

Partial Update to the Comprehensive Plan

Town of Braselton, Georgia





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Figure I – Map of Areas Requiring Special Attention



Purpose and Scope

The purpose of this Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide in the interim period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan recertification schedule. This Partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards.

A Public Hearing was held on July 5, 2007. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center (NEGRDC).

The Partial Update will be transmitted to the Department of Community Affairs (DCA) upon a completeness finding by the NEGRDC. Upon acceptance by the DCA, it will then be adopted by the Town of Braselton by resolution.



Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the DCA Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix II of this report. In most cases, the Town has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

Development Patterns

Traditional neighborhoods, sense of place, infill development, transportation alternatives, and regional identity are Quality Community Objectives relating to development patterns. The Town has taken great steps over the last five years to promote traditional neighborhoods and a sense of place. The Town adopted a Downtown Master Plan which has served as the guiding document in the re-development and revitalization of the Downtown Historic District. Implementation measures derived from that effort that relate to the Quality Community Objectives include a zoning overlay district for downtown to ensure infill and new development is built in accordance with the existing character and identity of the downtown. Another measure implemented includes the adoption of a Traditional Neighborhood Development Ordinance, which promotes residential development that is consistent with the qualities of the Downtown District and promotes pedestrian movement and a diverse mix of lot sizes and dwelling units. Other zoning districts and overlays have been established that promote a mix of land uses, require pedestrian facilities, and more sensitive design in relation to the natural environment. The Town is currently striving to improve a past condition where inadequate pedestrian facilities were in place to provide adequate connections between residential areas and shopping and cultural destinations. The Town has now begun to implement its streetscapes improvement project in the Downtown District and all new residential developments are required to provide sidewalks for pedestrian use. There is great opportunity for infill development in the Town, especially within the Downtown District, where vacant and underutilized properties in disrepair exist. For a more complete assessment of development patterns, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. The Town of Braselton recognizes that preserving its unique history is an important component in its prosperity and overall quality of life. The Town has a nationally registered historic district. As mentioned above, the Town has worked to adopt ordinances to ensure that new development and re-development in its historic district is conforms to the established character of the area. To preserve open space the Town encourages set-asides in new developments and has adopted a conservation subdivision



ordinance. The Town has all the applicable regulations that meet the State Environmental Planning Criteria. More recently, the Town has strengthened and upgraded its regulations in the areas of stormwater management, watershed protection, and stream buffer protection. Currently, the Town does not have a comprehensive tree protection ordinance. For a more complete assessment of resource conservation, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. The Town of Braselton is proactive in preparing for growth. Over the next few years the Town will engage in a full Comprehensive Plan update. The Town has also developed a Capital Improvements Program that it updates on an annual basis. Braselton is located four different counties and utilizes the Chamber of Commerce in each County, as well as other related agencies, for developing economic development strategies. While there are a range of jobs within the Town to meet the diverse needs of the workforce, as typical of the Metropolitan Atlanta region, a large portion of the population still commutes outside of the Town for employment while a significant portion of the employees filling local jobs commute inward from outside jurisdictions.

There are currently a variety of housing types and price ranges in Braselton. The Town strives to maintain a balance of high, middle, and lower income housing. There are many educational opportunities to improve job skills in the counties that the Town lies in, such as Lanier Technical College and Gwinnett Technical College. For a more complete assessment of social and economic development, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.

Governmental Relations

Local self-determination and regional cooperation encompass the governmental relations objective. The Town has clear development guidelines and is continually assessing and updating its ordinances and procedures. The Town meets regularly with officials in its four counties and is actively involved in mayor's roundtables and in county level municipal associations. For a more complete assessment of governmental relations, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.



Areas Requiring Special Attention

The Town of Braselton is located where the counties of Gwinnett, Barrow, Jackson, and Hall join. This location being situated in close proximity to the three growing metropolitan areas of Atlanta, Gainesville, and Athens, as well as having direct access to I-85, has put tremendous growth pressure on the Town. As Braselton continues to develop, growth will have significant impacts on current residents, natural and cultural resources, community services and facilities, and infrastructure. This section discusses the locations that are most likely to be impacted by development and experience a rapid change of land uses (including areas that are likely to be annexed within the planning period). This section also includes areas in need of additional investment and where there is potential for infill development.

The DCA has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
- Areas where rapid development or change in land uses is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).
- Large abandoned structures or sites, including those that may be environmentally contaminated.
- Areas with significant infill development opportunities (scattered vacant sites).
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Natural and Cultural Resources

Critical areas such as streams, wetlands, and floodplain areas are abundant where development potential is significantly limited. A portion of the Town lies within a 7-mile radius upstream of the City of Winder public water supply intake on the Mulberry River.

The Downtown District is the Town's most significant cultural resource. This district is designated on the National Register of Historic Places. It will be important to maintain the character and historical integrity of the district and deal effectively with development pressures and transportation issues that may conflict with this purpose.



