

Part 2: Implementation Strategy

Chapter 10: Goals and Policies

GOALS AND POLICIES

1.1 Economic Development

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES JACKSON COUNTY, ARCADE, BRASELTON, COMMERCE, HOSCHTON, JEFFERSON, NICHOLSON, PENDERGRASS AND TALMO											
Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Economic Development	Goal	Expand the economic base and increase employment opportunities while promoting quality of life through protection of the environment and conservation of rural character.	X	X	X	X	X	X	X	X	X
Economic Development	Policy	Establish formal dialog among various levels of county and city government entities to work towards reaching a consensus on values, goals, policies and implementation strategies.	X	X	X	X	X	X	X	X	X
Economic Development	Policy	Increase skill levels of the workforce to attract higher-paying manufacturing companies.	X	X	X	X	X	X	X	X	X
Economic Development	Policy	Promote vocational training among current and future workforces.	X								
Economic Development	Policy	Consolidate competing Industrial Development authorities.	X								
Economic Development	Policy	Encourage Industrial Development Authority to work cooperatively with the Chamber of Commerce.	X								
Economic Development	Policy	Promote and facilitate public participation in economic development matters.	X	X	X	X	X	X	X	X	X
Economic Development	Policy	Improve infrastructure to meet future economic development needs.	X	X	X	X	X	X	X	X	X
Economic Development	Policy	Determine specific appropriate locations for future industrial and commercial sites.	X								
Economic Development	Policy	Work with the small business community to encourage retention and expansion of businesses.	X								
Economic Development	Policy	Maximize economic development marketing methods.	X								

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Economic Development	Policy	Promote cluster commercial and industrial development to avoid sprawling development.	X		X	X	X	X		X	X
Economic Development	Policy	Target specific industries to locate in the county.	X								

1.2 Natural Resources

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Natural Resources	Goal	Conserve and protect environmental, natural, and rural resources.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Protect agricultural resources from incompatible land uses.	X								
Natural Resources	Policy	Encourage use of buffers adjacent to streams and limit cattle access to streams.	X	X	X		X		X	X	X
Natural Resources	Policy	Encourage protection of sufficient forest resources to prevent loss of habitat and support habitat diversity.	X		X	X	X	X	X	X	X
Natural Resources	Policy	Limit clearcutting in anticipation of development.	X		X	X	X	X	X	X	X
Natural Resources	Policy	Provide for open space conservation areas.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Enforce ordinances and educate officials about existence of and importance of ordinances.	X		X	X	X	X	X	X	X
Natural Resources	Policy	Protect water resources from contamination and degradation.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Protect sensitive plant and animal habitat.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Protect county's rural character.	X								
Natural Resources	Policy	Consider cumulative effect of soil erosion on water resources.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Enforce ordinances.	X		X	X	X		X	X	X

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Natural Resources	Policy	Provide for greenspace/greenways throughout the county.	X	X	X	X	X	X	X	X	X
Natural Resources	Policy	Provide for replacement of defined percentage of vegetative cover on developed properties.	X		X	X	X	X	X	X	X
Natural Resources	Policy	Provide for undisturbed vegetative buffers adjacent to streams.	X	X	X	X	X	X	X	X	X

1.3 Historic Resources

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Historic Resources	Goal	Preserve and protect historic resources.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Take advantage of tax incentive programs for historic properties.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Take advantage of state and federal grant programs for preservation projects.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Provide historic preservation education.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Promote historic resources as tourist attractions.	X		X	X	X	X		X	X
Historic Resources	Policy	Identify historic resources.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Identify, preserve, and protect cemeteries.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Recognize significant historic resources.	X		X	X	X	X	X	X	X
Historic Resources	Policy	Preserve rural character.	X		X	X	X	X	X	X	X

1.4 Community Facilities

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Community Facilities	Goal	Provide the most responsive and effective law enforcement and protective services possible.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Ensure that law enforcement agencies have adequate personnel, equipment, and training.	X	X	X	X	X	X	X		
Community Facilities	Policy	Promote community policing.	X	X	X	X	X	X	X	X	X
Community Facilities	Goal	Provide the most responsive and effective fire protective services possible.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Ensure that the level of fire protection does not diminish due to increased growth. Plan for future needs through equipment procurement and additional hydrants.	X	X	X	X	X	X	X	X	X
Community Facilities	Goal	Provide responsive and effective emergency medical services.	X								
Community Facilities	Policy	Locate more ambulances throughout the county to improve response time.	X								
Community Facilities	Goal	Provide safe, efficient and effective transportation infrastructure.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Ensure proper signage and signalization at intersections.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Improve safety and road conditions on GA 15 between Commerce and Jefferson.	X			X		X			
Community Facilities	Policy	Promote alternate forms of transportation, especially commuter rail.	X								
Community Facilities	Policy	Provide a safe bike lane system. Include bike lane studies in road widening projects.	X								

