coming generation of active seniors?**

Description/Action	Responsible Party	Partners	Timeframe
Develop land use regulations that allow for development of attached or detached homes in the form of condominium ownership.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Create design regulations that appeal to an aging population, including one-level living and/or master bedrooms on the main living level.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Develop land use regulations that allow for age-restricted communities, both for sale and for rent, including assisted living facilities and independent living apartments, condominiums or cluster homes.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Develop incentives for housing developers to connect to existing and planned greenway trails when appropriate.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range

**How do we encourage infill housing?**

Description/Action	Responsible Party	Partners	Timeframe
Target and promote redevelopment and infill opportunities to developers.	HCDA HCPZD HPZD LGCCD MCDD MEDD SPDD	HCBOC HCC LGCC MCC SCC	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Explore the possibility of providing financial or regulatory incentives for infill housing.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD MEDD SPDD	Ongoing
Identify infill corridors and encourage development in these areas	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD MEDD SPDD	Ongoing

**How do we promote neo-traditional communities, as opposed to isolated sub-divisions?**

Description/Action	Responsible Party	Partners	Timeframe
Implement a Traditional Neighborhood Development (TND) Ordinance that permits the construction of traditional-style neighborhoods.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range

**How do we encourage conservation subdivisions?**

Description/Action	Responsible Party	Partners	Timeframe
Implement a Conservation Subdivision Ordinance that sets aside a significant portion of a development as undivided, protected open space while clustering units on the remaining portion.	HCBOC LGCC MCC SCC	HCPZD LGCCD MCDD SPDD	Short-Range



## 7.6 County-Wide Natural and Cultural Resources Strategies

### How do we preserve and conserve greenspace and natural resources?

Description/Action	Responsible Party	Partners	Timeframe
Purchase private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.	HCBOC HCC LGCC MCC SCC	GC TPL HCPRD MPRD	Ongoing
Support local land trusts to save valued areas (generally environmental resources) through voluntary land conservation.	HCBOC HCC LGCC MCC SCC	GC TPL HCPRD MPRD	Ongoing

### How can we provide more recreational opportunities for residents and visitors?

Description/Action	Responsible Party	Partners	Timeframe
Work with the Path Foundation to create a trail system in Henry County.	HCBOC HCC LGCC MCC SCC	Path	Ongoing
Require a system of multi-use trail linkages through new developments.	HCBOC HCC LGCC MCC SCC	HCPZD HCTPD HPZD LGCDD MCDD SPDD	Ongoing
Create pocket or neighborhood parks, consisting of small open spaces throughout the community that may be publicly owned or owned/managed by nearby residents and property owners.	HCBOC HCC LGCC MCC SCC	HCPRD HCPZD HPZD LGCDD MCDD MPRD SPDD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Create incentives for developers to link their open spaces together into a publicly-accessible open space network.	HCBOC HCC LGCC MCC SCC	HCPZD HCTPD HPZD LGCDD MCDD SPDD	Short-range

**How do we preserve our scenic areas and viewsheds?**

Description/Action	Responsible Party	Partners	Timeframe
Purchase private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.	HCBOC HCC LGCC MCC SCC	GC TPL HCPRD MPRD	Ongoing
Implement a Conservation Subdivision Ordinance that sets aside a significant portion of a development as undivided, protected open space while clustering units on the remaining portion.	HCBOC LGCC MCC SCC	HCPZD LGCDD MCDD SPDD	Ongoing
Apply for nomination in the Scenic Byways program. This designation allows for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked.	HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD	FHA GDOT	Short-Range
Prepare a Scenic Road Overlay Ordinance for GA Hwy 20 North to protect the rural character of the corridor, scenic views and areas	HCBOC	HCPZD	Short-Range

**How can we improve our air quality?**

Description/Action	Responsible Party	Partners	Timeframe
Shift to a clean fleet of city, county, and school system vehicles.	HCDOT HCTD HCTPD HCBOC HCC LGCC MCC SCC	ARC GRTA	Short- Range



Description/Action	Responsible Party	Partners	Timeframe
Reduce the need for automobile trips by siting schools in residential neighborhoods.	HCPZD HPZD LGCCD MCDD SPDD	HCBOE	Ongoing
Improve public transit as described in the Comprehensive Transportation Plan (CTP)	HCBOC HCC LGCC MCC SCC	HCDOT HCTPD ARC GRPA GRTA MARTA	Ongoing