Areas Where Development and Change of Land Uses is Likely to Occur

Because of the Town’s location in a rapid growth area, new development is projected to occur in all areas of the Town. However, the areas that are expected to experience the largest impact of development and change of land use is the S.R. 53 corridor and the S.R. 211 corridor. The portion of S.R. 53 that lies between I-85 and the Jackson/Hall County line is mainly unincorporated and rural in nature, with the exception of those tracts of land within close proximity to the I-85/S.R. 53 interchange. However, considering this corridor lies with the Town’s utility service area, and is currently seeing significant real estate activity for speculative commercial development, future annexation for commercial growth along this corridor is a strong possibility. Also, with a planned future widening of the road, it is expected that land uses along this corridor will change dramatically over the next 5-10years.

The S.R. 211 corridor has already experienced the largest amount of growth within the Town over the last ten years. There are still large tracts of commercially zoned land along this corridor that remain undeveloped. With the Chateau Elan Winery and Resort bringing recognition to the corridor, interstate accessibility, a significant increase in residential units in close proximity, and the planned future construction of the Northeast Georgia Hospital and medical complex, the buildout of the remaining undeveloped tracts in this corridor is expected to happen within the next couple of years.

Areas Where the Pace of Development has and/or May Outpace the Availability of Community Facilities and Services, Including Transportation

In the areas requiring special attention identified in this section the community facility of most concern for the future is road capacity. The principal roads serving these areas are state highways (S.R. 53, S.R. 124, and S.R. 211). The increased traffic generation resulting in this new development has the potential to worsen the mobility of these routes that are already seeing increased congestion resulting from the growth of the region as a whole. Being State routes, the responsibility of programming improvements to these roads lies with local Metropolitan Planning Organizations (MPO) and the Georgia Department of Transportation (GDOT). Presently, capacity increasing projects and intersection improvement projects at certain locations in these critical areas have been identified in the applicable MPO and GDOT Long Range Transportation Plan or Short Term Work Program. Once these projects are implemented, the road network serving these areas should adequately accommodate the projected growth in the Town with the exception of one concern. The new S.R. 347 project, designed to link I-85 with I-985, fails to provide adequate connectivity due to lack of inclusion of improvements for the segment of S.R. 211 between the S.R. 347 terminus and I-85. Local initiatives presently in place to ensure adequate pedestrian facilities in these areas should continue to be supported and even strengthened.

Overall wastewater treatment capacity should be sufficient to accommodate all projected growth over the next 18 years. Town operates its own wastewater facility that currently sees flows of



approximately .6 to .7 MGD. The Town has recently been permitted for 1.27 MGD, with a current expansion program in design for a total of 2.55 MGD. The Town has also authorized engineering work for a membrane plant expansion for a total of 5 MGD. The Town’s capability including the membrane plant expansion would provide adequate capacity for the Town’s anticipated growth to the planning year 2025.

Water resources are needed to meet the needs of important economic development activities of the Town. The city needs to identify and secure its own source for potable water and reduce its reliance on purchasing water from adjacent water providers.

Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics and with Significant Infill Development Opportunities

The downtown district and its immediate surroundings represent the area in Town most in need of redevelopment or aesthetic improvement. While the district does contain many historically significant buildings, which define the area’s character, this section of Town also contains many older properties in deteriorating condition as well as vacant properties that could provide for opportunities of infill development. The majority of development in all other areas of Town were built within the last fifteen years, and due to high aesthetic regulations in place, are not in great need of redevelopment or aesthetic improvement.

Large Abandoned Structures or Sites, Including Those That Might be Environmentally Contaminated

There are no large brownfields in Braselton that have been identified.

Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than Average Levels for the Community as a Whole.

Until approximately 5-10 years ago, the principal area of disinvestment in the Town was its Downtown District. However, the Town has undertaken many initiatives and capital projects in recent years to improve the infrastructure in this area, construct new public buildings, provide for public spaces, and to promote economic development. The effects of much of this work undertaken will not be realized until the future. Increased private investment in this area continues to be a critical need for the Town. There are no major concentrations within the Town where high levels of poverty or unemployment exist.



Preliminary Issues and Opportunities

The following issues and opportunities were identified using the Georgia Department of Community Affairs *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities* found in the State Planning Recommendations, and from input of the citizens. The full update to the Comprehensive Plan will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list. The full update will also use an extensive Community Participation Program to choose which issues are the highest priorities to address.

Economic Development

- Availability of infrastructure is a key component in economic development. Specifically the adequacy of water, sewer, and transportation. To fully promote the economic development of the Town, infrastructure development and improvement is necessary to attract new businesses and facilitate the expansion of existing ones. The Town should continue to promote, through its Future Land Use Plan and through the economic development efforts of partner agencies, locating new businesses where sufficient infrastructure exists to support it.
- The Town should continue to encourage investment and re-development of older areas of Town that have experienced a lack of economic vitality over the last few decades. Any economic development strategy must encompass the preservation and revitalization of the historic areas of Town. Revitalizing the Downtown will bolster a sense of pride among its residents, stimulate new economic growth, create a sense of place, and provide more of a geographical balance throughout town of its commercial sector.
- The Town should continue to support and provide leadership in county and regional level economic development organizations that promote business recruitment and workforce training. The Town should seek new innovative ways to bolster infrastructure and investment in desired areas for industry and commerce through the creation of Tax Allocation Districts and Community Improvement Districts.
- The majority of Braselton residents still commute outward to other jurisdictions for employment while a significant portion of employers inside the Town have a majority of its workforce commute inward from other jurisdictions. The Town should explore methods and policies to promote housing availability and choices that reflect the makeup of the workforce of local employers. Also, the Town should encourage the types of new employers and businesses whose employees housing demands better match the existing housing stock available in the Town.



