

## 20 YEAR VISION FOR OCONEE COUNTY

- ◆ Holes filled in 20 years
- ◆ Density in north with infrastructure
  - Patchwork in large green zones
- ◆ Prosperity for my grandchildren
- ◆ Good economic times
- ◆ Growth is positive
  - Smaller lot sizes wanted
  - Higher density – 316, Mars Hill, 441 without fights to rezone
- ◆ Hospital development
- ◆ Equity – appreciation
- ◆ Northern – fair profit for developers
- ◆ County – better use of infrastructure
- ◆ Well-planned transportation corridors
- ◆ Scales of justice (well-balanced)
  - TDR model for state/nation
  - Progressive
- ◆ TDR tool within Planning
- ◆ Forestry & agriculture remain important part of economy
- ◆ Housing concentrated for urban centers with sufficient services
- ◆ Sense of downtown
- ◆ Identity different from other counties in Georgia
  - True mixed use
- ◆ Southern end preservation
  - Historic site preservation
- ◆ Agriculture transitional – could allow developers to buy density without fight
- ◆ Why Land Use Plan if you have to have variances
  - Better system for development
- ◆ Urban centers developed and between these are the open spaces
- ◆ Southern farmers compensated but still available for farming