

## REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

**DATE**: 2/7/2006 **ARC REVIEW CODE**: P602071

TO: Chairman Jason Harper
ATTN TO: Julius Ross, Chief Planner
FROM: Charles Krautler, Director

NOTE: This is digital signature. Driginal or

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Henry County Interim Future Land Use Plan Amendment

Review Type: Local Comprehensive Plan

**Description:** Interim Land Use Plan for Henry County.

**Submitting Local Government**: Henry County

**Action Under Consideration:** Approval

**Date Opened: 2/7/2006** 

Deadline for Comments: 2/21/2006

Earliest the Regional Review can be Completed: 4/8/2006

#### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF HAMPTON
CLAYTON COUNTY
SPALDING COUNTY

HENRY COUNTY SCHOOLS

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF MCDONOUGH
CITY OF LOCUST GROVE
ROCKDALE COUNTY
BUTTS COUNTY
MCINTOSH TRAIL RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF STOCKBRIDGE
CITY OF LOVEJOY
DEKALB COUNTY
NEWTON COUNTY
NORTHEAST GEORGIA RDC

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by , we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <a href="http://www.atlantaregional.com/qualitygrowth/reviews.html">http://www.atlantaregional.com/qualitygrowth/reviews.html</a>.



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#### NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Henry County	Date Received:	2/7/2006			
Local Contact:	Julius Ross, Chief Planner Henry County	Public Hearing Date and Time:	2006-02-21 8:30am			
Phone:	770-954-2457	E-Mail:				
Fax:	770-954-2958	Website:				
Street	140 Henry Parkway	City State, Zip:	McDonough, Georgia 30253			
	Department of Commu	ınity Affairs	Review Required			
Review Title:	Henry County Interim Futur	e Land Use Pla	an Amendment			
Description	Document can be viewed on the ARC website at:  http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the Henry County.					
The submitted documents are available for review at the City and at ARC.						
Reviewing R	<b>Regional Development Cent</b> o	er:				
40 Courtland	nal Commission Street, NE Atlanta, GA. 30303 3.3302 FAX 404.463.3254					
Contact N Person:	'					
E-Mail n	nalexander@atlantaregional.com	n				

## RESOLUTION NO. 05- 354

#### HENRY COUNTY, GEORGIA

# A RESOLUTION APPROVING THE TRANSMITTAL OF AN UPDATED <u>INTERIM LAND USE</u> <u>PLAN AMENDMENT</u> PURSUANT TO THE GEORGIA PLANNING ACT OF 1989, AS AMENDED MAY 1, 2005

WHEREAS, Henry County, Georgia has prepared an updated <u>Interim Land Use Plan</u>
<u>Amendment</u> to update the Land Use Element of the Henry County Comprehensive Plan pursuant to the Georgia Planning Act of 1989, as amended; and

WHEREAS, the update of the Comprehensive Plan was prepared in accordance with the Rules of the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005; and

**WHEREAS**, the Henry County Zoning Advisory Board held a public hearing, reviewed and recommended approval to transmit the updated <u>Interim Land Use Plan</u> to the Henry County Board of Commissioners with recommended changes on October 27, 2005; and

WHEREAS, the Henry County Board of Commissioners held a public hearing, reviewed and recommended approval to transmit the <u>Interim Land Use Plan</u> update to the Atlanta Regional Commission with the following modifications to the proposed Interim Future Land Use Map:

- 1. Change the future land use of property fronting on the west side of Georgia Highway. 155, north of the intersection of Crumbley Road and south of Jones Road from Low Density Residential to Commercial use.
- 2. Change the designation of tracts of property owned by the Echols or Patterson families toward the east of Commissioner District 3 from Rural Residential to Low Density Residential.

**BE IT THEREFORE RESOLVED**, that the Henry County Board of Commissioners does hereby direct the Department of Planning and Zoning to transmit the <u>Henry County Interim Land Use Plan</u> update to the Atlanta Regional Commission for review, as required by the Georgia Planning Act of 1989, as amended.

Approved this 5th day of December, 2005

BY:

Jakon T. Harper, Chairman

ATTEST:

Susan Craig, County Clerk

# **Henry County Interim Land Use Plan Update**

**November 29, 2005** 

Draft



## **Executive Summary**

Jordan, Jones & Goulding (JJG) has prepared an Interim *Land Use Plan Update* to serve as a policy guide for the land use and capital improvement decisions of the Henry County (County) Board of Commissioners. *The Land Use Plan\_Update* is one element of the larger document, the *Henry County Comprehensive Plan*. This policy document, along with the corresponding Future Land Use Plan Map, is to serve as an update to the Land Use Element of the *Henry County Comprehensive Plan* adopted in 1993 and the *2002 Future Land Use Plan Map*. It is "Interim," because it is to be a transitional policy document during the next 6 to 12 months while the entire Comprehensive Plan is undergoing a major update.

The *Interim Land Use Plan* addresses many urgent concerns raised about the previous Land Use Plan because of the rapid rate and growth that the County has experienced in the past 3 years since it was prepared. In 2006, a new *One Henry County/Cities Joint Comprehensive Plan* will be prepared. It will be based on a fresh look at the joint vision of Henry County and its cities to establish a truly integrated longrange land use plan needed to prepare Henry County to meet the challenge of the next 20 years of continued growth and change.

This report documents a multitude of community changes that have occurred over the past 3 years that were not anticipated or reflected in the currently adopted Future Land Use Plan. These changes include:

- 1. Record-setting population and employment growth.
- 2. A large number of approved rezonings.
- 3. 17 Developments of Regional Impact (DRIs).
- 4. Numerous annexations.
- 5. New and planned public facilities.

Assessment of these changes was undertaken through the preparation of an updated inventory of existing land use as of 2005. A new "Existing Land Use Map" was prepared as a required feature of Georgia's Minimum Planning Standards and Procedures. The preparation of this map included many hours of citizen participation review and field study to bring land use and development changes up to date. It provides an improved technical base needed for the preparation of the *Interim Future Land Use Plan Map* and the *One Henry County/Cities Joint Comprehensive Plan* that will be prepared in 2006.

Finally, this update includes both a new "Future Land Use Plan Map" and a series of supportive land use policies. The map and policies are intended to work together to help County officials in making rezoning decisions. Neither the map nor the policies should be used in isolation. This plan should be applied only in the unincorporated portions of the County. The land use information shown for Stockbridge, McDonough, Hampton, and Locust Grove are for information purposes only and consists of the latest versions of each municipality's adopted future land use plan.

The schedule of public meetings held and planned to prepare this report and the *Joint Comprehensive Plan* can be found in the Appendix.

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## 1. Introduction

## 1.1 Purpose

The purpose of this Interim Land Use Plan Update is to serve as a policy guide for the land use and capital improvement decisions of the Henry County (County) Board of Commissioners. The Land Use Plan Update is actually one element of the larger document, the Henry County Comprehensive Plan. This policy document, along with the corresponding Future Land Use Plan Map, is intended to serve as an update to the Land Use Element of the 1993 Comprehensive Plan and the 2002 Future Land Use Plan Map. It is titled "Interim," because it is intended to be a transitional policy document during the next 6 to 12 months while the entire Comprehensive Plan is undergoing a major update. The Interim Land Use Plan addresses many urgent concerns raised about the previous Land Use Plan because of the rapid rate and growth that the County has experienced in the past 3 years since it was prepared. In 2006, a new "One Henry" Future Land Use Map will be prepared. It will be based on a fresh look at the joint vision of Henry County and its cities to establish a truly integrated, long-range land use plan that will be needed to prepare Henry County to meet the challenge of the next 20 years of continued growth and change.

## 1.2 Planning Process

Though work on this document actually began in August 2005, in many respects it is the product of over 3 years of public involvement and planning. In 2002, the County began work on a major update of its Comprehensive Plan and rewrite of its Unified Land Development Code. This process included scores of public meetings at which there was a great deal of detailed public review and input regarding the desired patterns of growth and the role of land use planning and regulation in guiding that growth. This document incorporates many of the concepts, policies, and goals of this original effort and indeed is intended to lay the foundation for its completion.

In the spring of 2005, the Georgia Department of Community Affairs (DCA) adopted new Local Planning Standards that changed both the comprehensive planning process and the required planning documents. As a result, Henry County needed to reformulate the planning process in order to meet the new state requirements. This created the need for an Interim Land Use Plan to use while it re-casts the update of the Comprehensive Plan under new state regulations that took effect in May 2005. A Technical Committee and a Steering Committee were formed to support the staff and the Zoning Advisory Board in their technical review of the Land Use Plan.