Natural and Cultural Resources

- A sufficient tree canopy is vital to the quality of the air and environment as well as the overall physical attractiveness of a community. In many cases, an unneeded amount of trees are lost to new development. Policies should be explored to promote development practices that conserve trees and also provide for tree replacement for those that are necessary to be removed. Within the last five years, the Town has acquired 350 acres of open space. This activity should continue to be pursued.
- The Town is abundant in natural resources. The Town should strive to comprehensively inventory all natural resources and with that information develop policies that will encourage development practices that will better preserve and protect these resources.
- The Downtown District is designated on the National Register of Historic Places. Promotion and investment in this district will keep important historic resources preserved and return this area as a location of commerce and community pride. Continued implementation of the Downtown Master Plan completed in 2004 as well as developing bold new initiatives to provide for new investment and promotion should continue to be heavily supported.

Facilities and Services

- A growing population and commercial base can put a heavy demand on public facilities and services. The Town currently has a Capital Improvements Plan that allows it to plan ahead for growth accordingly. As the Town grows, attention should be given on the types of development and its impact on the cost of services and the revenue generated by development to provide for those services.
- The Town has many existing and planned recreational facilities for its citizens. However, the municipal boundaries spread over a large geographic area resulting in current facilities to be less accessible for certain areas over others. The Town should strive to ensure a more equal distribution of recreation and cultural facilities in its future planning.

Housing

- The Town's zoning regulations can be improved in considering new markets or innovations in housing. New planning and regulatory development should be explored to better contemplate housing needs for older households without children (empty nesters) as well as the elderly population with special care needs.
- New innovations in zoning should be explored that allows for flexibility in design to allow for better provision of common space and protection of natural resources. Alternatives to the standard dimensional based type of zoning regulation should be



explored to accommodate new innovative housing development practices that would be beneficial to the community both aesthetically and economically.

- The Town should continue to encourage new housing and revitalization of existing housing in the older areas of Town. Traditional Neighborhood Developments need to be sought in areas that are historically significant.
- With the expected continued growth in housing in the Town, it will be important to maintain a balance of housing sizes and types.

Land Use

- The Town has successfully started to revitalize its historic downtown district. The downtown can serve as a focal point for commercial activity and community activities. Continued implementation of the Downtown Master Plan and adherence to its recommendations is essential to restoring the vitality and importance this area once held. Continues support for the development of vacant sites should continue.
- Traditional forms of commercial development has, in many cases, left too high a proportion of land dedicated to parking and other impervious areas. The Town should explore promoting innovative development designs that achieve the same yields but lessen the environmental impact of large developments with the goal of reduced impervious area and tree protection.
- Efforts should be made to better educate the citizens on the meaning and benefits of the Comprehensive Plan and the direct nexus between the Plan and local zoning and regulations.
- Plan and regulations for specific geographic areas are needed for those areas that need special attention due to expected growth pressures or that have unique issues that require particular planning and regulatory study.
- There is a need for increased public spaces designed for community gatherings, arts activities, and performances. While the Town has accomplished a significant goal in the creation of a park serving its downtown area, it should continue to pursue the recommendation in the Downtown Master Plan for a public amphitheatre to house performances and concerts, as well as a Town Green more centrally located in its central business district.



Transportation

- As growth both locally and regionally continue, increased congestion will continue to be a problem along the Town's major corridors. Most of these corridors are State highways. A continued relationship with State transportation agencies and local MPOs that communicates local issues and concerns is necessary.
- The Town still lacks sufficient pedestrian facilities to provide accessibility linking shopping, employment, and residential areas. The Town can improve on this through development regulations, application for grants and transportation funds, and its own Capital Improvements Program.

Intergovernmental Coordination

- Town leaders should continue to participate in local municipal associations and other organizations that bring county and city leaders together to discuss issues of common concern.
- The Town should continue to coordinate and discuss comprehensive planning and service delivery amongst its neighboring municipalities and county governments.



Implementation Program

As required by DCA, this Implementation Program includes a Short Term Work Program and Policies. The initial Comprehensive Plan of the Town of Braselton includes a Capital Improvements Element that includes the Impact Fee Annual Report and an updated project list. This Capital Improvements Element (CIE) has been updated to reflect the 2006-2010 planning period and has been previously approved by the DCA. In conjunction with the CIE, the Town also updated its Short Term Work Program (STWP) on an annual basis with the latest update covering the 2006-2010 planning period. The STWP provided in this document starts with 2007 and carries through 2011.