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Community Facilities	Goal	Provide adequate public water supply and treatment.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Promote extension of distribution systems and connection with municipal systems.	X		X	X	X	X	X	X	X
Community Facilities	Policy	Encourage water conservation.	X		X	X	X	X	X	X	X
Community Facilities	Policy	Protect water supply from contamination.	X		X	X	X	X	X	X	X
Community Facilities	Goal	Provide adequate public sanitary sewerage that meets current and future demands.	X		X	X	X	X			
Community Facilities	Policy	Encourage the expansion of sewerage system for business and industry.	X		X	X	X				
Community Facilities	Policy	Promote a county sewerage system.	X								
Community Facilities	Goal	Provide effective and efficient solid waste management.	X		X	X		X			
Community Facilities	Policy	Improve trash separation system.	X		X	X		X			
Community Facilities	Policy	Locate additional compacter sites throughout the county and include recycling bins.	X								
Community Facilities	Goal	Provide health care services to meet the needs of residents.	X			X		X			
Community Facilities	Policy	Increase services to senior services. Provide for more transportation options.	X								

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Community Facilities	Goal	Provide park and recreation facilities and activities that meet citizens need.	X	X	X	X	X	X	X	X	X
Community Facilities	Policy	Develop a parks and recreation plan to address service delivery, deficiencies, recommended improvements and potential funding sources.	X		X	X	X	X	X	X	X
Community Facilities	Policy	Dedicate more land for passive recreation, public open space and bicycle trails.	X	X	X	X	X	X	X	X	X
Community Facilities	Goal	Provide a safe and effective education system.	X			X		X			
Community Facilities	Policy	Offer quality curriculum in a productive environment.	X			X		X			
Community Facilities	Policy	Ensure that schools can accommodate the increasing population.	X			X		X			
Community Facilities	Policy	Research and establish funding sources in addition to SPLOST to expand and construct new schools as needed.	X			X		X			
Community Facilities	Goal	Provide governmental facilities that allow for the efficient operation of local governments.	X	X	X	X	X	X	X	X	X
Community Facilities	Goal	Provide adequate libraries and cultural facilities.	X		X	X	X	X	X	X	X
Community Facilities	Policy	Ensure that staffing levels and hours of operation meet public needs.	X		X	X		X	X		

1.5 Housing

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Housing	Goal	Provide housing that meets community needs.	X		X	X	X	X	X	X	X
Housing	Policy	Ensure that infrastructure can accommodate residential development.	X		X	X	X	X	X	X	X
Housing	Policy	Prohibit residential development in environmentally sensitive areas such as watersheds, wetlands, ground water recharge areas, etc.	X		X	X	X	X	X	X	X
Housing	Policy	Promote and make available a wide range of housing types and designs for all income levels.	X		X	X	X	X	X	X	X
Housing	Policy	Promote the development of affordable single-family detached homes.	X		X	X	X	X	X	X	X
Housing	Policy	Avoid scattered residential development to ensure open space preservation.	X		X	X	X	X	X	X	X
Housing	Policy	Focus residential growth in appropriate locations determined on the future land use map.	X		X	X	X	X	X	X	X
Housing	Policy	Improve condition of existing housing stock and reduce substandard housing.	X		X	X	X	X	X	X	X
Housing	Policy	Provide for equitable taxation of all mobile, manufactured and stick-built homes.			X	X	X	X	X	X	X
Housing	Policy	Promote landscape, buffer and structural standards for manufactured housing.			X	X	X	X	X	X	X
Housing	Policy	Control incompatible residential land uses.	X		X	X	X	X	X	X	X

