



Oconee County

Bishop, Bogart, North High Shoals and Watkinsville

5 YEAR UPDATE to the 2018
Comprehensive Plan
Public Kick-off Meeting
June 14, 2022

What is a Comprehensive Plan?

A policy document that:

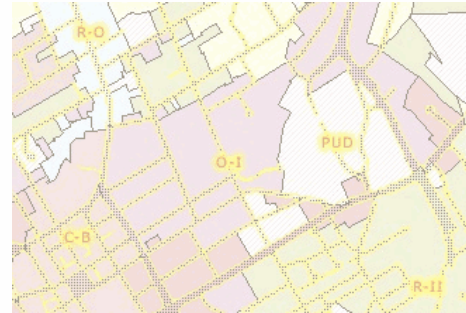
- **Guides** decisions related to the future development of Oconee County
- Establishes a **community vision** for growth over the next 20 years
- **Coordinates** local planning efforts
- Fulfills State of Georgia **requirement**



What is a Comprehensive Plan?

- A comprehensive plan **is not**:

- A regulation
- An ordinance
- Zoning



- A comprehensive plan, upon adoption, **does not**:

- Create new regulations
- Change existing zoning
- Alter the development rights allowed by each property's existing zoning



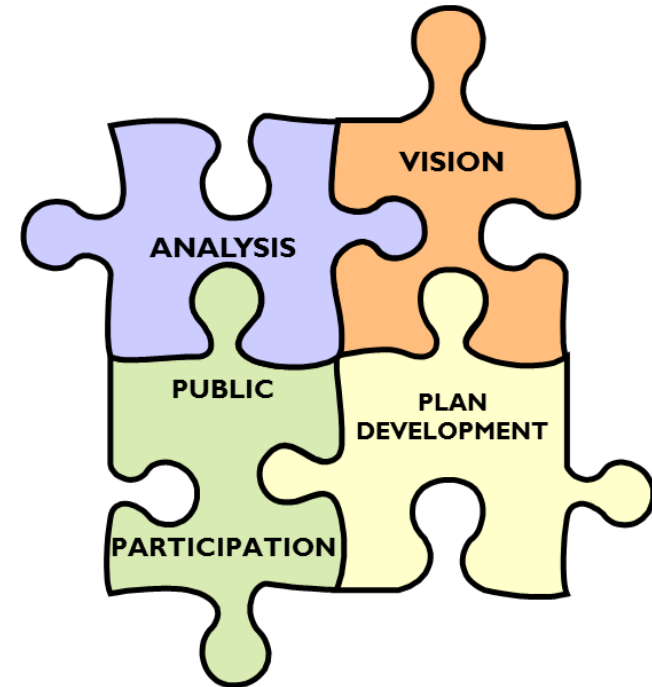
What is a Comprehensive Plan?

- Main Components

- Needs & Opportunities
- Supporting Goals & Strategies
- Future Development Guide
- 5-Year Action Plan for Implementation

- Public Input

- Help prioritize needs & opportunities
- Help establish community vision for growth
- Help identify desired development patterns



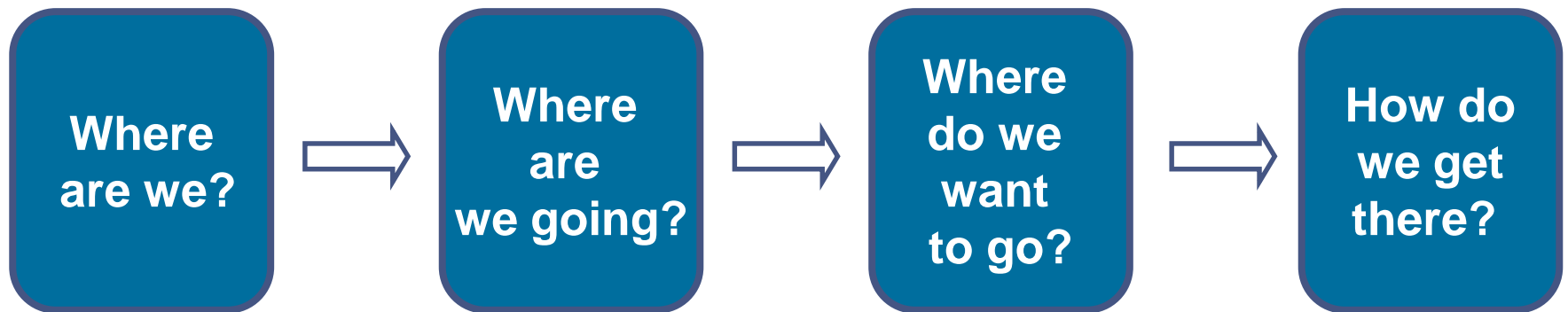
How Often is the Plan Updated?

- 5-year updates required by the State of Georgia
- Previous planning efforts:
 - Oconee County Joint Comprehensive Plan (2018)
- Current planning effort:
 - Update to be approved by DCA and adopted June of 2023.
- Other plans and factors to consider during this update:
 - Oconee County Strategic Plan
 - Oconee County UDC Amendments
 - Watkinsville Vision/Strategy
 - Various Transportation Plans, Capital Improvements Plans, etc.