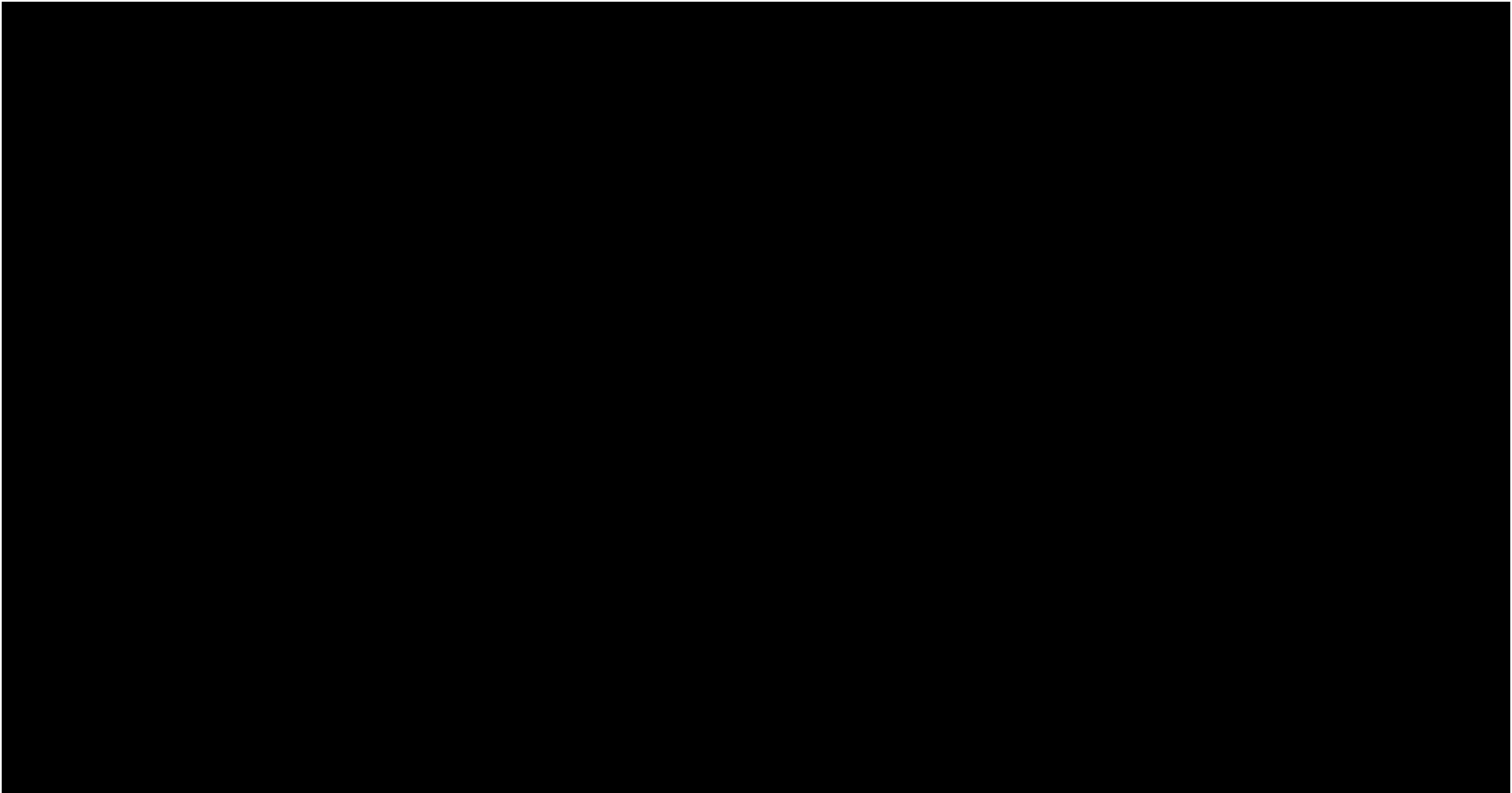
Short Term Work Program

The Short Term Work Program (STWP) identifies specific implementation actions the Town intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the STWP includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The STWP is presented on the following pages. The list of accomplishments for the previous STWP is found in Appendix I of this document.