**How can we protect our water quality?**

Description/Action	Responsible Party	Partners	Timeframe
Create an ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Promote environmentally-sensitive site design that prevents mass grading and clear cutting.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing
Utilize the DCA's Model Code 3-9, for landscaping and buffer requirements, requiring planting areas to mask unattractive land uses, provide visual and sound barriers between incompatible adjacent uses, protect water and the environmental quality of rivers and streams	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD DCA	Short-Range
Utilize sustainable/green design for development. Create environmentally-sound and resource-efficient buildings by using an integrated approach to design: promoting resource conservation, energy efficiency, renewable energy, and water conservation features; reducing operation and maintenance costs; and addressing issues such as historic preservation, access to public transportation and other community infrastructure systems.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Ongoing





### 7.7 County-Wide Community Facilities and Services Strategies

**How do we provide high-quality community facilities and services for current and future residents and businesses?**

Description/Action	Responsible Party	Partners	Timeframe
Develop a new procedure for Capital Improvements Programming that identifies methods for prioritizing projects, coordinating projects with land use, and analyzing alternative approaches for their location, capacity, timing, design, and finance.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCCD MCDD SPDD	Short-Range
Develop a manual of site planning and architectural design standards for public facilities; including recreation buildings, fire stations, public safety, detention facilities, public utilities, libraries, schools, County administration, and public works/maintenance.	HCBOC HCC LGCC MCC SCC	Consultant HCBOE HCPWD HCPZD HCSSD HPZD LGCCD LGPWD MCDD MPWD SPDD	Short-Range

**How do we coordinate our wastewater planning with regional objectives?**

Description/Action	Responsible Party	Partners	Timeframe
Work in conjunction with the NGMWRPD to coordinate future wastewater planning.	HCBOC HCC LGCC MCC SCC	HCPWD HCPZD HCSSD HPZD LGCCD LGPWD MCDD MPWD SPDD NGMWRPD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Prepare a long-range water and sewer master plan consistent with the regional goals of the NGMWRP.	HCBOC HCC LGCC MCC SCC	HCPWD HCPZD HCSSD HPZD LGCDD LGPWD MCDD MPWD SPDD NGMWRP	Short-Range



**How do we coordinate school planning with infrastructure and land use plans to alleviate overcrowding and traffic congestion?**

Description/Action	Responsible Party	Partners	Timeframe
Site schools in neighborhoods in order to allow children to walk to school, reduce transportation costs, serve existing neighborhoods, and use existing infrastructure.	HCBOC HCC LGCC MCC SCC HCBOE	HCPZD HPZD LGCCD MCDD SPDD	Ongoing

**How do we cluster community facilities to foster a sense of community?**

Description/Action	Responsible Party	Partners	Timeframe
Develop a manual of site planning and architectural design standards for public facilities; including recreation buildings, fire stations, public safety, detention facilities, public utilities, libraries, schools, County administration, and public works/maintenance.	HCBOC HCC LGCC MCC SCC	Consultant HCBOE HCPWD HCPZD HCSSD HPZD LGCCD LGPWD MCDD MPWD SPDD	Short-Range

**How do we promote safer routes to schools for children?**

Description/Action	Responsible Party	Partners	Timeframe
Encourage schools to participate in the KidsWalk program administered by the Pedestrians Educating Drivers on Safety (PEDS) organization that promotes children walking to schools and improves pedestrian safety in the vicinity of schools.	HCBOC HCC LGCC MCC SCC HCBOE	ARC PEDS	Short-Range



<p>Take advantage of the Georgia Department of Transportation's Safe Routes to Schools (SRTS) program that provides funding for infrastructure (sidewalks, bicycle facilities, traffic calming) and non-infrastructure projects (traffic education/enforcement, community outreach, student education) with the goal of increasing the number of children who walk and bicycle to school.</p>	<p>HCBOC HCC LGCC MCC SCC HCBOE</p>	<p>FHA GDOT</p>	<p>Short-Range</p>
---	---	---------------------	--------------------

### 7.8 County-Wide Transportation Strategies

A complete description of Henry County's transportation strategies can be found in Chapter XII of the Joint Henry County/Cities Transportation Plan. Those strategies and any subsequent revisions to those strategies should be considered a part of this plan. Following is list of general transportation strategies intended to support the general implementation of this plan.