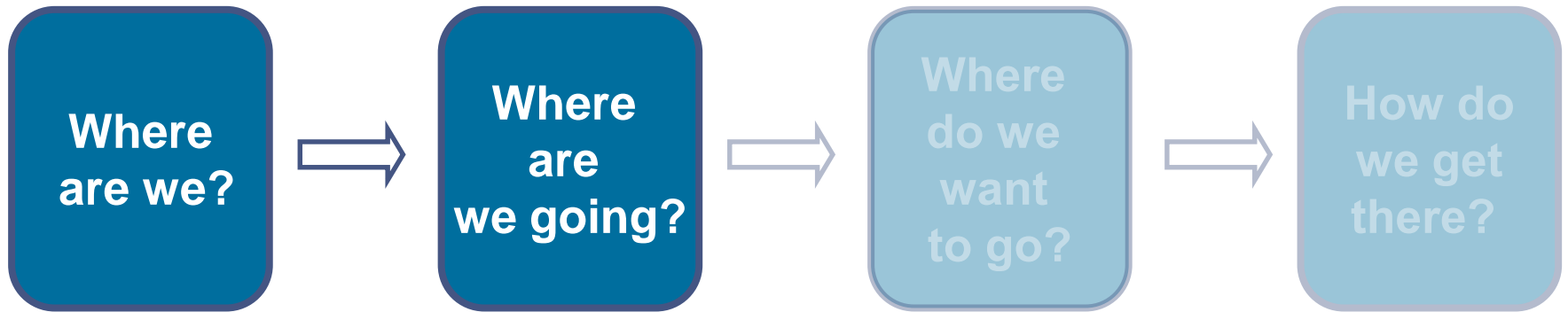


What is the Planning Process?

- Common Sense Steps in the Planning Process:



What is the Planning Process?

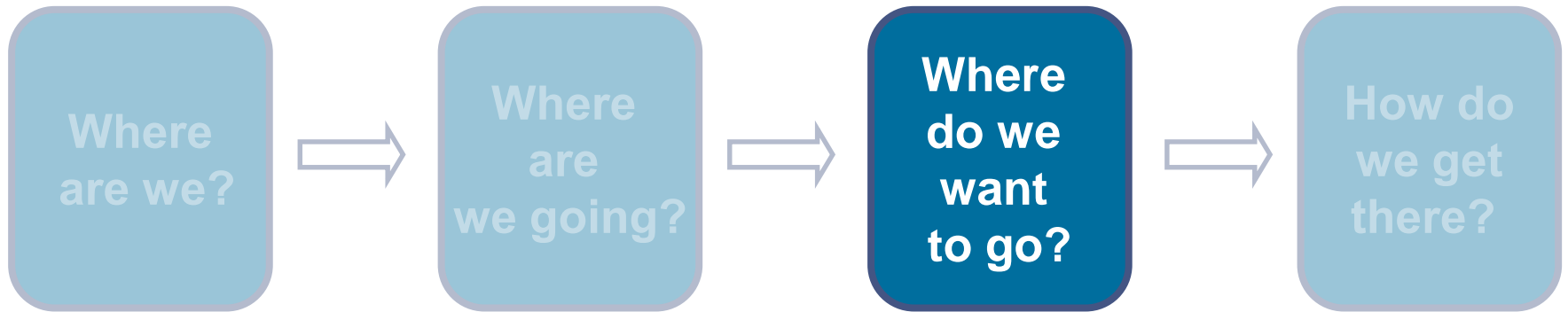


- **Community Assessment**

- Review local/Census data, plans & development patterns over the last 4 years
- Review land use, housing, economic development, transportation, natural & cultural resources
- Highlight areas that may need special attention



What is the Planning Process?



- Public Participation

- Survey
- Focus Groups
- Draft Plan Reviews/ Open House



Finally, at the end...

Where are we?



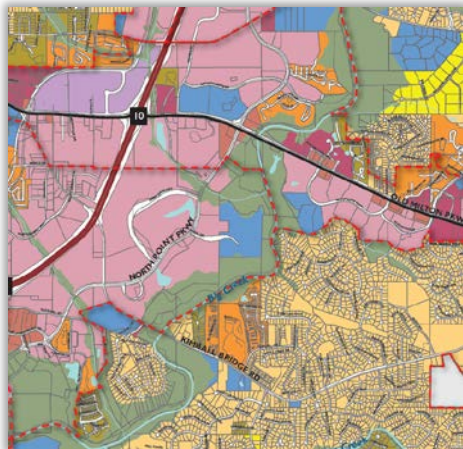
Where are we going?



Where do we want to go?



How do we get there?



ACTIVITY CENTER

buildings and
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center.

UNIQUE ISSUES AND OPPORTUNITIES

- Must find/maintain balance between preservation of historic qualities and need for new investment and activity
- Traffic congestion
- Enhancement needed facilitate for walking, biking and transit
- Civic spaces and enhanced connections to Wills Park needed
- Residential development to support retail, restaurant, and entertainment
- Develop special design standards to accommodate unique signage, murals, street furniture and outdoor art

APPLICATION

- Downtown Activity Center is centrally located within Alpharetta with Main Street/GA-7 passing north to south through the center of the character area, as shown in the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use and is envisioned to evolve as a compact, walkable mixed-use town center with a mix of office, commercial, residential and civic uses.



- **Final Update with amendments to:**
 - Goals & Strategies
 - Future Development Guide
 - 5 Year Implementation Program



How Can You Participate?

- Take the **community survey** online!
- **Community Survey:**
 - Available Tuesday June 21, 2022
 - www.oconeecounty.com/compsurvey
- Encourage others to take the **community survey**
- Check Oconee County **website**
- Tell your **friends**

Also...

- Express interest in **focus groups**
- Look out for upcoming **notices**
- Contact us with **questions or opinions**