The public has been involved in several ways with the creation of the Interim Land Use Plan. First, public hearings were held before the Board of Commissioners to announce and transmit this plan for state and regional review. Second, a Citizens' Steering Committee was formed to help review drafts of the plan and offer guidance in its creation. Finally, there were public meetings, including a Public Kick-off and Open House to garner public input. Over 200 people attended the Public Kick-off Meeting held on September 26, 2005. During the meeting, participants were divided into focus groups and asked their opinion about the draft Future Land Use Plan Map prepared in 2004 and the official Future Land Use Plan Map adopted in 2002. A copy of the table notes from these discussions can be found in the Appendix.

## 1.3 Scope

This report documents a multitude of community changes that have occurred over the past 3 years - changes that were not anticipated or reflected in the Future Land Use Plan that was in effect at the time of this writing. These changes include record-setting population and employment growth; a large number of approved rezonings, including 17 that were Developments of Regional Impact (DRIs); numerous annexations; as well as new and planned public facilities. The assessment of these changes was undertaken through the preparation of an updated inventory of existing land use as of 2005. A new Existing Land Use Map is a required feature of the state's Local Planning Standards. The preparation of this map included many hours of review and field study to bring land use and development changes up to date. It provides an improved technical base needed for the preparation of the Interim Future Land Use Map and the "One Henry" Future Land Use Map that will be prepared in 2006.

Finally, this update includes both a new Future Land Use Plan Map and a series of supportive policies expressed in the text of this document. The map and policies are intended to work together to help County officials in making rezoning decisions. Neither the map nor the policies should be used in isolation.

In terms of geographic scope, it should be stressed that this plan is intended to be applied only in the unincorporated portions of the County. Although the Future Land Use Plan Map covers the entire County, the land use information shown for the municipalities of Stockbridge, McDonough, Hampton, and Locust Grove is provided only for information and coordination. What is shown within the municipal boundaries consists of the latest versions of each municipality's Future Land Use Plan and does not replace the adopted Future Land Use Plans for each of these municipalities.

## 2. Community Changes

## 2.1 Population

Over the past twenty-five years, Henry County has experienced explosive population growth, quadrupling in the number of residents from 36,309 in 19080 to an estimated 167,000 in 2005. With an annual growth rate of about 7 percent since 2000, the population of Henry County is estimated to have increased by about 10,000 people per year. According to the US Census Bureau, from 2003 to 2004, Henry County was the 14<sup>th</sup> fastest growing county in the nation and the second fastest in Georgia.

Population of Henry County, 1980 - 2005

	1980	1990	2000	2003*	2004*	2005*
Henry County	36,309	58,741	119,341	146,400	156,300	167,000
Average Annual Percentage Increase		6.18%	10.32%	7.56%	6.76%	6.85%

Source: U.S. Census Bureau, Note that 2003-2005 figures are estimates not official counts.

## 2.2 Employment

Since 2001, Henry County has experienced an average annual increase of 2,400 employees and 280 business establishments. The number of employees increased an average of 6.6 percent per year, and the number of business establishments increased by 11.4 percent per year.

Number of Employees and Business Establishments in Henry County, 2001-2004

Year	Number of Employees	% Change	Number of Establishments	% Change
2001	33,623		2,217	
2002	36,351	8.1%	2,569	15.9%
2003	38,561	6.1%	2,837	10.4%
2004	40,696	5.5%	3,058	7.8%

The following table shows the breakdown of these economic figures by major employment sector. As can be seen, "retail trade" is the largest sector in terms of employment, though "accommodation and food services" has seen the largest average annual increase since 2001. The largest sector in terms of number of establishments is construction, though again the largest average annual increase has been seen in "accommodation and food services."

Number of Employees and Business Establishments by Major Employment Sector in Henry County, 2001-2004

,	Employees					Establishments				
	2001	2002	2003	2004	Average annual % change	2001	2002	2003	2004	Average annual % change
All Industries	33,623	36,351	38,561	40,696	6.6%	2,217	2,569	2,837	3,058	11.4%
Retail trade	5,753	6,195	6,424	6,541	4.4%	322	370	395	426	9.8%
Accommodation and food services	3,369	4,114	4,772	5,178	15.5%	180	222	261	283	16.4%
Educational services	3,493	3,910	4,225	4,521	9.0%	51	53	64	68	10.3%
Health care and social assistance	2,818	3,112	3,187	3,510	7.7%	147	161	193	205	11.9%
Manufacturing	3,767	3,399	3,231	3,447	-2.7%	92	94	107	104	4.4%
Construction	2,636	2,606	2,775	2,956	4.0%	396	442	489	506	8.6%
Administrative & support	2,307	2,837	2,777	2,564	4.4%	130	148	163	180	11.5%
Transportation and warehousing	1,864	2,156	2,471	2,515	10.7%	98	118	138	136	12.0%
Other services, except public administration	846	955	1,124	1,179	11.8%	160	178	211	235	13.7%

## 2.3 Developments of Regional Impact

Seventeen DRIs have been approved in Henry County since 2002. Additionally, there are three more developments under consideration.

Approved Developments of Regional Impact 2002 – September 2005, Henry County

				tember 2005, Henry County
Project Name	Туре	Nearest Street	Land-Lot-District Number	Description
Name	Турс	Street	Number	Description
Kingston Village	Mixed Use	Long Branch Road	180 & 205 of the 2nd District	The applicant is proposing a mixed use planned development. The development is approximately 130.4+/- acres and consists of the following: single-family residential uses (169 units); multifamily townhomes (36 units); and a village office component (31,250 square feet)
Walker Drive	Mixed Use	West of State Route 155, east of Strickland Road	241 of the 2nd District; 256 of the 7th	Residential and multi-family dwelling units comprising approximately 233+/-acres. Single-family units (545-units); multi-family units (86-units). There is a commercial component comprising 17.19+/- acres.
Haddonfield	Mixed Use	Rocky Creek Drive	239,240,241 and 242 of the 3rd and 6th District	The conceptual site plan depicts a gross acreage of 423.0+/-; net acreage of 322.5+/- acres; the site plan proposes 804 single-family units; 140 townhomes; and 17.5+/- acres of commercial. The single-family residential lot sizes are 7,800 sq. ft 9,100 sq. ft and 10,400 sq. ft. The total development size will be approximately 944 units.
JamDat			104,105,106,119,1	
Development, LLC	Housing	Mt. Carmel Road	20,121,136,137,13 8 of the 6th District	675 proposed residential units
Kelly Plantation	Mixed Use	Kelly Road South of Jonesboro Road	Land Lot 144 of the 6th District; Land Lots 127, 129 and 130 of the 7th District	(1) Single-family residential development consisting of 377 lots totaling 93.01 acres (2) Multi-family development consisting of 538 lots totaling 64.58 acres (3) Gated cluster homes consisting of 92 lots totaling 17.17 acres (4) Traditional Neighborhood Development (TND) consisting of 108 lots totaling 20.69 acres (5) Commercial/Multi-family consisting of 144 units totaling 11.94 acres (6) Commercial development totaling 7.76 acres (7) Aquatic Center totaling 7.05 acres

Project Name	Туре	Nearest Street	Land-Lot-District Number	Description
Pinecrest Baptist Church	Mixed Use	The property is located north of Jonesboro Road between Foster Drive and Interstate 75.	Land Lots 82 & 111 of the 6th District	Church (100,000 sq. ft Assisted Living Facility (50,000 sq. ft.) Independent Living Facility (107,000 sq. ft.) 80 units (max.) Retail and Office Space (74,000 sq. ft.) Single-family residences (120,000 square feet)
Wal-Mart (Hudson Bridge Road)	Commercial	I-75 and Hudson Bridge Road	20 and 21; 6th district	288,000 sq. ft. commercial shopping center plus 8 out-parcels consisting of 11.1 acres to be developed at a maximum ratio of ,5000 sq. ft. per acre or 55,000 sq. ft. of commercial.
Greenwood Industrial Park	Industrial	Greenwood Industrial Parkway and Bethlehem Bottoms Road	LL 252 District 7	Industrial project 5 lots 2,750,000 total sq.ft.
Liberty Industrial Park DRI	Industrial	Liberty Industrial Parkway and State Route No. 155	Land Lots 220 & 221 of the 7th District	975,000 sq. ft. of warehouse on 51.65 acres
Prologis Park @ Greenwood	Industrial	Greenwood Industrial Parkway @Hwy 155 South SR 42 and	LL 253 of the 7th District	599,500 sq.ft. warehouse distribution space on 32.77 acres
Briddle Creek	Mixed Use	Cotton Fields Road	Locust Road, SR 42	137 single-family; 202 townhomes; 114,940 sq.ft. commercial
McDonough Village Green	Mixed Use	SR 20/81 (Exit 218) and SR 155 (Exit 216)	194, 195 - 7th District	750 Multi-family/780; Single-family/450; Towmhomes/110,900 sq.ft.; Commercial/100,000 sq.ft.; Office/80; Room Assisted Living Facility/16 acres; Recreation Facility/25,000 sq.ft; Police/Fire Station
DSC Logistics	Wholesale & Distribution	Hwy 155, Greenwood Industrial	LL291,358 16th District	1.6 million sq.ft warehouse expansion
The Links at Walnut Green	Housing	Jonesboro Road and Dutchtown Road		Golf Course community with 630 residential units; 3,500 sq.ft. restaurant; 4,000 sq.ft. clubhouse/retail
Northeast Water Reclamation Facility Expansion and Upgrade	Wastewater Treatment Facilities	The nearest intersection is Old Macon Hwy and Ga HWY 42, (long/lat 33 34 41.27 N / 84 15 22.48 W)		The proposed project is designed to expand the current 6-MGD water reclamation facility to a 10-MGD facility. The proposed project will remain in the footprint of the current facility. The site is located within a half mile of the Clayton and Henry County border.