#### How do we alleviate traffic congestion in our historic downtowns?

Description/Action	Responsible Party	Partners	Timeframe
<p>Work with the Georgia Department of Transportation to establish truck bypasses around congested downtown areas.</p>	<p>HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD</p>	<p>GDOT</p>	<p>Ongoing</p>
<p>Study the feasibility of adding bike lanes to downtown areas. As an element of the study, consider the possibility of adopting flexible street design standards and the need for bicycle facilities specifications.</p>	<p>HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD</p>	<p>ARC GDOT</p>	<p>Short-Range</p>



**How can we improve coordination between local and regional transportation planning organizations?**

Description/Action	Responsible Party	Partners	Timeframe
Maintain and expand regular meetings with transportation staff and officials to improve lines of communication.	HCDOT HCPZD HCTD HPZD LGCDD MCDD SPDD	ARC GDOT	Ongoing

**How can we increase capacity in north-south and east-west corridors?**

Description/Action	Responsible Party	Partners	Timeframe
Construct new road projects as outlined in the Comprehensive Transportation Plan (CTP).	HCBOC HCC LGCC MCC SCC	ARC GDOT HCDOT HCTPD HCPZD HPZD LGCDD MCDD SPDD	Ongoing
Adopt impact fees for transportation to help fund roadway improvements.	HCBOC LGCC MCC SCC	HCDOT HCTPD HCPZD LGCDD MCDD SPDD	Short-Range

**How can we improve our network of arterial roads?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a street connectivity ordinance that establishes minimum block sizes or lengths, requires stub streets, connections between developments, and establishes limits on dead end streets.	HCBOC HCC LGCC MCC SCC	HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD	Short-Range



Adopt a Conceptual Corridor Master Plan to identify where new greenways and collector and arterial streets are planned. Adopt the Plan with a process for working with developers during the concept stage to set aside, preserve, donate, or sell the right-of-way to the planned routes.	HCBOC HCC LGCC MCC SCC	HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD	Short-Range
--	------------------------------------	--	-------------

**How can we protect right-of-ways for future road improvements?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a Conceptual Corridor Master Plan to identify where new greenways and collector and arterial streets are planned. Adopt the Plan with a process for working with developers during the concept stage to set aside, preserve, donate, or sell the right-of-way to the planned routes.	HCBOC HCC LGCC MCC SCC	HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD	Long-Range

**How do we provide transportation options for alternative modes of transit?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt typical street cross sections for all urban and suburban street types that include sidewalks.	HCBOC HCC LGCC MCC SCC	HCDOT HCPZD HCTPD HPZD LGCDD MCDD SPDD	Short-Range
Add bicycle lanes, bicycle friendly-shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	HCBOC HCC LGCC MCC SCC	GDOT HCDOT HCTRD	Ongoing
Require sidewalks in all new developments outside of rural conservation areas.	HCBOC HCC LGCC MCC SCC	GDOT HCDOT HCTPD	Ongoing
Require sidewalk connections between adjacent developments, including developments of different uses.	HCBOC HCC LGCC MCC SCC	HCDOT HCTPD GDOT	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Adopt construction standards for sidewalks, trails, and crosswalks.	HCBOC HCC LGCC MCC SCC	HCDOT HCTPD GDOT	Short-Range
Adopt zoning districts that allow mixed-use development in all of the commercial and industrial areas.	HCBOC HCC LGCC MCC SCC	HCPZD HPZD LGCDD MCDD SPDD	Short-Range
Pursue LCI planning and implementation funds.	HCPZD HPZD LGCC MCDD SPDD	ARC	Ongoing

### 7.9 County-Wide Intergovernmental Coordination Strategies

#### How do we coordinate transportation planning within the region?

Description/Action	Responsible Party	Partners	Timeframe
Maintain and expand regular meetings with transportation staff and officials to improve lines of communication.	HCDOT HCPZD HCTD HPZD LGCDD MCDD SPDD	ARC GDOT	Ongoing

