

## **Part 2: Implementation Strategy**



## **Chapter 10: Goals and Policies**



# GOALS AND POLICIES

## 10.1 Economic Development - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Economic Development	Goal	Promote growth of clean industry in Oconee County.
Economic Development	Goal	Promote retail business development.
Economic Development	Goal	Increase sales tax revenues.
Economic Development	Goal	Achieve a more balanced tax digest.
Economic Development	Goal	Improve development plan review process.
Economic Development	Goal	Promote "user friendly" and efficient government.
Economic Development	Goal	Maintain quality development standards.
Economic Development	Goal	Develop water and sewer system improvements.
Economic Development	Goal	Promote additional commercial nodes in specific areas.
Economic Development	Goal	Promote agribusiness.
Economic Development	Policy	Encourage and support the arts in Oconee County.
Economic Development	Goal	Promote economic and infrastructure self sufficiency and cooperative regional planning.

## 10.2 Community Facilities - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Community Facilities	Goal	Provide safe, efficient transportation infrastructure.
Community Facilities	Goal	Provide adequate transportation corridors for existing and future needs.
Community Facilities	Goal	Secure adequate potable water supply.
Community Facilities	Goal	Protect water supply and water quality.
Community Facilities	Goal	Expand existing wastewater treatment facilities.
Community Facilities	Goal	Develop new wastewater treatment facilities and capacity including pre-treatment and land application facilities.
Community Facilities	Goal	Provide quality recreation facilities and programs.
Community Facilities	Goal	Set aside additional property for recreation and green space.
Community Facilities	Goal	Upgrade and improve county facilities.
Community Facilities	Policy	Continue solid waste management planning.
Community Facilities	Policy	Require proper solid waste handling and disposal.
Community Facilities	Goal	Promote legislative reform to facilitate impact fee feasibility for smaller (population) counties.
Community Facilities	Goal	Expand public services for future needs.

### 10.3 Historic Resources - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Historic Resources	Policy	Encourage restoration and rehabilitation of historic buildings and structures.
Historic Resources	Policy	Adaptively use historic buildings for public use.
Historic Resources	Policy	Operate and maintain historic resources.
Historic Resources	Policy	Recognize significant historic resources.
Historic Resources	Policy	Identify historic resources.
Historic Resources	<b>Goal</b>	Encourage the identification, preservation and use of public historic sites and structures.

## 10.4 Natural Resources - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Natural Resources	<b>Goal</b>	Protect the environment from toxic waste.
Natural Resources	Policy	Require proper solid waste management and disposal.
Natural Resources	<b>Goal</b>	Protect water supply.
Natural Resources	<b>Goal</b>	Protect wetlands.
Natural Resources	Policy	Promote surface water and wellhead protection.
Natural Resources	<b>Goal</b>	Promote trails, greenways and stream corridor protection.
Natural Resources	<b>Goal</b>	Encourage preservation of prime agricultural soils, especially in the southern portions of the county.
Natural Resources	<b>Goal</b>	Protect steep slopes from unsuitable development.

## 10.5 Housing - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Housing	<b>Goal</b>	Encourage quality construction standards for new homes (with the emphasis on single family homes) and businesses.
Housing	Policy	Enforce existing and updated building codes.
Housing	Policy	Promote land use and zoning policies which discourage scattered residential development in rural areas and preserve agricultural uses in southern Oconee County including additional low density zoning categories and non-traditional approaches to low density zoning.
Housing	Policy	Promote current affordable housing policies including PUD zoning and manufactured housing regulations.
Housing	Policy	Encourage a balanced diversity of housing including some moderately-priced homes to meet needs of all segments of Oconee's population including first-time buyers and all income ranges including fixed income and elderly.
Housing	<b>Goal</b>	Balance growth with ability to provide education and other government services.
Housing	<b>Goal</b>	Achieve housing supply adequate to meet needs of the community.
Housing	Policy	Encourage "Habitat for Humanity" and available rent subsidy programs for affordable housing opportunities.
Housing	<b>Goal</b>	Encourage construction of multi-faceted residential care facilities to serve elderly and handicapped persons.

## 10.6 Land Use - Oconee County

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES OCONEE COUNTY		
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION
Land Use	<b>Goal</b>	Maintain manageable rate of growth while welcoming new residents.
Land Use	<b>Goal</b>	Promote "nodal" commercial development on major transportation corridors with existing or planned infrastructure.
Land Use	<b>Goal</b>	Concentrate future residential development in areas with existing and planned infrastructure.
Land Use	<b>Goal</b>	Preserve agricultural areas outside the development corridor.