Project		Nearest	Land-Lot-District	
Name	Type	Street	Number	Description
		SR 138 and		
		Davidson		
		Parkway (SE		
		Quadrant of I-		
Northbridge		675 and SR		962 single-family units; 98,000 sq.ft.
Crossing	Mixed Use	138)		office; 20,5000 sq. ft. commercial
		I-75 @ Bill		
		Gardner		
		Parkway, SR		
		42 @ Locust-		1,236 single-family; 500 multi-family;
Locust Grove		Grove Griffin		40 acres commercial; 40 acres
Station	Mixed Use	Road		recreation
		I-75 and Bill		
		Gardner		
		Pkway, SR 42		
		and Bill		
Indian Creek	Housing	Gardner Pkwy	LL 135, 136	1,000 single family dwelling units
		Fronting on		
		Mill Road and		
		Mt. Carmel		
		Road, near		
		intersection of		179.47 acres, including 291 single-
		Jonesboro		family units, 18,000 sq. ft. of Office on
Mill Road		Road and Hwy	LL 143 and 146 of	2.8 acres, and 75,000 sq. ft of
Tract	Mixed Use	81	the 6 <sup>th</sup> District	commercial on 10.51 acres.

## 2.4 2005 Existing Land Use Map

An existing land use map is a representation of what is on the ground at a given point in time. For purposes of this analysis, the Henry County Existing Land Use Map shows what is on the ground as of October 1, 2005. The map is based on a number of field surveys undertaken in September and October 2005, an analysis of 2003 aerial photography, a review of building permit activity, and tax assessor information. In addition, the map incorporated information from other existing land use surveys undertaken by the Cities of Locust Grove and McDonough as part of their planning activities over the past year. These uses were categorized using a variation of the standard category system prescribed by the DCA. The following table shows the amount of land categorized under each use.

**Existing Land Use, Henry County, October 2005** 

Existing Land Use Category	Acres	% of County Total
Standard Category Sub-Category	1.0.00	<b>,</b>
Agriculture/Forestry/Estate Residential	83,326.87	39.73%
Agricultural/Forestry	37,938.79	18.08%
Estate Residential(3+ ac lots)	45,388.08	21.64%
Residential	48,032.95	22.90%
Single-family Residential	44,490.01	21.21%
Under Construction Residential	2,034.83	0.97%
Multi-family Residential	947.60	0.45%
Mobile Home Park	561.51	0.27%
Undeveloped/Vacant	40,284.46	19.21%
Transportation/Communication/Utilities	21,990.49	10.49%
Road Right-of-Way	12,749.02	6.08%
Other Transportation/Communication/Utilities	9,241.47	4.41%
Parks/Recreation/Conservation	3,411.72	1.62%
Public Parks and Conservation Areas	1,073.46	0.51%
Private Recreational Areas	2,338.26	1.11%
Public/Institutional	4,705.58	2.25%
Public	2,932.70	1.40%
Private Institutional	1,772.88	0.85%
Industrial	4,623.12	2.20%
Built Industrial	4,550.20	2.17%
Under Construction Industrial	72.92	0.03%
Commercial	3,362.39	1.60%
Built Commercial	3,301.71	1.57%
Under Construction Commercial	60.68	0.03%
County Total	209,738.76	100.00%

Source: JJG

The following table presents the definitions of each of these categories. A large 30"x 40" copy of the map is available in PDF format from the Henry County Planning and Zoning Department.

Existing Land Use Category	Definition
Estate Residential	Single-family residential uses up to 0.3 dwelling
	units per acre (3-acre or larger residential lots)
Single-family residential	Detached single-family residential uses, including
	single mobile homes on individual lots.
Multi-family Residential	Residential structures containing three or more
	units attached.
Mobile Home Park	Land used for mobile home communities.
Under Construction Residential	Single-family or multi-family developments that are
	under construction at the time of the survey. Some
	lots may be occupied.
Agricultural/Forestry	Land used for agricultural purposes, such as
	cropland or livestock production, and all land used
	or potentially used for commercial timber
	production.
Commercial	Commercial and office uses; including strip malls,
	big-box retail, auto-related businesses, restaurants,
Hadan Canata satis a Canana said	convenience stores, and office buildings.
Under Construction Commercial	Property on which construction activity for future
	commercial uses was evident at the time of the
Industrial	survey.  Industrial uses, including manufacturing, quarries,
industrial	small warehouses and light assembly operations.
Under Construction Industrial (UCI)	Property on which construction activity for future
Officer Construction industrial (OCI)	industrial uses was evident at the time of the
	survey.
Parks/Recreation/Conservation (PRC)	Active and passive recreation areas, parks, and
Tarks/recreation/conscivation (Tree)	protected lands. Includes land owned by a land
	trust or public agency and preserved from future
	development and maintained as open space.
Public Parks and Conservation Areas	A subcategory of PRC that includes only public
	parklands and conservation areas.
Private Recreation Areas	A subcategory of PRC that includes private
	recreation areas, such as private golf courses and
	subdivision recreation areas.
Floodplain (FLD)	100-year floodplain as defined by the Federal
	Emergency Management Agency (FEMA)
Public/Institutional (PI)	Community facilities (except utilities), general
	government, and institutional uses. Examples
	include schools, public safety stations, city halls,
	courthouses, jails, health facilities, churches, and
	libraries.
Public	A subcategory of PI that includes only public uses
	owned by a government entity.
Private Institutional	A subcategory of PI that includes only private uses,
Transportation (Occurs 1: 0: #1000)	such as churches, clubs, and private schools.
Transportation/Communication/Utilities	Land used by transportation, communication, or
(TCU)	utility facilities; such as airports, cell towers, power
	stations, sewer plants, water towers, and water
Dood Dight of Way (DOW)	treatment facilities.
Road Right-of-Way (ROW)	Land dedicated to road right-of-way.

## Draft Henry County Interim Land Use Plan Update

Existing Land Use Category	Definition
Undeveloped/Vacant (VAC)	No active use on the property, includes property improved for real estate sale (cleared and graded but no structure) and property with vacant or abandoned structures with which no employment or residence can be associated. Property with recently constructed structures will fall under one of the under construction categories or the use for which it is intended.

# 3. LAND USE GOALS, PRINCIPLES, OBJECTIVES AND POLICIES

The Land Use Element of the Henry County Comprehensive Plan, consisting of a Future Land Use Plan Map and related land use goals, objectives, principles and policies, is the long-range blueprint for the orderly growth and development of Henry County. Taken as a whole, it indicates the County's intent for the density and arrangement of various forms of land development and the relationship of land use to supporting infrastructure and community facilities in the long run. It also illustrates the desired relationships between the natural environment and the existing and future built environment.

The Future Land Use Map and the text of the Future Land Use Element should be considered together as a guide for rezoning decisions. The policies of the Land Use Element provide a technically sound basis for the County's Zoning Map and associated County ordinances that govern individual zoning and land development decisions on a daily basis. It is the intent of Henry County to prepare a Unified Land Development Code and related growth management ordinances to fully implement the goals set forth in the Land Use Element of the Comprehensive Plan

#### 3.1 Land Use Goal

Promote the quality of life of the current and future citizens of Henry County through the balanced mix, orderly arrangement, attractive design, and appropriate intensity of land uses in relation to the capacity of infrastructure, community facilities, and the natural environment.

## 3.2 Principles Guiding the Future Land Use Plan

#### Balance Between Jobs and Housing

The mix and arrangement of residential, commercial and industrial land uses should be balanced so that there is expected to be an ample number and types of jobs available in Henry County that are appropriate to serve the employment needs of Henry County's labor force.

#### Land Use Diversity

There should be a full range of land uses, housing types, employment opportunities, community services, commercial services, and amenities to support a high quality of life and diversity of family lifestyles, incomes, age groups, and cultures in Henry County.