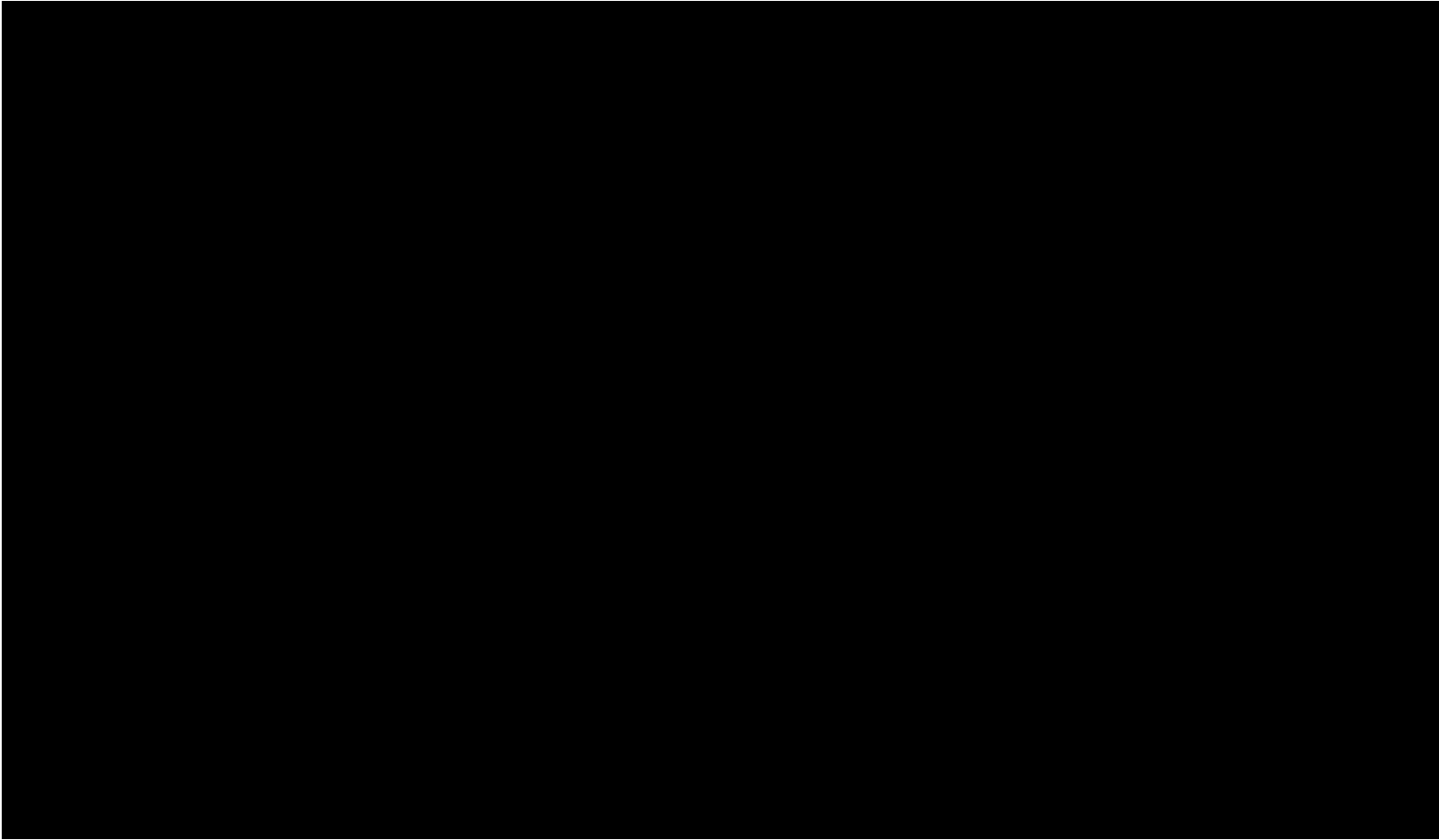


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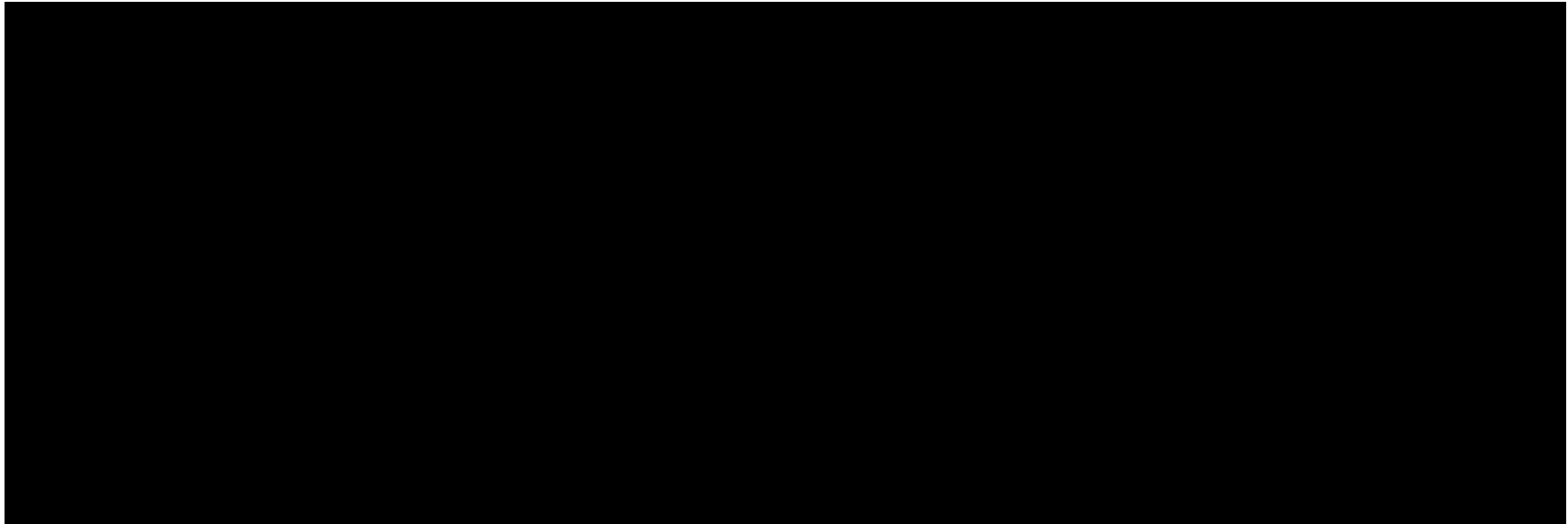