#### How can we better coordinate land use planning with school placement?

Description/Action	Responsible Party	Partners	Timeframe
Develop a manual of site planning and architectural design standards for public facilities; including recreation buildings, fire stations, public safety, detention facilities, public utilities, libraries, schools, County administration, and public works/maintenance.	HCBOC HCC LGCC MCC SCC	Consultant HCBOE HCPWD HCPZD HCSSD HPZD LGCDD LGPWD MCDD MPWD SPDD	Short-Range





**How can we improve intergovernmental communication throughout the county?**

Description/Action	Responsible Party	Partners	Timeframe
Maintain ongoing communication with the Board of Education and WSA to ensure that (1) development decisions are coordinated with key service providers and that (2) key service provider needs are communicated with jurisdictions.	HCBOC HCC LGCC MCC SCC	HCBOE HCWSA	Ongoing
Implement improved communication between County departments, BOE and Planning and Zoning Department regarding notification of new school plans and construction.	HCBOE	HCPZD	Ongoing

**How do we coordinate our planning activities with regional plans and studies?**

Description/Action	Responsible Party	Partners	Timeframe
Work closely with the Atlanta Regional Commission and neighboring jurisdictions on regional plans, such as the Atlanta Regional Freight Mobility Plan, Southern Regional Accessibility Study, the US Hwy 19/41 Tara Boulevard Corridor Study, and Regional Bicycle and Pedestrian Plan Update, to take advantage of their resources to help solve region-wide problems.	HCPZD HPZD LGCC MCDD SPDD	ARC	Ongoing



### 7.10 City of Hampton's Implementation Strategies

**How can we protect our small town character?**

Description/Action	Responsible Party	Partners	Timeframe
Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.	HCC	HPZD	Short-Range
Adopt Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	HCC	HPZD	Short-Range
Implement the Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts.	HCC	HPZD	Short-Range

**How can we increase our community gathering places?**

Description/Action	Responsible Party	Partners	Timeframe
Create pocket or neighborhood parks consisting of small open spaces throughout a community that may be publicly owned or owned/managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.	HCC	HPZD	Ongoing



**How can we redevelop major road corridors, empty strip malls, and downtown?**

Description/Action	Responsible Party	Partners	Timeframe
Engage in targeted corridor redevelopment using public incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers or abandoned “big box” stores, along a commercial strip corridor. This will focus development in areas with existing infrastructure.	HCC	HPZD	Short-Range

**How can we ensure future development is served by adequate facilities and services?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCC	HPZD	Ongoing
Prepare a Long-Range Parks and Recreation Master Plan consistent with the Comprehensive Plan and Future Development Map and considering the future need for improving ISO ratings in the Village Centers and infill areas.	HCC	HPZD	Short-Range

**How can we ensure Commuter rail to Atlanta remains a viable option?**

Description/Action	Responsible Party	Partners	Timeframe
Work with GRPA to facilitate the construction of a commuter rail stop in Hampton. While the City of Hampton is not in opposition to the proposed Commuter Rail Project, there is concern about the proposed funding mechanism. The City of Hampton would prefer to see a funding proposal which would not create a financial burden on the City	GRPA	ARC HCC HPZD	Ongoing



**How can we ensure the creation of a connected trails system that would reduce traffic congestion particularly around schools?**

Description/Action	Responsible Party	Partners	Timeframe
Add bicycle lanes, bicycle friendly-shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	HCC HPZD	GDOT HCDOT	Short-Range
Require a system of multi-use trail linkages through new developments.	HCC	HPZD	Short-Range
Create master area plans around schools, determining the location and requiring the inclusion of multi-use trails.	HCC	HPZD	Short-Range

**How can we best address the housing needs of our workers?**

Description/Action	Responsible Party	Partners	Timeframe
Undertake a study to determine the need for and requirements of workforce housing.	HCC	HPZD	Short-Range
Provide financial assistance programs for first-time homebuyers and low-to-moderate-income home buyers to encourage renters to transition to home-ownership.	HPZD	GDCA NHA USDHUD	Ongoing
Encourage development of special needs housing for very low-income residents, including seniors and handicapped residents, as well as for transitional housing.	HPZD	ARC GDCA NHA USHUD	Ongoing

**How can we promote infill housing within and adjacent to our downtown areas?**

Description/Action	Responsible Party	Partners	Timeframe
Target and promote redevelopment and infill opportunities to developers.	HPZD	HCC	Ongoing