#### **Natural Resource Protection**

The arrangement, intensity, and design of land uses should minimize negative impacts on natural resources and environmentally sensitive habitat; such as wetlands, floodplains, water supply watersheds, groundwater aquifer recharge areas, steep slopes, exposed rock, and soils that are unsuitable for development.

#### Balance Between Land Use and Infrastructure

The timing, arrangement, intensity, and design of land use should be in general accord with the design capacity of existing and planned transportation, water supply, wastewater treatment, stormwater management, solid waste management, utilities, schools, parks, public safety, human service, and other community facilities and services.

#### Land Use Compatibility

The arrangement, intensity, scale, and design of new land development should be compatible with the function, character, design, and scale of the surrounding neighborhood and other adjacent land uses. Where potential incompatibilities cannot be avoided, the development plan should provide sufficient land use transitions or buffers to protect the quality of life for existing residents and workers.

#### Land Use Efficiency

The arrangement and design of land development should promote efficient use of land and existing infrastructure and the conservation of open space through clustering, nodal development, and appropriate forms of mixed uses that encourage walking and alternative modes of transportation and reduce dependency on single-occupant automobiles.

These guiding principles are interpreted through specific policies that are applicable to the major categories of land use in the Land Use Element of the Comprehensive Plan.

In all cases where residential densities are indicated as a policy of this plan, the term "density" shall mean the number of dwelling units per acre of land devoted to residential use, exclusive of streets or other public lands.

## 3.3 Policies for Residential Land Use and Neighborhoods

**Objective 1.** Guide the distribution of residential development to appropriate locations within Henry County based on the physical capacity of land and existing and planned public facilities. Define categories of future residential development density in the Comprehensive Plan with guidelines that can be implemented through the Zoning Ordinance and related development regulations:

#### **Policies:**

Rural-Agriculture – (3-acre minimum lot size). The purpose of this district is to allow for agricultural activities, including those related to crops, livestock, and timber on large tracts of land where public services are not provided. This category also allows single-family residential use, manufactured homes and uses that are accessory to agricultural activities. This land use category also may be appropriate for estate residential development, where such subdivisions of land into parcels as small as 3 acres does not conflict with existing agricultural practices or where appropriate transitions of buffers or other agreements are provided to prevent conflicts between farmers and subdivision residents. Within this Rural-Agriculture land use category, parcels of 20 acres or more that are used for agricultural activities described above may be subdivided to provide up to three additional lots for use by the owner and members of his/her immediate family

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with lot sizes approved by the Department of Environmental Health, provided that no public street or utility improvements are required to serve the additional lots.

ninimum with septic tank and County water system): This category is intended to preserve the mixed agricultural and residential character of land and serve as a transition between rural agricultural land and suburban development. The predominant form of development includes single-family residences, residential subdivisions, including conservation subdivisions served by approved public water systems in areas where public wastewater treatment services are not anticipated in the near future. Access on paved roads classified as local or collector roads is required. For lots with less than 175-ft. width, curb and gutter streets are required. Developments of up to 1.0 dwellings per acre are related directly to the R-1 Zoning District (with curb and gutter streets, 150 ft. lot width), and residential subdivisions in the RA district (lot widths 175 ft. or greater).

This land use category is encouraged in areas with marginal soil characteristics for septic tank use, near flood hazard areas, and areas with difficult drainage and steep slopes, which present severe difficulties for smaller lot developments. Large lots in this land use category will be encouraged in areas of eastern Henry County where groundwater recharge areas have been indicated by the Georgia Department of Natural Resources, and the South River Protection Corridor in accordance with the Metropolitan Rivers Protection Act.

- 1.3 <u>Low-Density Residential Development</u> (Density of 1.0 to 2.0 dwellings per acre): Residential development within this density range includes single-family, detached dwellings meeting Zoning Ordinance regulations for the R-1 and R-2 districts.
  - New single-family residential development in this land use category must use a public water system. On-site septic tank sewage disposal systems can be used on individual lots when approved by the Henry County Environmental Health Department. Single-family residential developments within this range must have access on paved roads, classified as major or minor arterial. Internal streets must include curb and gutter system.
- 1.4 <u>Medium-Density Residential</u> (Density of 2.0 to 3.6 dwellings per acre): Residential developments within this range include single-family, detached dwellings on lots ranging from 12,000 to 18,000 sq. ft., including parcels zoned for single-family attached and detached homes (including zero lot lines), conservation subdivisions incorporating open space through clustering single-family homes; duplex residential developments with public sewer and water; and mobile home park developments with public sewer and water systems. Future residential development within the medium-density range shall have complete urban services, including public sanitary sewerage and water systems and accessibility to major arterial roads and state highways. The location of medium-density residential development within conservation subdivision developments is encouraged.

- 1.5 Medium-High-Density Residential (Density of 3.6 to 6 dwellings per acre): Residential land use within the medium-high density range includes new development types such as high-quality suburban residential development, traditional neighborhood developments, zero lot line developments, duplexes, and attached townhouse developments. This land use category is intended to provide for transition from low and medium-density residential development to high-density residential development or institutional land uses. Medium-high density residential development shall occur in locations only where complete urban services, including paved arterial roads, sidewalks, public sanitary sewerage, and public water systems, are available.
- 1.6 <u>High Density Residential/Mixed-Use</u> (Density of 6 to 16 dwellings per acre): Residential land use within the high-density range includes development types such as attached townhouse developments, and multi-story condominium and apartment developments. High-density residential development shall occur in locations only where complete urban services, including paved arterial roads, public sanitary sewerage, and public water systems, are available.

The land use category, High Density Residential/Mixed-Use is an appropriate transition between high-intensity commercial and industrial uses and lower intensity residential uses. High Density Residential is also an appropriate location for mixed-use developments and planned-unit development projects where two or more residential types are developed in combination with other land uses and where there is a high degree of accessibility to major arterials and state highways, such as along 1-75 and freeway interchange areas.

High Density Residential development is related to RM Multiple Family Residence District within the Henry County Zoning Ordinance, and additions of previously approved RM developments will be based on existing development plans or at densities not to exceed 4.0 units per acre.

**Objective 2.** Preserve and improve existing established residential neighborhoods and communities.

- 2.1 <u>Maintain community services</u>: Support residential neighborhoods through the improvement of public facilities within and near them. Establish a systematic program for residential subdivision street maintenance and resurfacing. Ensure that future additions to existing subdivisions are compatible with existing development.
- 2.2 <u>Protect from incompatible uses</u>: Prevent the encroachment of incompatible land uses near established residential neighborhoods through the following methods:
  - Review the consistency of rezoning proposals with goals, objectives and policies of the Henry County Comprehensive Plan.

- Enforce landscape buffer requirements between residential and non-residential land uses, except within approved planned communities and traditional neighborhoods that are subject to additional site plan and design review standards that mitigate potential negative impacts.
- Conditional zoning, where appropriate, to limit types of land use, density, building location, setbacks, landscape buffers, signage, and other physical improvements to protect residential properties.
- Existing residential neighborhoods should be protected from blighting effect of
  deteriorated housing. Require systematic property maintenance and rehabilitation, and
  replacement of dilapidated structures in accordance with the Dangerous Building
  Ordinance.
- Encourage new "infill" housing construction within existing residential neighborhoods to be compatible in quality and design with existing houses.
- Use strict enforcement of the Zoning Ordinance, Nuisance Ordinance, building codes, and related construction codes (electrical, plumbing, HVAC, energy codes) in existing neighborhoods when necessary to prevent and abate patterns of widespread structural blight and environmental problems.
- Neighborhoods with concentrations of low-income families will be supported and
  improved by effectively applying state and federal housing rehabilitation programs, new
  construction of "in-fill" homes on vacant lots, and improved public facilities such as
  streets, sewerage, drainage, and street lighting.
- Allow manufactured housing, built to standards accepted by the U.S. Department of
  Housing and Urban Development and the DCA, and in conformity with standards
  established by applicable judicial standards. Zoning regulations shall establish uniform
  standards for the size, location, and appearance of manufactured homes within residential
  areas to ensure that they are compatible with individually constructed single-family
  homes within the same neighborhood.

**Objective 3.** Protect public health and safety in the design and construction of residential developments.

- 3.1 <u>Safe and adequate sight distance</u>: Local residential streets shall be designed and located with safe entrances and exits relative to sight distance along adjoining county or city roads. Acceleration and deceleration lanes shall be provided where local residential streets intersect arterial roads and state highways subject to review and approval of the Henry County Department of Transportation (DOT). Henry County will coordinate street access and residential driveway access on state highways with the GDOT.
- 3.2 <u>Connectivity:</u> Make provision for suitable access and interconnectivity for automobiles, bikes, and pedestrians in the design and construction of residential developments. The location and number of street entrances into residential developments will be appropriate for the number of dwellings units (according to standards in the Subdivision Ordinance), providing multiple routes of access for autos and pedestrians and ensuring expedient access for emergency vehicles and school buses. These interconnectivity provisions also should be made between adjacent developments separated by municipal boundaries.