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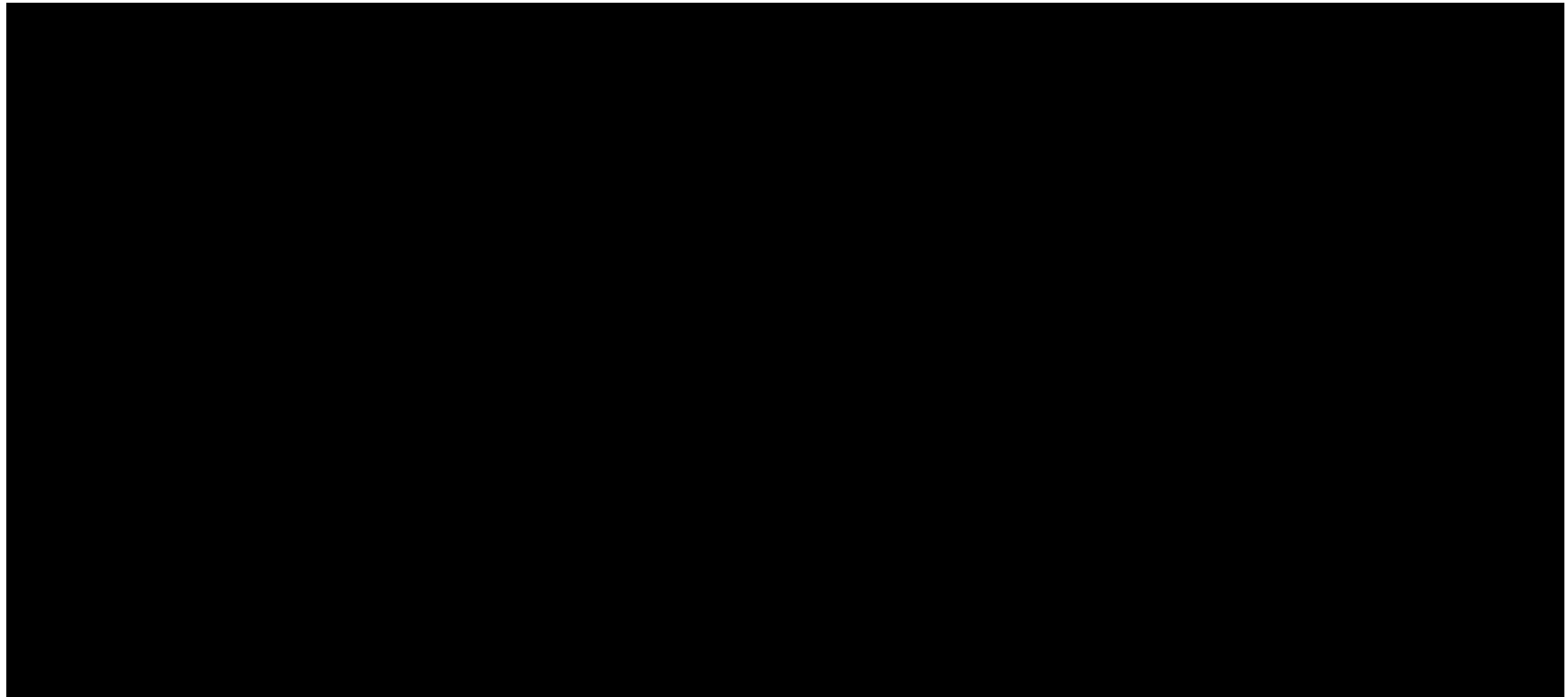


