

4.0 Implementation



4.1 Character Area Quality Community Objectives

State Quality Community Objectives

This section recaps the State of Georgia's outlined planning objectives, and the effectiveness of current policy and administration in Suwanee in meeting these objectives. These state objectives are known as "Quality Community Objectives" and are intended to apply to every community as they develop their comprehensive plan. These objectives are summarized in the table below and are also reflected in the community Character Area Narratives that are presented in the previous section.

Quality Community Objectives	Character Areas									
	Suwanee North	PIB Corridor	Suwanee Station	Buford West	Historic Old Town	Town Center	Satellite North	Smithtown Road	Suwanee Gateway	Established N'hoods
DEVELOPMENT PATTERNS										
Traditional Neighborhoods: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.		X	X		X	X		X		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.	X	X	X		X	X		X		
Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.		X	X		X	X				
Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.		X	X		X	X	X			X
Regional Identity: Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.		X		X	X	X	X		X	
RESOURCE CONSERVATION										
Heritage Preservation: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.					X					

Quality Community Objectives	Suwanee North	PIB Corridor	Suwanee Station	Buford West	Historic Old Town	Town Center	Satellite North	Smithtown Road	Suwanee Gateway	Established N'hoods
Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.	X	X	X		X	X		X	X	
Environmental Protection: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.	X	X	X	X	X		X	X	X	X
SOCIAL AND ECONOMIC DEVELOPMENT										
Growth Preparedness: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.		X		X		X	X	X	X	
Appropriate Businesses: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.		X		X	X	X	X		X	
Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.		X		X			X		X	
Housing Opportunities: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.	X	X	X		X	X		X		X
Educational Opportunities: Educational and Training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.		X								
GOVERNMENTAL RELATIONS										
Regional Solutions: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.		X							X	
Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.		X		X			X		X	