Efforts should be made on the part of County and City planning staff to identify opportunities to promote interconnectivity across municipal boundaries at the time of development review.

- 3.3 <u>Fire protection</u>: Ensure that adequate fire protection flow and domestic water supply is adequate relative to the density and number of dwellings proposed in new residential development projects. The layout and design of residential subdivisions should enable looping of water mains to reinforce adequate pressure for fire protection.
- 3.4 <u>Sanitary on-site septic systems</u>: The County's Environmental Health Department shall enforce regulations for the design and installation of on-site sewage treatment systems. Soil conditions, surface and sub-surface drainage, topography, and development density shall be considered carefully in the approval of septic tank systems. Residential developments within the Walnut Creek Watershed Protection District shall maintain a minimum septic tank field line distance of 150 feet from Walnut Creek or its tributaries in order to protect the City of McDonough reservoir from contamination.
- 3.5 <u>Code conformity for new residential construction</u>: Ensure a high standard of new residential construction through strict inspection procedures and enforcement of the Building Code and related plumbing, electrical, HVAC, and energy codes. Periodically review and update construction codes as necessary.
- 3.6 <u>Proper drainage and landscaping</u>: Ensure that individual residential lots and building sites are graded to provide a drainage way from houses by enforcement and improvement of the Residential Landscape Ordinance. Lots that may present drainage or possible construction problems will be identified during review of preliminary plat and construction improvements plans.

**Objective 4.** Prepare in advance for the impact of future residential development on public facilities and local government financial resources.

- 4.1 <u>Technical review</u>: Assure through the development plan review process and zoning procedures that all forms of residential development are evaluated for impacts upon water and sewerage systems, schools, roads, storm water drainage, emergency services, and the physical environments capacity for proposed developments. When applicable, both City and County staff should take part in this review.
- 4.2 Impact fees: Employ a system of Development Impact Fees as provided by the Georgia Impact Fees Act to provide funding for public facilities that are attributable to new residential growth.
- 4.3 <u>Areawide stormwater management</u> Perform a long-range stormwater management study for both the entire County to determine the feasibility of constructing areawide stormwater detention and retention areas to supplement or replace small detention

- facilities constructed within individual residential developments in both the unincorporated County and the local Cities.
- 4.4 <u>Stormwater utility fees</u> Create through local legislation a local revenue source dedicated to funding the development, operation, and maintenance of stormwater detention facilities within residential subdivisions.
- 4.5 <u>Streetlight districts</u> Create a special tax assessment program for street lighting within residential subdivisions, when they are requested by developers or residents.
- 4.6 <u>Sidewalk districts</u> Create a special tax assessment program for construction of sidewalks within residential subdivisions, when they are requested by developers or residents.

**Objective 5.** Establish new regulations that allow development of innovative residential neighborhoods that expand the supply of affordably priced housing, increase housing choices, maintain high standards of design, reduce traffic congestion, and make best use of the physical conditions of land.

#### **Policies:**

- 5.1 New regulations Review current zoning and subdivision regulations to identify appropriate standards of location, site development, landscaping and design for innovative residential development patterns that incorporate connected street grids, sidewalks, bicycle and pedestrian trails, landscaping, and land set aside for open space. Examples may include townhouse developments, zero lot line developments, live-work units, accessory dwelling units, loft housing, residential fly-in neighborhoods, and housing in mixed-use villages and planned-unit developments.
- 5.2 <u>Rural housing development</u> Within areas designated for agricultural/residential estate density, continue to create affordable housing opportunities through the Farm Home Administration Program, and current minimum floor area requirements for the RA District.
- 5.3 <u>Special housing needs</u> Review zoning regulations and other development regulations to ensure there are no requirements that will restrict or eliminate opportunities for home ownership by low and moderate-income families and which will provide housing access for handicapped and elderly citizens.

## 3.4 Policies for Commercial and Retail Land Uses

**Objective 1.** Direct as much of the County's commercial growth as possible to planned nodal activity centers located with full urban services and access to thoroughfares. The term "activity centers" refers to a hierarchy of pedestrian-oriented, central places located at major crossroads or traditional community nodes. Centers are comprised of a mixture of civic, commercial, and residential uses in varying proportions and are important in establishing a community's sense of place. The mix of uses will be essential in ensuring the functionality of the designed community – a community where its residents can work, live, and, play. Activity centers are planned in a

hierarchy of regional, community, and neighborhood centers that are in a graduated scale of intensity relative to population patterns, trade areas, and transportation facilities.

- 1.1 <u>Development standards for centers</u> Recommended development standards for centers include:
  - Clustered and mixed-use centers that promote access to service facilities and minimize infrastructure and environmental impacts.
  - Commercial uses in mixed-use centers should be designed to be compatible in massing and architectural character with buildings of residential size, scale and architecture, being composed of a variety of smaller buildings rather than a single "big-box" structure.
  - Where commercial development abuts property zoned for low-density residential uses, it is appropriate to provide a transitional land use, such as mixed-use development, multi-family residential, professional office, or institutional use that separates the low-density residential uses from the heavy commercial uses.
  - Integrated bike and pedestrian pathways to link public facilities and commercial, retail, and residential development, as well as open space
  - Interconnected secondary roads and grid road patterns to promote a fluid connection throughout the community; cul-de-sac streets and large, gated developments should be discouraged.
  - A common greenspace or park should be included to provide an outdoor "living room" and focal point for the community's civic activities.
  - Landscaping standards, including maintenance of existing, mature trees on site, increased street tree plantings, and landscaped buffers separating commercial and retail land use from dissimilar uses on abutting property, where appropriate.
- 1.2 Encourage regional-scale activity centers with a planned mixture of retail, commercial services, offices, lodging, and high-density and medium-high density residential development located near points of highest accessibility such as I-75 freeway interchange areas.
- 1.3 Encourage community-scale retail and commercial centers in the scale of a planned village providing for neighborhood or community-scale shopping, services, and entertainment in locations near the intersections of state highways and other major arterials that have excellent access to public services and surrounding residential and employment areas. Community-scale commercial centers, whose economic feasibility is not justified by access to current or planned population density and trade areas, dilute the market for viable community centers and will not be approved.

- 1.4 Proposed community-scale retail and commercial centers will be encouraged where they are within convenient walking distance of areas developed or planned for medium to high-density residential development; major employment centers and other commercial land uses.
- 1.5 Encourage development of small, attractive, neighborhood-scale retail and commercial centers in dispersed locations intended to serve the immediate and frequent needs of residents of adjacent neighborhoods. Neighborhood centers should be located near the intersections of major arterial roads or state highways with minor arterial or collector roads and have convenient walking access for residents in the adjacent neighborhoods.
- 1.6 Promote the maintenance, enhancement, and redevelopment of existing community and neighborhood-scale retail and commercial centers as economically strong centers for retail, service, and entertainment activities.
- 1.7 Encourage upgrading of architectural appearance of existing neighborhood and community-scale commercial centers with more landscaping, pedestrian-oriented amenities and more attractive signs.
- 1.8 Encourage new and redeveloped neighborhood commercial centers to provide appropriate transitions to non-residential areas while improving convenient and walkable access to nearby residential areas and signage improvements
- 1.9 The development and design of all retail and commercial centers and individual commercial establishments should include controlled entrance and egress and appropriate buffering for nearby residences.
- 1.10 Traffic safety near proposed activity center developments shall be considered through the zoning and site development process at both the County and municipal level. Traffic safety may be achieved through intersection improvements; right-of-way dedication; driveway and curb cut location and design; inter-parcel access; medians; traffic-calming techniques; acceleration/deceleration lanes; traffic signalization and signage; and other physical improvements as necessary.

**Objective 2.** Promote the maintenance and improvement of the Central Business Districts within the Cities of McDonough, Stockbridge, Hampton, and Locust Grove to serve as major activity centers in Henry County.

#### **Policies:**

2.1 County and City officials should cooperate with local merchants, GDOT, and the ARC in planning transportation system improvements that will improve safety and access for both automobiles and pedestrians in the County's four downtown business districts.

2.2 Encourage new development and redevelopment within the County's four Cities to add employment and to generate additional business and tax revenues within the Central Business District (CBDs).

