



# Habersham County Joint Comprehensive Plan

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January 27, 2023

# *Comprehensive Planning*

Help communities grow better by...

- Wise management of resources
- Smart investments in utilities, facilities
- Strategies for managing land use
- Supporting economic development

## *Comprehensive Planning*

- Required by State law
- Impacts eligibility for State/Federal funding (QLG status)
- Provides legal foundation for land use policies
- Aids with grant applications

## *Public Participation*

- **Surveys!**
- **Public Meetings**
- **Stakeholder Committee**
- **Coordination with Cities, DDA, et al**
- **County staff and officials**
- **Input is welcome anytime at County or GMRC**
- **This is a living document**

| <b>Plan Element</b>          | <b>Required for</b>                                                                                              | <b>Recommended for</b>                                                                                                                                                                                                                                                                                   | <b>Specifics at</b> |
|------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Community Goals              | All local governments                                                                                            |                                                                                                                                                                                                                                                                                                          | 110-12-1-.03(1)     |
| Needs and Opportunities      | All local governments                                                                                            |                                                                                                                                                                                                                                                                                                          | 110-12-1-.03(2)     |
| Community Work Program       | All local governments                                                                                            |                                                                                                                                                                                                                                                                                                          | 110-12-1-.03(3)     |
| Broadband Services Element   | All local governments                                                                                            |                                                                                                                                                                                                                                                                                                          | 110-12-1-.03 (4)    |
| Capital Improvements Element | Governments that charge impact fees                                                                              |                                                                                                                                                                                                                                                                                                          | 110-12-1-.03(5)     |
| Economic Development Element | Communities included in Georgia Job Tax Credit Tier 1                                                            | Communities seeking improved economic opportunities for their citizens                                                                                                                                                                                                                                   | 110-12-1-.03(6)     |
| Land Use Element             | Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law | Communities that: <ul style="list-style-type: none"> <li>• Are considering new land development regulations</li> <li>• Include Target Areas in their comprehensive plan</li> <li>• Wish to improve aesthetics of specific areas or protect the character of specific parts of their community</li> </ul> | 110-12-1-.03(7)     |

## Comprehensive Plan Elements

# Community Goals

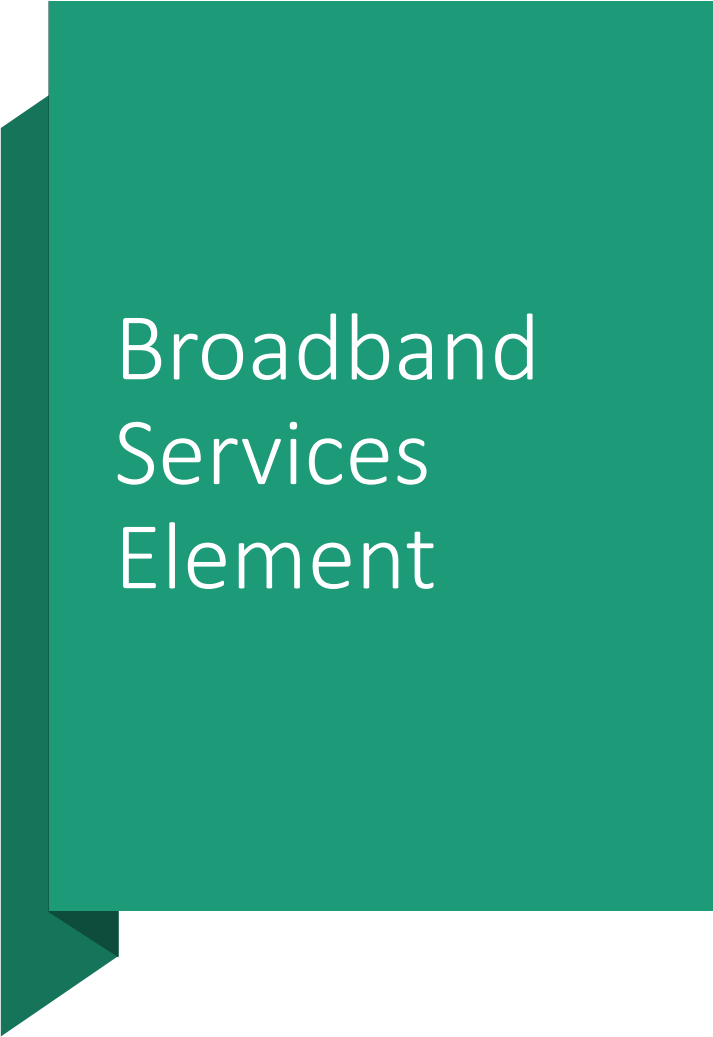
- Vision Statement
  - **“Habersham County will be...”**
- List of Community Goals
- Community Policies
- Character Areas and Defining Narrative

# Needs and Opportunities

Identifying the critical issues, goals and resources that must be addressed in order to achieve the Vision.

# Community Work Program

- List of actions to address priority issues
- Covers 5 years
- Should be practical and measurable
- Must address needs and opportunities



## Broadband Services Element

An action plan for the promotion of the deployment of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction.

# Land Use Element

Required since we have local zoning

- Character Areas Map and Defining Narratives
- Future Land Use Map

# Optional Comprehensive Plan Elements

- Transportation
- Natural Resources
- Disaster Resilience
- Community Sustainability
- Education
- Greenspace
- Historic and Cultural Resources
- Human Services
- Intergovernmental Coordination
- Population
- Public Safety
- Recreation
- Solid Waste Management

## Next Step

Appoint Members to Advisory Committee!