Explore the possibility of providing financial or regulatory incentives for infill housing.	HCC	HPZD	Short-Range
Identify infill corridors and encourage development in these areas	HCC	HPZD	Ongoing

**How can we encourage the development of affordable, higher density, or cluster housing for the increasing senior population?**

Description/Action	Responsible Party	Partners	Timeframe
Support land use regulations that allow for development of attached or detached homes in the form of condominium ownership.	HCC	HPZD	Ongoing
Create design regulations that appeal to an aging population, including one-level living and/or master bedrooms on the main living level.	HCC	HPZD	Short-Range
Develop land use regulations that allow for age-restricted communities, both for sale and for rent, including assisted living facilities and independent living apartments, condominiums or cluster homes.	HCC	HPZD	Short-Range

**How can we coordinate infrastructure improvements to guide development patterns?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCC	HPZD	Ongoing



**How can we ensure adequate services and facilities keep pace with development?**

<b>Description/Action</b>	<b>Responsible Party</b>	<b>Partners</b>	<b>Timeframe</b>
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCC	HPZD	Ongoing



### 7.11 City of Locust Grove's Implementation Strategies

**How can ensure stricter code enforcement and stringent standards on new development?**

Description/Action	Responsible Party	Partners	Timeframe
Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.	LGCC	LGBD LGCCDD	Short-Range

**How can we ensure we protect our historic resources?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	LGCC	LGCCDD	Short-Range
Implement the Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts.	LGCC	LGCCDD	Short-Range
Consider forming a joint Historic Preservation Commission between the County and Cities.	LGCC	HCBOC LGCCDD MCC MCDD SCC SPDD	Short-Range
Apply for designation on the Georgia Register of Historic Places. A designation offers eligibility for incentives for preservation and rehabilitation.	Private Property Owners	LGCCDD	Ongoing
Apply for designation on the National Register of Historic Places. Designation offers eligibility for preservation benefits and federal funding when available.	Private Property Owners	LGCCDD	Ongoing





**How can we promote transportation alternatives to the automobile?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt typical street cross sections for all urban and suburban street types that include sidewalks.	LGCC	LGCCDD	Short-Range
Add bicycle lanes, bicycle-friendly shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	LGCC	GDOT HCDOT HCTRD LGCCDD	Ongoing
Require sidewalks in all new developments outside of rural conservation areas.	LGCC	GDOT HCDOT HCTPD LGCCDD	Short-Range
Require sidewalk connections between adjacent developments, including developments of different uses.	LGCC	HCDOT HCTPD GDOT LGCCDD	Ongoing
Adopt construction standards for sidewalks, trails, and crosswalks.	LGCC	LGCCDD	Short-Range
Adopt zoning districts that allow mixed-use development in all of the commercial and industrial areas.	LGCC	LGCCDD	Short-Range

**How can we increase our employment base?**

Description/Action	Responsible Party	Partners	Timeframe
Conduct a target industry analysis to identify market segments that can support the local economy with high-paying jobs.	LGCC	HCCC LGCCDD	Ongoing
Choose businesses to recruit and support. Establish a process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.	LGCC	HCCC LGCCDD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Conduct an inventory that tracks business needs, collecting information on local economic conditions and local business needs.	LGCC	HCCC LGCCD	Ongoing
Develop and implement a proactive marketing strategy to target those industries.	LGCC	HCCC LGCCD	Short-Range
Develop budget and additional staff to support recruiting activities.	LGCC	HCCC LGCCD	Ongoing
Investigate the need for expanding health care facilities in the Locust Grove area, and support this expansion if the investigation calls for it.	HCHA	HBCOC LGCC	Ongoing

**How can we promote green building?**

Description/Action	Responsible Party	Partners	Timeframe
Require sustainable/green design in new development. Create environmentally-sound and resource-efficient buildings by using an integrated approach to design: promoting resource conservation, energy efficiency, renewable energy, and water conservation features; reducing operation and maintenance costs; and addressing issues such as historic preservation, access to public transportation, and other community infrastructure systems.	LGCC	LGCCD	Short-Range

**How can we make sure facilities and services keep pace with development?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	LGCC	LGCCD	Ongoing