**Objective 3.** Consolidate certain high-intensity business activities into Special Purpose Commercial Districts.

#### **Policies:**

- 3.1 Encourage intensive commercial activities; such as automotive sales and service, building materials and supply, warehousing and wholesale establishments, heavy equipment and major automotive repair, distribution facilities, big box retail, and factory outlets, and similar businesses that cannot operate appropriately within community or neighborhood business centers and have outside storage needs to be located in the following general areas according to the Land Use Plan:
  - Industrial Blvd. between Highway 155 and Highways 20 and 81.
  - Racetrack Road/Cedar Street Extension area near Highway 155 and Highway 42 south of McDonough.
  - Freeway Interchange locations such as Hampton-Locust Grove Road and 1-75.
  - Highway 155 and 1-75; Highway 20/81 and I-75/Jonesboro Road and I-75/Jodeco Road and 1-75; Highway 138 and 1-75 and Hudson Bridge Road.
  - Highway 42/23 south of Stockbridge from Rock Quarry Road to Old Hudson Bridge Road.
  - Rock Quarry Road area near Banks Road and Red Oak Road.
- 3.2 Support the continued expansion of the Atlanta Motor Speedway (AMS) along with related surrounding future commercial development as a major regional tourist and entertainment facility.
- 3.3 Encourage Freeway Interchange Development in a planned manner that will promote developments of regional importance and tourism in the County. Employ an interchange activity center district to provide locations at the intersection of two major arterials or at interstate interchanges to accommodate transient shopping, lodging, and hospitality and to provide suitable locations for the highest level of access to meet the needs for product distribution. This district is intended as a mixed-use district containing high-density residential, regional commercial, lodging, regional services, and essential public services.

**Objective 4.** Moderate the spread of "ribbon" or strip commercial development along major thoroughfares within the County.

- 4.1 Developing highway corridors should have definite boundaries that prevent excessive commercial strip development and have definite edges with transitional "step down" zoning or landscape buffers separating them from adjacent single-family residential uses behind them.
- 4.2 In the Zoning Ordinance, employ a Highway Corridor Overlay District to control the land use, traffic safety and aesthetics of key highway corridors that form important, highly traveled links between the major activity centers and highway interchanges of Henry County. Highway Corridor Overlay Zones require careful coordination of land use and transportation objectives. Some specific components of a Highway Corridor Overlay Zone include:
  - Regulate driveway and spacing, corner clearance, and sight distance.
  - Increase minimum lot frontage and setback requirements along thoroughfares and regulate lot width-to-depth.
  - Restrict the number of driveways per existing parcel or lot and consolidate access wherever feasible.
  - Establish driveway design elements and warrants for use of those design features.
  - Promote internal connections between adjacent land uses and encourage unified circulation and parking plans.
  - Treat properties under the same ownership and those consolidated for development as one property for the purposes of access control.
  - Discourage the location of driveways along acceleration or deceleration lanes and tapers at street intersections or interchanges.
  - Restrict flag lots and regulate private roads and access easements.
  - Minimize commercial strip zoning and promote mixed-use and flexible zoning.
  - Require subdivisions along arterials and collectors to be designed with reverse frontage lots.
  - Minimize subdivision exemptions and review lot splits to prevent access and right-ofway problems.
  - Optimize driveway location and overall access in subdivision and site plan review.
  - Standards that place limitations on residential lots fronting arterials.
  - Strong controls on signs and billboards.
- 4.3 <u>Thoroughfare Map</u> Prepare an Official Thoroughfare Map for Henry County and its municipalities that:
  - Can be used as a guide for rezoning decisions and review of site development plans to
    ensure good coordination between types of land uses and corresponding classes of
    transportation systems.
  - Identifies the hierarchical function and design of both local streets and state highways and establishes context-sensitive design relationships between land use, urban design, and multi-modal transportation facilities.
  - Identifies needs evident in emerging street and traffic patterns for additional local street connections, such as minor collectors that will ensure long-term connectivity,

- safety, and capacity of the street system for efficient operation and emergency management.
- Plans for safe and adequate spacing and continuity of local streets and collectors and interconnecting systems of streets, sidewalks, trails, and bikeways.
- Coordinates planned land use and development with transportation facilities where special design treatments are needed for public convenience, safety, and amenity. Examples are inter-parcel access, access management, traffic calming, sidewalks, street lighting, streetscape improvements, and bicycle lanes.

#### 3.5 Policies for Industrial/Distribution Land Uses

**Objective 1.** Increase the supply of properly located land suitable for growth of the industrial and distribution sector in a way that increases quality employment opportunities, makes effective use of the County's resources and infrastructure, and protects natural resources.

- 1.1 Encourage new industries, or existing firms within the County or Cities seeking relocation, to locate in planned industrial districts located in areas with excellent freeway access, compatible, well-drained soils, and other environmental characteristics.
- 1.2 The expansion and development of industrial districts will be guided within areas on the Land Use Plan Map, generally along designated sections of 1-75, Southern Railroad, Highway 42/23, and Highway 155, and the Highway 19/41 area near Bear Creek Airport and Atlanta Motor Speedway.
- 1.3 Protect existing zoned industrial lands from unnecessary intrusion by conflicting land uses.
- 1.4 Provide appropriate infrastructure support for industrial development in designated industrial areas:
  - Ensure that roads are properly designed for high-impact loads and provide appropriate vertical and horizontal design standards for large vehicles.
  - Ensure that water and sewer connection fees are competitive with other counties in the region.
  - Coordinate road and rail improvements to meet the needs of existing and prospective industries.
  - Encourage the active participation of the cities and utility companies in industrial recruitment.
- 1.5 Limit the development and expansion of industrial uses that produce excessive noise, smoke, dust, waste materials, odors, or other detrimental impacts.
- 1.6 Private industries that can process and use recycled waste material should be encouraged in order to reduce the demand on County landfills and transfer facilities.
- 1.7 Industrial and distribution uses should be directed toward districts that are not located adjacent to residential areas, and which have major arterial road and railroad services.

Suitable areas for heavy industry include the Rock Quarry Road area, near the Vulcan Materials Quarry near Stockbridge, and the Bethlehem Road Industrial District. The area south of Highway 155 near King Mill Road, I-75, and the Southern Railroad tracks is another area for heavy industrial use in the future.

- 1.8 The development of aviation-oriented industrial development around Henry County-Bear Creek Airport should be coordinated with Clayton County.
- 1.9 The design and appearance of industrial developments should be an asset to the community. Exterior building appearance, site landscaping and buffers, signage, and parking and storage area design will be accomplished in a manner compatible with nearby residential areas.

#### 3.6 Policies for Public/Institutional Land Uses

**Objective 1**. Reserve sufficient amounts of land suitable for future community facilities to meet the needs of future population and employment growth, consistent with natural resource limitations and community design standards.

- 1.1 <u>Co-location and clustering</u> Wherever possible, provide for the co-location, joint development, joint use, or clustering of community facilities that have compatible missions; such as schools, parks and athletic fields, human service centers, and libraries. Wherever possible, such clusters shall be designed to reinforce village centers and serve to create a sense of place and identity for Henry County's neighborhoods.
- 1.2 <u>Public-private coordination</u> Coordinate private development plans with public improvement plans for roads, parks, schools, and other community facilities to assure that their siting and designs are mutually supportive and that community facilities are compatible with the area's function, character, and identity.
- 1.3 <u>Community facility design standards</u> Develop and enforce high standards of practice for site development, landscaping, and architectural design used for community facilities; including, but not limited to, government office and administration buildings, storage and maintenance buildings, service centers, post offices, schools, parks and recreation facilities, libraries, police and fire stations, fueling centers, electric substations, and park and ride lots.
- 1.4 <u>Buffers</u> Provide landscaped buffers that protect adjacent residential neighborhoods from the negative visual and environmental impacts of public facilities, such as outdoor lighting, traffic, noise and aesthetic impacts, such as large expanses of paving, and aboveground transmission facilities.
- 1.5 <u>Siting of overhead power transmission facilities</u> Future routes of overhead power transmission facilities and underground facilities for pipeline companies should be located where they will not cause visual blight or diminished aesthetic appearance of

- developed areas, and natural resources, wildlife habitats, and historic and scenic areas of the community.
- 1.6 <u>Coordination with subdivision platting</u> Proposed residential developments on properties traversed by utility company easements or rights-of-way will be designed to prevent encroachments on public utilities, and lots and streets will be designed to provide adequate buildable area and setback outside of utility easement and right-of-way areas.
- 1.7 <u>Connect residential areas with public facilities</u> Henry County and the Cities will work with the utility companies to develop areas within the easements and rights-of-way for nature trails and bicycle paths, where feasible to connect residential areas with schools and recreation facilities.
- 1.8 <u>Joint use of rights-of-way</u> The design of major planned road extensions will, to the maximum extent possible, make joint use of rights-of-way with utility companies, or design parallel road rights-of-way if it will prevent disruption of existing development.

