

Georgia Department of Community Affairs State Planning Recommendations

ISSUES AND OPPORTUNITIES

This list of typical issues and opportunities is intended to prompt thinking of what the community needs to address in the comprehensive plan. As you read through the list of issues below, think about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated. The issues are presented in a general manner and should be edited to address the specific issues or opportunities in the community. For example: the issue, "We lack sufficient jobs for local residents," should prompt questions such as what skills do residents have; how many residents need jobs; how many need training, etc. Also note that any of these issues can easily be restated in a positive way—as an opportunity—if desired.

In addition to this list, the [Quality Community Objectives Local Assessment](#) will help further define the community's issues and opportunities.

Development Patterns

- There are too many manufactured home or mobile home parks.
- There is too much land dedicated to parking or other paved areas.
- We are developing unattractive new subdivisions.
- We have too much unattractive sprawl development along roadways.
- There are many undeveloped vacant sites close in to town.
- There is no clear boundary where town stops and countryside begins.
- There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- Our community has little or no sense of place - visitors do not know when they've arrived.
- There are not enough neighborhood centers to serve adjacent neighborhoods.
- There are not enough places for arts activities and performances.
- We have unattractive commercial or shopping areas.
- Our town center is unattractive or declining.
- We lack attractive public spaces designed for gathering and social interaction.
- Our community lacks a "center" that combines commercial, civic, cultural and recreational activities.
- Developers complain about local development approval process, especially for innovative projects.
- There is typically neighborhood opposition to new/innovative or higher density developments.
- There is general opposition to zoning or other regulation of land development.
- High intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.
- Transportation corridors are congested.
- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Our community lacks a local trail network.
- Local trails are not linked with those of neighboring communities, the region and the state.
- The current transportation system encourages loss of open space, farmland and wildlife habitat.
- Streets are designed in ways that discourage pedestrian and bike activity.

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- Streets in new developments are not connected to or compatible with those in neighboring parts of the community.
- Local street widths are not sensitive to location and context (e.g., neighborhood streets are too wide, etc.).
- Street design in our community is not always sensitive to the context of areas, such as pedestrian activity centers, historic districts, environmentally sensitive areas, or quiet residential neighborhoods, where street traffic impacts need to be minimized.
- There is not enough parking available in busy activity centers.
- On-street parking is inadequate, even in downtown and retail districts where it can be safely provided.
- Our community does not offer a variety of parking solutions.

Resource Conservation

Issues refer to a variety of resources including, but not limited to: water (quality and quantity), wetlands, aquifers, ground water recharge areas, hillsides and mountains, air, open space and farmland, scenic views and corridors, historic buildings and sites, archaeological sites, cultural properties, etc.

- New development is locating in areas that should not be developed - such as farmland or environmentally sensitive areas.
- There is not enough greenspace or parkland.
- Too many trees are being lost to new development.
- There are abandoned or contaminated properties in our community.
- Farmland and rural scenery are disappearing.
- We have environmental pollution problems (water bodies, air, etc.)
- Citizens are unaware of natural and cultural resources and their significance.
- Natural and cultural resources are not being improved, enhanced, and/or promoted.
- Current development practices are not sensitive to natural and cultural resources.
- Local natural resource protection is inadequate.
- Local protection of historic and cultural resources is inadequate.

Community Facilities and Infrastructure

- We have inadequate public facility capacity to support new development.
- The cost of providing public services and facilities for new development typically exceeds the revenue from this development.
- Some parts of our community are not adequately served by public facilities.
- Access to public facilities and services is not provided to persons at all income levels.
- Provision of public facilities is not used to guide development to desired locations.
- Current facility extension policies promote sprawl.
- Current facility extension policies do not foster development (such as infill, redevelopment, and compact development) that maximizes the use of existing infrastructure.
- Impact of proposed development projects on public facilities is not analyzed or considered.

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Social and Economic Development

- There is insufficient mix of housing sizes, types, and income levels within most neighborhoods in our community.
- Some neighborhoods are in need of revitalization or upgrade.
- We don't have enough affordable housing for workers in our community.
- There is neighborhood opposition to higher density and affordable housing.
- Our community offers few housing choices or options.
- There are significant amounts of housing in poor or dilapidated condition in our community.
- We lack sufficient jobs or economic opportunities for local residents.
- There is an imbalance between the location of available housing and major employment centers.
- There is not enough innovative economic development taking place.
- Our community's economy is too dependent upon one or two industries or economic sectors.
- We do not have a vision for the future economic development of the community.
- Economic development projects are promoted without adequate consideration of their impacts on infrastructure and natural resources.
- Economic development projects are promoted without adequate consideration of access to housing and transportation.
- There is no cost benefit analysis of economic development projects.
- Economic development efforts favor new development over redevelopment opportunities.
- Our economic efforts do not focus on helping grow local small businesses.
- Business retention is not active or successful.
- Business recruitment is not active or successful.

Governmental Relations

- There are frequent conflicts between our development plans and those of adjacent communities.
- There is little regional coordination and cooperation.
- We do not plan with adjacent communities for areas near mutual boundaries.
- We do not share plans or planning information with neighboring communities.
- We do not promote partnerships between local government and community stakeholder groups.