## 10.7 Economic Development - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	NORTH HIGH SHOALS	WATKINSVILLE
Economic Development	<b>Goal</b>	Target and promote businesses compatible with historical district using existing buildings.	X			
Economic Development	<b>Goal</b>	Encourage businesses aimed at tourists and fill needs of local residents.	X			
Economic Development	<b>Goal</b>	Promote downtown beautification projects.		X		
Economic Development	<b>Goal</b>	Develop an annual event to promote downtown enhancement.		X		
Economic Development	<b>Goal</b>	Maximize the utilization of available financial resources.		X		
Economic Development	<b>Goal</b>	Provide for a clean commercial development while maintaining a predominantly residential character.				X
Economic Development	<b>Goal</b>	Promote compatible commercial & industrial expansion consistent with available infrastructure.				X

## 10.8 Natural Resources - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	N. HIGH SHOALS	WATKINSVILLE
Natural Resources	Goal	Protect the headwaters of Freeman Creek.	X			
Natural Resources	Policy	Protect water supply through the use of wellhead protection zones.	X		X	X
Natural Resources	Policy	Maintain surface water quality.	X		X	X
Natural Resources	Goal	Maximize the utilization of the recycling facilities.		X		
Natural Resources	Goal	Protect and preserve Little Bear Creek.		X		

## 10.9 Historic Resources - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	N. HIGH SHOALS	WATKINS- VILLE
Historic Resources	<b>Goal</b>	Encourage the identification, preservation and utilization of historic structures.	X	X	X	X

## 10.10 Community Facilities - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	N. HIGH SHOALS	WATKINSVILLE
Community Facilities	<b>Goal</b>	Provide for suitable space for a community facility and city hall expansion.	X			X City Hall
Community Facilities	<b>Goal</b>	Promote a bypass for Bishop on Hwy. 441. Georgia DOT has plans to widen the highway to four lanes.	X			
Community Facilities	<b>Goal</b>	Investigate & encourage the use of the abandoned railroad as a bicycle/pedestrian parkway.	X			
Community Facilities	<b>Goal</b>	Provide an adequate library facility.		X		
Community Facilities	<b>Goal</b>	Develop a city sewage system.		X		
Community Facilities	<b>Goal</b>	Improve existing city streets.		X		
Community Facilities	<b>Goal</b>	Pave the remaining dirt roads.			X	
Community Facilities	<b>Goal</b>	Provide an adequate fire station facility.			X	X
Community Facilities	<b>Goal</b>	Provide for a new or expanded city park.			X	X
Community Facilities	<b>Goal</b>	Add additional sidewalks along major roads.				X

## 10.11 Housing - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	N. HIGH SHOALS	WATKINSVILLE
Housing	Policy	Manage the development of quality housing using Zoning and Subdivision Regulations.	X	X	X	X
Housing	Policy	Promote single-family housing as the predominate type within the city limits.	X	X	X	X
Housing	Policy	Promote and encourage low-density large lots, with single family homes which are compatible with historic district.	X	X	X	

## 10.12 Land Use - Bishop, Bogart, North High Shoals, and Watkinsville

MATRIX OF GOALS, POLICIES, OBJECTIVES AND STRATEGIES BISHOP, BOGART, NORTH HIGH SHOALS, AND WATKINSVILLE						
PLAN ELEMENT	TYPE OF STATEMENT	DESCRIPTION	BISHOP	BOGART	N. HIGH SHOALS	WATKINSVILLE
Land Use	Policy	Adopt new land use policies and ordinances as may be identified by the Mayor and Council or required by State or Federal Statutes.	X	X	X	X
Land Use	Policy	Encourage preservation of prime agricultural soils.	X		X	
Land Use	Policy	Avoid development on steep slopes.	X		X	X
Land Use	Policy	Maintain existing character of the community through the use of Zoning & Subdivision Regulations.	X	X	X	X
Land Use	Policy	Modify existing Zoning and Subdivision Regulations as needed to address future development, public health, safety and welfare.	X	X	X	X
Land Use	Policy	Prevent septic systems in areas of high water tables, shallow bedrock, steep slopes and unsuitable soils.	X		X	X
Land Use	Policy	Maintain and encourage the existing residential/agricultural land use trend through adopted Zoning and Subdivision Regulations.	X	X	X	
Land Use	Policy	Incorporate the new Land Use Map into the zoning amendment procedures when reviewing rezones.	X	X	X	