1.6 Land Use

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Land Use	Goal	Prevent encroachment of future development where it is incompatible with existing land use.	X		X	X	X	X	X	X	X
Land Use	Policy	Utilize buffers to separate potentially conflicting land uses.	X		X	X	X	X	X	X	X
Land Use	Policy	Locate high density development near cities and areas with public water and sewerage.	X								
Land Use	Policy	Encourage the development of neighborhood service areas.	X			X	X	X	X	X	X
Land Use	Policy	Protect residential areas from nuisances (i.e., excessive noise, traffic, odors and lights).	X		X	X	X	X	X	X	X
Land Use	Policy	Promote infill development.	X		X	X	X	X	X	X	X
Land Use	Policy	Zoning decisions should be consistent with the comprehensive plan.	X		X	X	X	X		X	X
Land Use	Goal	Protect quality of Jackson County's water resources.	X		X	X	X	X	X	X	X
Land Use	Policy	Provide for protection of watersheds, stream and river corridors, wetlands, and floodplains.	X		X	X (except wetlands & floodplains)	X	X	X	X	X
Land Use	Policy	Consider the environmental impact of all zoning decisions.	X		X	X	X	X		X	X
Land Use	Policy	All commercial and industrial development should be serviced by public water and sewerage service.	X		X	X	X	X	X		
Land Use	Goal	Protect Jackson County's air quality.	X		X	X	X	X	X	X	X
Land Use	Policy	Provide for bike lane interconnection with cities, parks, and recreation facilities.	X		X	X	X	X	X	X	X

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Land Use	Goal	Encourage preservation of environmentally sensitive areas, river corridors, streams, wetlands, old growth trees, and rural character of the county.	X		X	X	X	X	X	X	X
Land Use	Policy	Require landscaping and subsequent maintenance of commercial and residential development to enhance the aesthetic value of the development.	X		X	X	X	X			
Land Use	Policy	Discourage the placement of new roadways and extension of utilities in sensitive environmental areas.	X		X	X	X	X	X	X	X
Land Use	Policy	Encourage low-density development in areas with development limitations due to natural resources or adjacent land uses.	X		X	X	X	X	X	X	X
Land Use	Policy	Continue to preserve open space in development and undeveloped areas utilizing a combination of conservation techniques including: fee simple acquisition, transfer of development rights, or conservation easements/uses.	X			X	X	X	X		
Land Use	Provide	Encourage development that provides for dedicated open space.	X			X	X	X	X		
Land Use	Goal	Coordinate transportation and land use decisions.	X		X	X	X	X	X	X	X
Land Use	Policy	Minimize the impact of road improvements on established neighborhoods.	X		X	X	X	X	X	X	X
Land Use	Policy	Encourage intra-parcel access along highways in order to reduce number of curb cuts.	X			X	X	X	X	X	X
Land Use	Policy	Establish adequate setbacks along roads in order to allow for future right-of-way acquisition.	X		X	X	X	X	X	X	X
Land Use	Goal	Encourage mixed-use development.	X			X	X	X	X		
Land Use	Policy	Encourage upper floor residential use in city business district.	X			X		X			

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Land Use	Policy	Encourage creativity in development design and provide for design flexibility.	X			X	X	X	X		
Land Use	Goal	Encourage non-residential development at nodes along major transportation routes.	X		X	X	X	X	X	X	X
Land Use	Policy	Avoid commercial sprawl.	X		X	X	X	X	X	X	X
Land Use	Policy	Discourage strip development.	X		X	X	X	X	X	X	X
Land Use	Policy	Locate commercial and development along major transportation corridors.	X		X	X	X	X	X	X	
Land Use	Goal	Establish site development criteria and update site development review process.	X								
Land Use	Policy	Require site design criteria for development, including landscaping, minimal lot disturbance, deep setbacks for commercial development located off primary state roads, back lot parking areas, auxiliary road systems, truck routes, and limited access points for development, especially along U.S. 129 and SR 82 and 98.	X								
Land Use	Policy	Establish development standards for all development.	X								
Land Use	Policy	Encourage development techniques that preserve the county's rural character.	X								
Land Use	Policy	Coordinate land use decisions between county and municipalities.	X			X	X	X	X		
Land Use	Policy	Ensure that land use regulations are followed and monitor land use public safety concerns.	X								
Land Use	Policy	Land use maps should be updated every two years.	X		X	X	X	X	X	X	X
Land Use	Goal	Develop and enhance areas identified for park, recreation and conservation land use.	X				X	X			X

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Plan Element	Type of Statement	Description	Jackson County	Arcade	Braselton	Commerce	Hoschton	Jefferson	Nicholson	Pendergrass	Talmo
Land Use	Goal	Provide adequate government, public and institutional land use.	X		X	X	X	X	X	X	X