# 3.7 Policies for Natural Resource Protection and Conservation of Open Space

**Objective 1.** Focus local land use planning, zoning, and land development regulations in cooperation with regional, state, and federal agencies, on the mission of preserving Henry County's natural resources, avoiding development in areas prone to natural hazards, and protecting fragile habitat and environmentally sensitive lands from the impacts of development.

- 1.1 <u>Part V Environmental Planning Criteria</u> Adopt applicable provisions of the Georgia Department of Natural Resources' Part V Environmental Planning Criteria.
- 1.2 <u>Watershed protection</u> Land development in the Tuwaliga River, Tussahaw Creek, Indian Creek, Long Branch Creek, Shoal Creek and Walnut Creek Watershed Districts shall be in conformity with Henry County's Zoning Ordinance Sections 3- 7-159 through 3-7-161, that provide development standards designed to protect Henry County's water supply intake watersheds and reservoirs.
- 1.3 <u>Watershed management</u> Implement the Metropolitan North Georgia Water Planning District (MNGWPD) *District-wide Watershed Management Plan*.
- 1.4 <u>Impervious surface limits</u> Amend zoning and land development regulations to limit impervious surfaces in various zoning districts, including oversized parking lots, in order to reduce stormwater runoff and non-point sources of pollution.
- 1.5 <u>Stormwater management ordinances</u> Implement provisions of the *Georgia Stormwater Management Manual* and enforce erosion and sedimentation control ordinances and stormwater management ordinances that address post-development stormwater

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- management, floodplain management, conservation subdivision development, illicit discharges and illegal connections, litter control, and stream buffers.
- 1.6 <u>Enhanced stream buffers</u> Add provisions to the stream buffer protection ordinance to protect all streams, including headwater streams and springs; provide a tiered buffer approach for larger streams or watersheds; and limit the piping of streams.
- 1.7 <u>Floodplain management</u> Add provisions to the floodplain management ordinance to limit clearing, maintain floodplains as undisturbed, and discourage subdivision of lots in floodplain. Expand floodplain protection to adjacent wetlands and areas of steep slope. Prohibit construction, including parking lots, in the 100-year floodplain.
- 1.8 <u>Steep Slopes</u> Amend the land development regulations to restrict disturbance of land with slopes greater than 15 percent.
- 1.9 <u>Dam breach zone protection</u> Adopt regulations to restrict development downstream from dams.
- 1.10 <u>Mass grading</u> Amend the land development regulations to limit grading, require soil stabilization and best management practices in land disturbance, and to provide penalties for violations.
- 1.11 <u>Greenspace Master Plan</u> Create, adopt, and implement a comprehensive plan to create a green infrastructure network in Henry County and its municipalities to consist of park/conservation nodes and greenway/alternative transportation connections. Three areas should become the focus for future regional parks and significant conservation areas: 1) Areas in northern portion of the County adjacent to Panola Mountain State Conservation Park, including additional rock outcrops; 2) Areas in eastern portion of the County between the South River and the Tussahaw Reservoir; and 3) Areas in southwestern portion of the County north of the Ed Cole Reservoir.
- 1.12 <u>Cross-department efforts for greenspace</u> Coordinate cross-departmental efforts to protect, acquire, and maintain the green infrastructure network.
- 1.13 Tree ordinance Enforce and strengthen the tree ordinance.
- 1.14 <u>Establish tree buffers adjacent to Interstate 75</u>.
- 1.15 <u>Natural Resources Task Force</u> Create a Natural Resources Task Force in Henry County, in concert with cities and regional, state, and federal officials, to examine strategies and establish an ongoing process to improve the protection of Henry County's natural resources.
- 1.16 <u>Scenic view protection</u> Identify, document, and protect scenic views; including shoals, mills, farms, plantations, creeks, rivers, reservoirs, orchards, pastures, rock outcrops, historic districts, and rural landscapes.

- 1.17 <u>Habitat protection</u> Identify, document, and protect sensitive plant and animal habitats, and restrict development on and around such habitats; such as rock outcrops that support fragile, unique, and rare ecosystems.
- 1.18 <u>Conservation Use Valuation Program</u> Promote and publicize existing agricultural and forestry assistance programs such as the Conservation Use Valuation Program.
- 1.19 <u>Transfer of Development Rights</u> Study the potential of a transfer of development rights (TDR) program to conserve important natural resources

### 3.8 Policies for Intergovernmental Coordination

**Objective 1.** Strive for seamless coordination of land use and development patterns across municipal boundaries in order to enhance the quality of life for all citizens of Henry County.

#### **Policies:**

- 1.1 <u>Land use compatibility Land use and zoning along municipal boundaries should be coordinated in order to minimize conflicts and improve compatibility.</u>
- 1.2 <u>Ordinance compatibility</u> To the maximum extent possible, zoning and land development regulations should be consistent for Henry County and its Cities.
- 1.3 <u>Municipal spheres of influence</u> Work with each municipality in Henry County to establish a planning sphere of influence where land use, zoning, annexation, and public service provisions would be subject to advance agreements, and changes to zoning would be subject to cross-acceptance.
- 1.4 <u>Coordination with adjacent counties Foster cooperative relationships with the surrounding counties of Butts, Clayton, DeKalb, Newton, Rockdale, and Spalding.</u>
- 1.5 <u>Create an inter-governmental planning committee in Henry County.</u> This committee would bring together planners from the Henry County DOT, the Water and Sewer Authority, the Board of Education, planners from the municipalities and adjacent counties, and ARC to meet once a month concerning ongoing coordination of the policies of the respective comprehensive plans. The Henry County Department of Planning and Zoning would initiate the committee and host the meetings.

#### 3.9 Policies for Plan Maintenance

**Objective 1.** Ensure that the Land Use Element of the Henry County Comprehensive Plan remains current and relevant for daily land use, zoning, public service, and land development decisions of the staff and Board of Commissioners.

1.1 <u>Plan monitoring</u> – The Planning and Zoning Department shall prepare an annual report for the Board of Commissioners that evaluates the changes in the County's land development, zoning, and infrastructure during the past year; along with any state and

federal regulatory changes that may cause reconsideration of the Future Land Use Plan Map and related goals, objectives, principles, and policies. The annual report also should address conflicts between the County and municipalities' land use policies and actions during the year. The Planning and Zoning Department shall recommend to the Board of Commissioners any changes needed in the Land Use Element to maintain its accuracy and relevancy.

1.2 <u>Plan amendment process</u> – The Planning and Zoning Department shall maintain the consistency between the Official Zoning Map and the Future Land Use Plan Map on a quarterly basis. Four times per year the staff shall prepare a list of changes, if any, that are recommended to be forwarded to the ARC as minor or major amendments to the Comprehensive Plan, as appropriate.

## 4. Interim Future Land Use Map

The Interim Future Land Use Map is a merger of the Future Land Use Plan Map adopted in December 2002, the adopted future land use plan maps of the local municipalities, the draft Future Land Use Plan Map prepared in 2004, and comments and issues raised by the public and government officials during this planning process. The map also tries to reflect existing development patterns that are unlikely to change over the planning horizon. Below is a definition of each future land use category.

In all cases where residential densities are indicated as a policy of this plan, the term "density" shall mean the number of dwelling units per acre of land devoted to residential use, exclusive of streets or other public lands.

## 4.1 Future Land Use Category Definitions

<u>Rural-Agriculture – (3-acre minimum lot size).</u> The purpose of this district is to allow for agricultural activities; including those related to crops, livestock, and timber on large tracts of land where public services are not provided. This category also allows single-family residential use, manufactured homes, and uses that are accessory to agricultural activities. This land use category also may be appropriate for estate residential development, where such subdivisions of land into parcels as small as 3 acres does not conflict with existing agricultural practices or where appropriate transitions of buffers or other agreements are provided to prevent conflicts between farmers and subdivision residents.

Rural Residential - (Minimum lots size of 1.25 acres with septic tank and well, and 1 acre minimum with septic tank and county water system) — The predominant form of development includes farms, pastures, and forestry practices on large tracts of land; single-family residences associated with agricultural activities; and large-lot residential subdivisions in areas where public services are not anticipated in the near future. This land use category is appropriate for residential subdivisions where they do not conflict with existing agricultural practices or where appropriate transitions of buffers or other agreements are provided to prevent conflicts between farmers and subdivision residents. Large agricultural properties are permitted to create up to 3 contiguous 1-acre lots for use by family members.

Residential development within this density range includes future single-family residential subdivision developments with densities of up to 1.0 dwellings per acre when developed with approved public water systems and on-site septic tank systems for individual lots (within unincorporated area only). Access on paved roads classified as local or collector roads is required. For lots with less than 175-ft. width, curb and gutter streets are required. Developments of up to 1.0 dwellings per acre are related directly to the R-1 Zoning District (with curb and gutter streets, 150 ft. lot width), and residential subdivisions in the RA district (lot widths 175 ft. or greater).

