BEST PRACTICES
in plan implementation

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In local planning...

Best Practices are proven tools and techniques that may be employed to successfully implement your local plan and achieve particular objectives.


- Listed on the DCA website
- Definitions
- Examples
- Search function by
  - Issue
  - Category
  - Index of BPs
Categories of Best Practices

- Efficient Land Use
- Economic Prosperity
- Housing Options
- Local Preparedness
- Regional Cooperation
- Sense of Place
- Transportation Options
- Education Options
- Community Health
- Resource Management

How are they employed?

For instance, at Douglas County’s Dog River Park:

- To better protect our natural resources and ensure our community has enough water now and in the future

Economic Prosperity: Develop local economic development strategy
- To develop and promote tourism opportunities in our community

Transportation Options: Design and build bicycle facilities or trail network
- To provide more bike paths and trails

How BPs and Issues work together

Plan Implementation

Issues

- We’d like to use our comp plan better and more easily
- We’d like to develop a strategy for better maintaining our comp plan

Suggested BPs:

- Develop a plan that truly reflects your community
- Professional development for planning staff
- Review the comp plan at least annually to ensure it is useful and addresses the needs of the community
- Appoint a “plan champion” to monitor its use and see how well it is being followed
- Apply for DCA’s PlanFirst program
How BPs and Issues work together

**Plan Implementation Issues**
- We'd like to improve our public facility capacity in order to attract new development.
- We'd like to create more jobs or economic opportunities in our community.

**Suggested BPs:**
- Apply for grants to finance infrastructure improvements.
- Create a Tax Allocation District (TAD) to pay for improvements to attract business.
- Develop an economic development strategy as part of your comp plan.
- Analyze existing local industry to determine needs.
- Develop a business incubator.

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How BPs and Issues work together

**Plan Implementation Issues**
- We'd like to promote development of housing with convenient access to major employers.
- We'd like to promote development of vacant sites or abandoned structures in our community.

**Suggested BPs:**
- Analyze local commuting patterns and housing costs to determine if more housing options are needed.
- Develop an infill development strategy with appropriate ordinances and guidelines.
- Initiate code enforcement to improve the appearance of all, or parts of, the community through property maintenance.
**Slide 10**

**How BPs and Issues work together**

**Plan Implementation**

- We'd like to improve the appearance of all, or parts of, our community
- We need to promote revitalization of some parts of our community

**Issues:**

- Suggested BPs:
  - Code enforcement to prevent blight
  - Enact overlays to preserve and enhance attractiveness of particular districts of the community
  - Develop design guidelines for specific areas of the community
  - Adopt a manufactured housing ordinance or program
  - Adopt a local historic preservation ordinance

**Slide 11**

**How BPs and Issues work together**

**Plan Implementation**

- We’d like to increase mix of uses (like corner groceries or drugstores) in certain neighborhoods
- We’d like to institute new zoning or similar development regulations

**Issues:**

- Suggested BPs:
  - Evaluate ordinances for consistency with the comp plan
  - Design for compatible higher density development in appropriate areas
  - Implement form-based codes
  - Utilize DCA's model code
  - Undertake neighborhood or area plans to determine how the area should be redeveloped and public improvements needed

**OR**

- Evaluate ordinances for consistency, with the comp plan
- Design for compatible higher density development in appropriate areas
- Implement form-based codes
- Utilize DCA's model code
- Undertake neighborhood or area plans to determine how the area should be redeveloped and public improvements needed

**Slide 12**

**How BPs and Issues work together**

**Plan Implementation**

- We’d like to improve the appearance of all, or parts of, our community
- We need to promote revitalization of some parts of our community

**Issues:**

- Suggested BPs:
  - Evaluate ordinances for consistency, with the comprehensive plan and pertinent codes
  - Coordinate and streamline the development permitting process for ease of use for developers as well as staff
  - Enact impact fees for new developments
  - Develop a comprehensive plan that is easily used and understood
  - Send staff to available training
**Slide 13**

**How BPs and Issues work together**

- **Issues:**
  - We'd like to coordinate with neighboring jurisdictions on shared needs
  - We'd like to create more jobs or economic opportunities in our community

- **Suggested BPs:**
  - Meet regularly with your regional commission
  - Take advantage of circuit rider services to multiple communities
  - Join and participate in joint development authorities or other development organizations
  - Enter into agreements for inter-governmental sharing of resources

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**How BPs and Issues work together**

- **We'd like more affordable housing in our community**
  - Update codes to allow variety of uses and sizes within the community
  - Organize community housing partnerships
  - Participate in GA Initiative for Community Housing
  - Assemble vacant or under-utilized parcels for redevelopment
  - Code enforcement, again

- **We'd like to increase the mix of housing (by size, type, and price range) in certain neighborhoods**
  - Update codes to allow variety of uses and sizes within the community
  - Organize community housing partnerships
  - Participate in GA Initiative for Community Housing
  - Assemble vacant or under-utilized parcels for redevelopment

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**How BPs and Issues work together**

- **Issues:**
  - We need to promote revitalization of our downtown
  - We need to promote revitalization of some parts of our community

- **Suggested BPs:**
  - Actively support and participate in programs that promote healthy business downtown
  - Create a small-area or master plan for a specifically defined district
  - Develop design guidelines for specific areas of the community
  - Develop brown and greyfield redevelopment programs
  - Enact a code enforcement program
How BPs and Issues work together

How BPs and Issues work together

- Suggested BPs:
  - Adopt and enforce the Part V Environmental ordinances
  - Develop and implement a green space plan
  - Develop and implement a stormwater management plan
  - Work with DCA to become a WaterFirst
  - Provide incentives for rehabilitation of historic structures

For more information…….

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