**How can we increase recreational facilities in our city?**

Description/Action	Responsible Party	Partners	Timeframe
Work with the Path Foundation to create a trail system in Henry County.	LGCC LGCCD	Path	Ongoing
Require a system of multi-use trail linkages through new developments.	LGCC	LGCCD	Short-Range
Create pocket or neighborhood parks consisting of small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners.	LGCC	LGCCD	Ongoing
Create incentives for developers to link their open spaces together into a publicly-accessible open space network.	LGCC	LGCCD	Short-Range

**How can we facilitate the construction of an interconnected trail system?**

Description/Action	Responsible Party	Partners	Timeframe
Add bicycle lanes, bicycle-friendly shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	LGCC	GDOT HCDOT LGCCD	Ongoing
Require a system of multi-use trail linkages through new developments.	LGCC	LGCCD	Short-Range
Create master area plans around schools determining the location and requiring the inclusion of multi-use trails.	LGCC	LGCCD	Short-Range

**How can we balance the existing housing stock with executive-level housing?**

Description/Action	Responsible Party	Partners	Timeframe
Create regulations supporting high-quality design elements, including construction materials, landscaping, etc.	LGCC	LGCCD	Short-Range
Provide for large minimum house sizes in appropriate designated areas.	LGCC	LGCCD	Ongoing
Encourage development of higher -nd retail, restaurants, and other support facilities.	LGCC	LGCCD	Ongoing



Description/Action	Responsible Party	Partners	Timeframe
Create higher end recreational opportunities, such as golf courses.	LGCC	LGCCDD	Long-Range

**How can we promote infill housing within and adjacent to our downtown areas?**

Description/Action	Responsible Party	Partners	Timeframe
Utilize Georgia's legal redevelopment tools to revitalize central business districts (DCA model Code 5-5).	LGCC	LGCCDD	Short-Range
Amend building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.	LGCC	LGBD LGCCDD	Short-Range
Establish Tax Allocation Districts (TAD) in declining areas to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.	LGCC	LGCCDD	Short-Range

**How do we prevent strip commercialization of our arterials?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCBOC HCC LGCC MCC SCC	HCPZD HCPWD HPZD LGCCDD MCDD SPDD	Ongoing



**How can we encourage high-density development adjacent to downtown and in specified activity centers?**

Description/Action	Responsible Party	Partners	Timeframe
<p>Encourage creative design for higher density. By encouraging the design of higher-density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single-family residence from the street, or heavy landscaping can be used to hide parts of the development.</p>	<p>LGCC</p>	<p>LGCCDD</p>	<p>Ongoing</p>
<p>Consider granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.</p>	<p>LGCC</p>	<p>LGCCDD</p>	<p>Short-Range</p>



### 7.12 City of McDonough's Implementation Strategies

**How can we ensure our seniors have adequate services?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCBOC HCC LGCC MCC SCC	HCPZD HCPWD HPZD LGCCD MCDD SPDD	Ongoing

**How can we preserve and promote our historic town square?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	HCBOC HCC LGCC MCC SCC	HCPZD HCPWD HPZD LGCCD MCDD SPDD	Ongoing

**How can we promote our historic resources as tourist destinations?**

Description/Action	Responsible Party	Partners	Timeframe
Continue to promote historic downtown McDonough as a tourist destination within and outside of the region.	MCC MSM	MCDD	Ongoing



**How can we preserve our scenic rural areas?**

Description/Action	Responsible Party	Partners	Timeframe
Create an inventory of scenic views and scenic routes by surveying the city.	MCC	MCDD	Short-Range
Adopt DCA Model Code 4-1, encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.	MCC	MCDD	Short-Range
Adopt DCA Model Code 4-3, requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.	MCC	MCDD	Short-Range
Utilize a conservation subdivision ordinance to preserve views.	MCC	MCDD	Short-Range
Purchase of development rights or “fee simple” purchase of land in order to permanently protect natural resources, open space or farmland.	MCC	MCDD MPRD	Ongoing
Study the possibility of implementing a Transfer of Development Rights (TDR) program in which development is focused in desirable growth areas.	MCC	MCDD	Short-Range

**How can we ensure adequate facilities and services keep pace with development?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	MCC	MCDD	Ongoing