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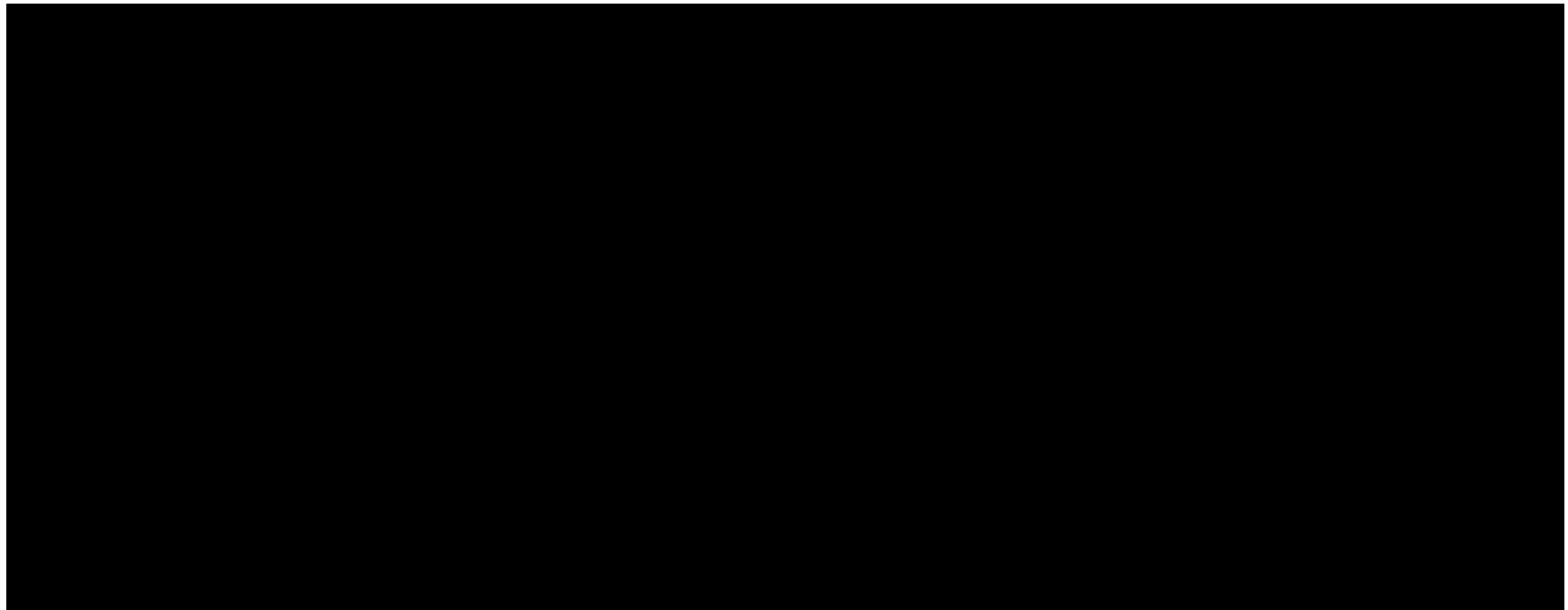


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Explanation of Acronyms

Plan Element

CF	Community Facilities
ED	Economic Development
HO	Housing
LU	Land Use
NR	Natural Resources
HR	Historic/Cultural Resources

Funding Source

ARC	Appalachian Regional Commission
DCA	Department of Community Affairs
CDBG	Community Development Block Grant
DDRLP	Downtown Development Revolving Loan Program
LDF	Local Development Fund
QG	Quality Growth
DNR	Department of Natural Resources
GH	Georgia Heritage
HPF	Historic Preservation Fund
LWCFL	Land and Water Conservation Fund
RTP	Recreation Trails Program
DOL	Department of Labor
DOT	Department of Transportation
TE	Transportation Enhancement
GEFA	Georgia Environmental Facilities Authority
GFC	Georgia Forestry Commission
U&CF	Urban and Forestry Grant
RDC	Regional Development Center
USDA	United States Department of Agriculture



Policies

The policies are designed to help the Town in the decision making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Update to the Comprehensive Plan. The policies should apply to areas within the existing town limits and areas likely to be annexed in the future.

These policies will serve as a starting point for the policies that will be developed during the full Comprehensive Plan Update process.

Economic Development

- We will support programs for retention, expansion and creation of businesses that enhance our economy.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will encourage the development of a downtown district as a vibrant center for retail, dining, culture, and public facilities.
- We will take into accounts impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, and valuable historic resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.



Facilities and Services

- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will coordinate provision of public facilities and services with land use planning to promote a more compact urban development.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.

Housing

- We will strive to eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities, and costs in each neighborhood.
- Our neighborhoods will be pedestrian friendly.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve the overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods.
- We encourage mixed-use developments that are human scale and less automobile oriented.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We support new land uses that contribute to protecting the environment and preserve meaningful open space.
- We support appropriate residential and non-residential in-fill development and re-development in ways the complement surrounding areas.
- Our gateways and corridors will create a "sense of place" for our community.



Transportation

- We will target transportation improvements to support desired development patterns for the community.
- Our new and reconstructed roadways will be designed to accommodate pedestrian facilities as well as other functions.
- We support creation of a community wide pedestrian/bike path network.
- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- Transportation corridors will be enhanced by community standards of aesthetics.

Intergovernmental Coordination

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when making decisions that are likely to have an impact on our community or our plans for future development.



