

# New Standards for Local Comprehensive Planning

*Seeking A Better Fit  
for Georgia's Communities*



# Why New Planning Standards?

- The Planning Act – 1989
- A Different Situation since 2008 Economic Downturn
- DCA Board Appointed Planning Advisory Task Force



# Guiding Principles

(For the Task Force)

- Simpler (Reduced Cost)
- Flexible (Local Choice)
- Custom Fit
- Incentives
- Continuity
- State Use of Local Plans



# Reducing the Cost of Planning

Regional Commissions have agreed to prepare the comprehensive plan at NO COST to the community:

- For *core* elements of the comprehensive plan
- At *normal* plan update deadline

DCA will provide all data needed for planning on its website

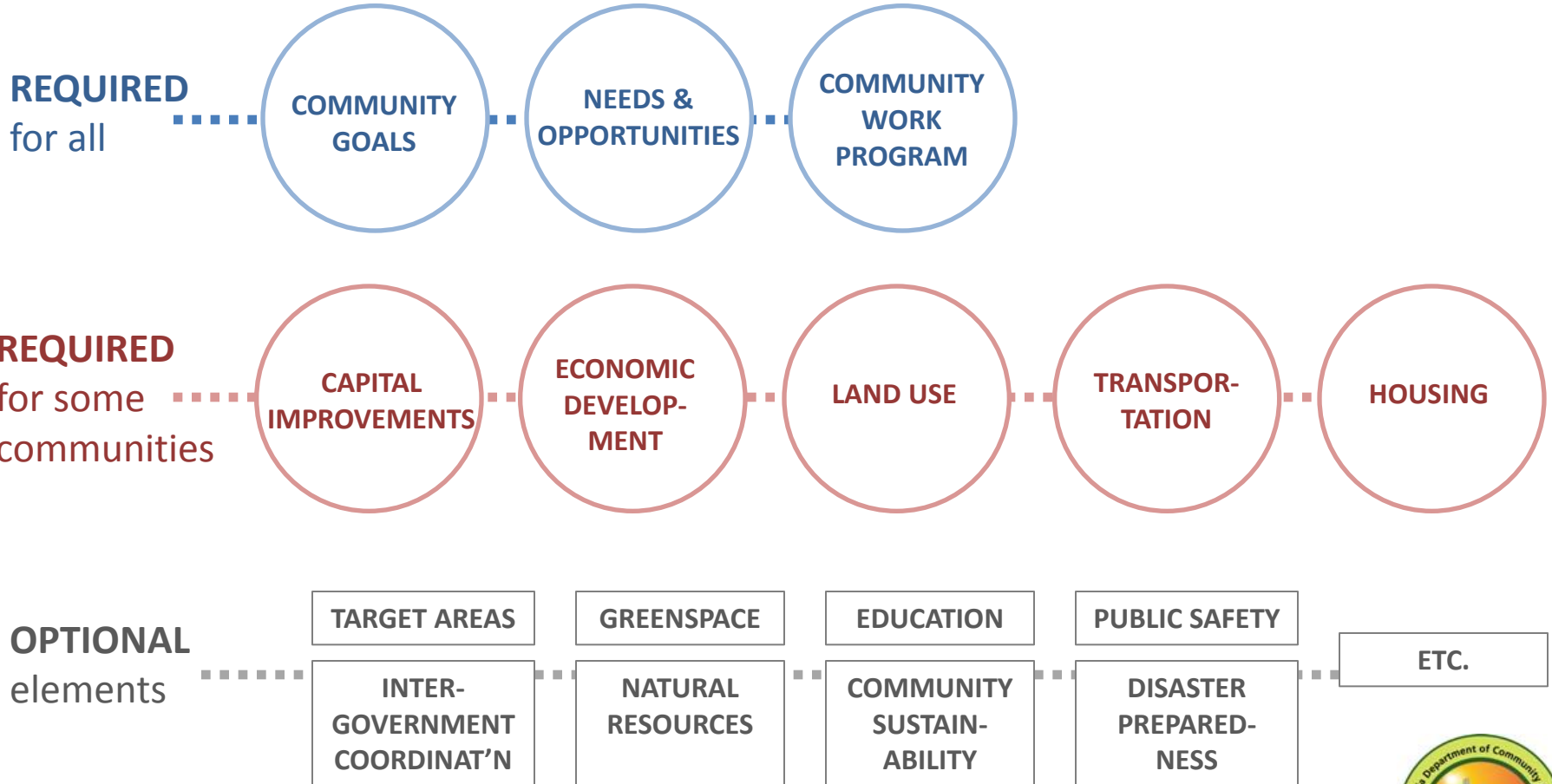


# Overview of the New Standards

- Menu of Plan Elements (Community Chooses)
- Brief, Flexible Guidance
- Only Three Elements are Required of All
- Five Elements are Required for Some Communities (depending on local conditions)
- Substitution of Existing Plans/Elements Encouraged
- Maximum of Three Elements Updated Every Five Years, Remainder Updated at Local Discretion



# Menu of Plan Elements



# Example: County A

## CHARACTERISTICS:

- 4500 Population  
No Growth
- Tier 1 for Tax Credits
- No Zoning
- Not in an MPO
- Not HUD Entitlement
- No Historic Districts
- No Impact Fees

## THEIR (Required) PLAN:

- Community Goals
  - Needs and Opportunities
  - Community Work Program
- +
- Economic Development Element
  - **Desired Optional Elements**



# Example: County B

## CHARACTERISTICS:

- 15717 Population
- Tier 1 for Tax Credits
- No Zoning
- Included in an MPO
- Not HUD Entitlement
- Two Historic Districts
- No Impact Fees

## THEIR (Required) PLAN:

- Three Core Elements
  - Economic Development Element
  - Transportation Element
  - Historic Preservation Element
- +
- Desired Optional Elements



# Example: County C

## CHARACTERISTICS:

- 75,124 Population
- Tier 3 for Tax Credits
- Zoning
- Included in an MPO
- HUD Entitlement
- Four Historic Districts
- No Impact Fees

## THEIR (Required) PLAN:

- Three Core Elements
- Land Use Element
- Transportation Element
- Housing Element
- Historic Preservation Element
- **Desired Optional Elements**