**How can we increase street connectivity and mobility?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a street connectivity ordinance that establishes minimum block sizes or lengths, requires stub streets, connections between developments, and establishes limits on dead-end streets.	MCC	MCDD	Short-Range
Adopt a Conceptual Corridor Master Plan to identify where new greenways and collector and arterial streets are planned. Adopt the Plan with a process for working with developers during the concept stage to set aside, preserve, donate, or sell the right-of-way to the planned routes.	MCC	MCDD	Long-Range
Make use of, and follow the recommendations found in the City's Livable Center Initiative (LCI) study regarding the strengthening of the network of streets and paths.	MCC	MCDD	Ongoing

**How can we provide transportation alternatives through the creation of pedestrian and bicycle trails?**

Description/Action	Responsible Party	Partners	Timeframe
Work with the Path Foundation to create a trail system in Henry County.	MCC MCDD	Path	Ongoing
Require a system of multi-use trail linkages through new developments.	MCC	MCDD	Short-Range
Add bicycle lanes, bicycle friendly-shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	MCC	GDOT HCDOT MCDD	Ongoing
Make use of and follow the recommendations found in the city's Livable Center Initiative (LCI) study regarding the expansion of mobility options for pedestrians and bicyclists.	MCC	MCDD HCDOT GDOT	Ongoing





**How can we reduce truck traffic downtown?**

Description/Action	Responsible Party	Partners	Timeframe
Work with the Georgia Department of Transportation to establish truck bypasses around congested downtown areas.	MCC MCDD	GDOT HCDOT	Ongoing

**How can increase we workforce housing through the construction of more affordable housing units?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt inclusive land use regulations requiring developers to include a certain percentage of affordable homes in a market-rate home development.	MCC	MCDD	Short-Range
Develop land use regulations that allow for moderately priced attached or detached houses.	MCC	MCDD	Short-Range
Provide financial assistance programs for first-time homebuyers and low-to-moderate-income home buyers	MCDD	GDCA NHA USDHUD	Ongoing
Encourage development of special needs housing for very low-income residents, including seniors and handicapped residents, as well as for transitional housing.	MCDD	ARC GDCA NHA USHUD	Ongoing
Consider granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.	MCC	MCDD	Short-Range Long-Range
Adopt inclusive land use regulations requiring developers to include a certain percentage of affordable homes in a market-rate home development.	MCC	MCDD	Short-Range



**How can we promote infill housing in and near our downtown area?**

Description/Action	Responsible Party	Partners	Timeframe
Utilize Georgia's legal redevelopment tools to revitalize central business districts (DCA model Code 5-5).	MCC	MCDD	Ongoing
Amend building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.	MCC	MBD MCDD	Short-Range
Establish Tax Allocation Districts (TAD) in declining areas to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.	MCC	MCDD	Short-Range

**How can we diversify our housing stock to provide options for higher income levels?**

Description/Action	Responsible Party	Partners	Timeframe
Create regulations supporting high-quality design elements, including construction materials, landscaping, etc.	MCC	MCDD	Short-Range
Provide for large minimum house sizes in appropriate designated areas	MCC	MCDD	Short-Range
Encourage development of higher-end retail, restaurants, and other support facilities	MCC	MCDD	Ongoing
Create higher-end recreational opportunities, such as golf courses.	MCC	MCDD	Ongoing
Create regulations supporting high-quality design elements, including construction materials, landscaping, etc.	MCC	MCDD	Short-Range



**How can we promote gateway corridors into the downtown area?**

Description/Action	Responsible Party	Partners	Timeframe
Create and adopt a gateway corridor overlay district establishing design regulations for lighting, landscaping, and architecture along designated corridors leading into downtown.	MCC	MCDD	Short- Range

**How can we promote high-density residential development?**

Description/Action	Responsible Party	Partners	Timeframe
Encourage creative design for higher density. By encouraging the design of higher-density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single-family residence from the street, or heavy landscaping can be used to hide parts of the development.	MCC	MCDD	Short-Range
Grant zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.	MCC	MCDD	Short-Range

**How can we increase connectivity through a city-wide and county-wide trail system?**

Description/Action	Responsible Party	Partners	Timeframe
Work with the Path Foundation to create a trail system in Henry County.	MCC	Path	Ongoing
Require a system of multi-use trail linkages through new developments.	MCC	MCDD	Short-Range
Add bicycle lanes, bicycle-friendly shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	MCC	GDOT HCDOT MCDD	Ongoing