Appendix I: List of Accomplishments

Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Construct new public library in conjunction with Jackson County and the Piedmont Regional Library	CF	X					City	Completed	
Construct municipal annex to house an expanded police department and court	CF	X					City	Completed	
Construct a new facility to house Planning and Utility Functions	CF	X	X				City	Completed	
Implement sidewalks and streetscape improvements as part of downtown revitalization plan.	CF	X	X	X	X	X	City	Ongoing	
Develop riverwalk trail system along the Mulberry River.	CF	X	X	X			City	Ongoing. Phase I complete	
Increase staff, and equipment of municipal police department to ensure and adequate level of service able to accommodate increased growth including GCIC center	CF	X	X	X	X	X	City	Ongoing	
Maintain and improve roads throughout the city on an as needed basis.	CF	X	X	X	X	X	City; DOT	Ongoing	
Construct public restrooms in community park.	CF	Completed					City	Completed	
Acquire and construct additional parks and recreation facilities and equipment in accordance with the findings of the comprehensive recreation plan.	CF			X	X	X	City	To begin in 2008.	



Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Expand wastewater treatment plant to ensure it is sufficiently capable to handle the expected growth.	CF	X	X	X	X		City	Ongoing	
Develop Urban re-use water program and install infrastructure as part of water conservation efforts.	CF	X	X	X	X	X	City	Ongoing	
Construct Phase V water projects and other projects in accordance with the water long-term plan as needed to ensure the effectiveness of the system and ability to accommodate growth.	CF	X	X	X			City	Ongoing	
Locate and drill additional wells.	CF	X	X	X			City	Ongoing	
Improve and expand the wastewater collection systems, as needed, to ensure the effectiveness of collection systems and their ability to accommodate growth in accordance with the wastewater long term plan.	CF	X	X	X	X	X	City	Ongoing	
Increase lighting and landscaping at major interchanges as part of tourism and marketing strategy	ED	X	X	X			City, DOT	Ongoing	
Construct a new firing range in cooperation with other law enforcement agencies	CF		X				City/Federal	Completed	



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Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Improve and expand town website	ED	X	X	X	X	X	City	Ongoing	
Initiate Business Retention and Expansion Program	ED	Completed					City	Completed	
Revise regulations to address commercial and industrial development standards.	ED	Completed					City	Completed	
Implement finding from the Downtown revitalization study.	ED	X	X	X	X	X	City	Ongoing	
Follow future land use plan when approving new residential development sites.	HO	X	X	X	X	X	City	Ongoing	
Develop new set of comprehensive subdivision regulations	HO	Completed					City	Completed	
Amend zoning regulations to allow for the use of conservation subdivision design techniques	HO	Completed					City	Completed	
Develop ordinance to allow for mixed-use residential development in downtown district.	HO	Completed					City	Completed	
Develop overlay district master plan for the GA211 Corridor	LU	Completed					City	Completed	



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Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Evaluate and implement a comprehensive GIS system including utility systems, floodplain and modeling	LU	X	X	X			City	Ongoing	
Update the future land use map on a two-year interval.	LU	X		X		X	City	Ongoing	
Evaluate the feasibility of implementing an urban growth boundary to manage growth	LU	X	X				City	Postponed while the Town has further discussions on this issue with the Counties	
Create CIE Element of Comp Plan	LU	Completed					City	Completed	
Investigate use of Impact Fees as Funding Source and submit to DCA	CF	Completed					City	Completed	
Apply for CLG grant funds for projects that help preserve historic district.	HR/ED	X	X	X	X		City	Ongoing	



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Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Apply for Better Hometown designation	HR	Completed					City	Completed	
Prepare streetscape master plan for historic district	HR	X	X				City	Currently under development	
Apply for CLG status.	HR	X	X				City	Currently under development	
Adopt preservation ordinance protecting historic district.	HR	X	X				City	Completed	Overlay District Adopted
Implement streetscape master plan.	HR/ED	X	X				City	Ongoing	Due to cost, project will have to be broken into phases covering a longer period.
Produce and provide educational materials about historic preservation.	HR		X	X			City; Historical Society; RDC	Ongoing	



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Braselton Implementation	Plan Element*	2006	2007	2008	2009	2010	Responsible Party	Status	Explanation for Postponed or Not Accomplished Project or Activity
Seek funding for preservation and revitalization projects	NR	X	X	X	X	X	City; RDC	Ongoing	
Review subdivision regulations to provide for open space development.	NR	Completed					City	Completed	
Develop and implement watershed overlay district for Mulberry River to protect water quality.	NR	Completed					City	Completed	
Review river and perennial stream ordinances.	NR	Completed					City	Completed	
Develop, adopt, and implement tree ordinance.	NR		X				City; RDC; GFC; Private (Consultant)	Ongoing	Completion date estimated for 2008.
Develop, adopt, and implement stormwater management ordinance to foster protection of water quality.	NR	Completed					City	Completed	



APPENDIX II – Quality Community Objectives Assessment Tool

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

Development Patterns



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Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	X		Such development is permitted in the Planned Unit Development District, Traditional Neighborhood District, and Downtown Overlay District.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		Such requirements are set forth in all zoning overlay districts, Planned Unit Developments, and in the Traditional Neighborhood District classification.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		Improved pedestrian facilities connecting residential areas and schools needed.
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

	Yes	No	Comments
		X	



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TOWN OF BRASELTON

MAP OF AREAS REQUIRING SPECIAL ATTENTION

