

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