### 7.13 City of Stockbridge's Implementation Strategies

**How can we preserve our older existing neighborhoods?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	SCC	SPDD	Ongoing
Regularly update the county's inventory of existing historic buildings, including architectural descriptions, age, history, setting and location in the community.	SCC	SPDD	Ongoing
Apply for designation on the Georgia Register of Historic Places. A designation offers eligibility for incentives for preservation and rehabilitation.	Private Property Owners	SPDD	Ongoing
Apply for designation on the National Register of Historic Places. Designation offers eligibility for preservation benefits and federal funding when available.	Private Property Owners	SPDD	Ongoing
Adopt Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	SCC	SPDD	Short-Range
Implement the Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts.	SCC	SPDD	Short-Range
Consider forming a joint Historic Preservation Commission between the County and the cities.	SCC	HCBOC HCC LGCC MCC SCC SPDD	Short-Range
Through "fee simple" purchase of land in order to permanently protect historical resources.	SCC	SPDD SPRD	Ongoing



**How can we see higher-quality development within the city?**

Description/Action	Responsible Party	Partners	Timeframe
Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals and also provide guidance to developers, property owners and businesses.	SCC	SPDD	Short-Range

**How can we see downtown redeveloped in a consistent and aesthetically pleasing way?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt Georgia Historic Preservation Division’s model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	SCC	SPDD	Short-Range
Implement the Georgia Historic Preservation Division’s model ordinance requiring protection of locally designated historic properties and districts.	SCC	SPDD	Short-Range
Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.	SCC	SPDD	Short-Range



**How can we ensure adequate facilities and services keep pace with development?**

Description/Action	Responsible Party	Partners	Timeframe
Synchronize land use plans with a capital improvement program (CIP). The CIP is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (also see capital improvements element)	SCC	SPDD	Ongoing

**How can we increase street connectivity and mobility?**

Description/Action	Responsible Party	Partners	Timeframe
Adopt a street connectivity ordinance that establishes minimum block sizes or lengths, requires stub streets, connections between developments, and establishes limits on dead end streets.	SCC	SPDD	Short-Range
Adopt a Conceptual Corridor Master Plan to identify where new greenways and collector and arterial streets are planned. Adopt the Plan with a process for working with developers during the concept stage to set aside, preserve, donate, or sell the right-of-way to the planned routes.	SCC	SPDD	Long-Range

**How can we provide transportation alternatives through the creation of pedestrian and bicycle trails?**

Description/Action	Responsible Party	Partners	Timeframe
Work with the Path Foundation to create a trail system in Henry County.	SCC SPDD	Path	Short-Range
Require a system of multi-use trail linkages through new developments.	SCC	SPDD	Short-Range
Add bicycle lanes, bicycle friendly-shoulders, or parallel multi-use paths to roadways during all widening and new construction projects for all collector and arterial streets.	MCC	GDOT HCDOT MCDD	Ongoing
Work with the Path Foundation to create a trail system in Henry County.	MCC MCDD	Path	Ongoing



**How can we encourage the development of affordable, higher density, or cluster housing for the increasing senior population?**

Description/Action	Responsible Party	Partners	Timeframe
Develop land use regulations that allow for development of attached or detached homes in the form of condominium ownership.	SCC	SPDD	Short-Range
Create design regulations that appeal to an aging population, including one-level living and/or master bedrooms on the main living level.	SCC	SPDD	Short-Range
Develop land use regulations that allow for age-restricted communities, both for sale and for rent, including assisted living facilities and independent living apartments, condominiums or cluster homes.	SCC	SPDD	Short-Range

**How can we promote infill housing in and near or downtown areas?**

Description/Action	Responsible Party	Partners	Timeframe
Utilize Georgia’s legal redevelopment tools to revitalize central business districts (DCA model Code 5-5).	SCC	SPDD	Short- Range
Amend building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.	SCC	SPDD	Short-Range
Establish Tax Allocation Districts (TAD) in declining areas to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.	SCC	SPDD	Short-Range

**How can we promote nodal commercial development as opposed to strip commercial?**

Description/Action	Responsible Party	Partners	Timeframe
Through zoning changes, encourage mixed-use development, villages, and crossroads communities around major intersections.	SCC	SPDD	Ongoing