**Low-Density Residential (1.0 – 2.0 units per acre) -** This category is intended for typical residential subdivision developments in the R-1 and R-2 Zoning Districts.

**Medium-Density Residential (2.0 – 3.6 units per acre)** – Residential developments within this range include single-family, detached dwellings on lots ranging from 12,000 to 18,000 sq.ft., including parcels zoned for single-family attached and detached homes (including zero lot lines), conservation subdivisions incorporating open space through clustering single-family homes; duplex residential developments with public sewer and water; and mobile home park developments with public sewer and water systems. Future residential development within the medium-density range shall have complete urban services, including public sanitary sewerage and water systems and accessibility to major arterial roads and state highways. The location of medium-density residential development within conservation subdivision developments is encouraged.

**Medium-High Density Residential (3.6 to 6 units per acre) -** Residential land use within the medium-high-density range includes new development types such as high-quality suburban residential development, traditional neighborhood developments, zero lot line developments, duplexes and attached townhouse developments. This land use category is intended to provide for transition from low and medium-density residential development to high-density residential development or institutional land uses.

**High Density Residential/Mixed-Use (6 to 16 units per acre)** – Residential land use within the high-density range includes development types such as attached townhouse developments and multi-story condominium and apartment developments. High-density residential development shall occur in locations only where complete urban services, including paved arterial roads, public sanitary sewerage, and public water systems, are available.

The land use category, High-Density Residential is an appropriate transition between high-intensity commercial and industrial uses and lower intensity residential uses. High-Density Residential is also an appropriate location for mixed-use developments and planned-unit development projects where two or more residential types are developed in combination with other land uses and where there is a high degree of accessibility to major arterials and state highways, such as along 1-75 and freeway interchange areas.

**Commercial and Services** - This category includes standard retail and commercial service activities such as shopping centers, general retailers, specialty shops, grocery stores, drug stores, banks, restaurants, theatres, hotels, dry cleaners, and entertainment facilities. These establishments

should be located on appropriate transportation corridors and intersections to easily serve the public. Visual impacts of these developments should be minimized by requiring buffers, landscaping, fencing, and architectural controls.

**Industrial and Distribution** - The purpose of this category is to provide for areas where light industry and warehouse uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. They may also include heavy industrial uses such as mining operations and manufacturing if proper sight and noise buffers are provided.

**Public/Institutional** – Includes uses such as schools, colleges, hospitals, municipal community centers, public cemeteries, municipal buildings, and post offices.

**Transportation/Communication/Utilities (TCU)** - This category includes such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc. These uses may be either public or private.

**Parks/Recreation/Conservation**—Includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenways or land conservation.

**Floodplain** – areas located in the 100-year floodplain.

Water features – includes lakes, rivers, and streams.

## 4.2 Land Use – Zoning Comparison

Following is a table that is the correlation between the future land use categories, current and proposed zoning districts and the Future Land Use Categories used by the local municipalities.

**Land Use / Zoning Comparison Table** 

Proposed Land Use Plan Categories	Residential density	Current Zoning Districts	Proposed ULDC Zoning Districts	2002 County and Stockbridge FLU Categories	Locust Grove FLU Categories	Hampton FLU Categories	McDonough FLU Categories
Rural-Agricultural	0.0 0.33 du/acre	R-A	R-A, Estate (E)				
Rural Residential	0.0 - 1.0 du/acre	R-A, R-1	R-A, R-1	Residential and Agriculture		LDR (to be Suburban Res.)	
Low-Density Residential Development	1.00 – 2.0 du/acre	R-1, R-2	R-2, CSD, RMH	LDR (1.25 to 2.5 du/ac)	LoR	LDR	SFR, MH, CSD
Medium Density Residential	2.0 - 3.6 du/acre	R-2 (sewer), R-3, RD, RMH	R-3, CSD, RD	MDR (2.6 to 3.9 du/ac)	MedR	MDR	
Medium-High Density Residential	3.6 - 6.0 du/acre	RM	RS, TND	HDR (4 du/ac)	HIR	HDR	MFR, TND
High Density Residential	6.0 -16.0 du/acre	Not applicable	RM, MU	Not applicable			
Commercial and Services	in MU-up to 8 DU/ac in addition to retail/office	OI, C-1, C-2, C-3	OI, MU, C-1, C-2, C-3, IAC	Commercial and Services	CBD, Office, C com, R com, N com, MXD, MHN, MUN	Commercial and Services, MU,	COM, DT, MU
Industrial and Distribution		M-1, M-2	M-1, M-2	Industrial and Wholesale	S com, IND	Industrial and Wholesale	IND, LI
Public and Institutional			OI, MU	Public and Institutional	PUB	Public and Institutional	Public and Institutional
Transportation, Communication, Utilities (TCU)				Transportation, Communication, Utilities	Transportation, Communication, Utilities	Transportation, Communication, Utilities	Transportation, Communication, Utilities
Parks, Recreation, Conservation				Parks	Parks and Open Space	Parks, Recreation, Conservation	Parks and Recreation
Floodplain Water Features				Floodplain Water Features	Floodplain  Water Features	Floodplain Water Features	Floodplain Water Features

In all cases where residential densities are indicated as a policy of this plan, the term "density" shall mean the number of dwelling units per acre of land devoted to residential use, exclusive of streets or other public lands.

## 4.3 Land Distribution on the Interim Land Use Plan Map

Interim Future Land Use Plan Map, Henry County

Future Land Use Category	Acres	% of County Total
Rural Agricultural	0.00	0.00%
Rural Residential	64,843.54	30.91%
Low Density Residential	77,805.24	37.09%
Medium Density Residential	6,120.78	2.92%
Medium-High Density Residential	1,637.23	0.78%
High Density Residential/Mixed-Use	927.20	0.44%
Commercial and Services	5,958.32	2.84%
Industrial and Distribution	6,818.24	3.25%
Public/Institutional	2,191.93	1.04%
Transportation/Communication/Utilities	11,167.19	5.32%
Parks/Recreation/Conservation	1,146.99	0.55%
Road Right-of-Way	10,352.27	4.94%
Floodplain	20,917.19	10.00%
Water Features	4,649.87	2.22%
County Total	209,743.03	100.00%

Source: JJG

# Appendix A: One Henry Joint Comprehensive Plan Update Meeting Schedule

6 PM Monday, September. 12, 2005	Steering Committee Initial Meeting	Henry County Administration Building Conference Room B 140 Henry Parkway McDonough, GA 30253
6:00 P.M. Monday, September 26, 2005	Public Kick-off for the Interim Land Use Plan Update (Steering Committee participates)	Henry County Administration Building Community Meeting Rm 140 Henry Parkway McDonough, GA 30253
6:00 P.M. Monday, October 17, 2005	Steering Committee Review Draft Materials for Open House	Executive Board Room Henry County Administration Building Community Meeting Rm 140 Henry Parkway McDonough, GA 30253
5:00 P.M. Thursday, Oct. 20, 2005	Workshop Meeting of Henry County Zoning Advisory Board, to review the Draft Interim Land Use Amendment to the Comprehensive Plan	Henry County Administration Building Conference Room B 140 Henry Parkway McDonough, GA 30253
6:00 P.M. Monday, October 24, 2005	Open House for the Interim Land Use Plan (Steering Committee participates)	Henry County Administration Building Community Meeting Rm 140 Henry Parkway McDonough, GA 30253
7:30 P.M. Thursday, October 27, 2005	Henry County Municipal Zoning Advisory Board Reviews Draft Interim Land Use Plan	Henry County Administration Building Community Meeting Rm 140 Henry Parkway McDonough, GA 30253
6:00 P.M. Monday, November 7, 2005	Steering Committee Meeting to Review Municipal Zoning Advisory Board Comments and Any Changes Made To The Draft Interim Land Use Plan Update Since The Open House.	Henry County Administration Building Conference Room B 140 Henry Parkway McDonough, GA 30253
9:00 A.M. December 5, 2005	Henry County Board of Commissioners Public Hearing to Transmit Interim Land Use Plan Update to the Atlanta Regional Commission	Henry County Administration Building Community Meeting Rm 140 Henry Parkway McDonough, GA 30253

### **APPENDIX B**

## Henry County Kick-off Meeting September 26, 2005

### **Table Notes**

#### General Notes -

- Common goal & vision
  - Mobility
  - Quality of life
  - Health and safety
  - Classrooms
  - Planned/controlled growth
  - Code enforcement
  - County employment opportunities
  - Greenspace
  - Adhering to the plan
  - Farmland preservation
  - A place for future generations
  - Good water quality
  - Inter-governmental coordination
  - Coordinated sewer investments
  - Eminent domain
  - Systems for coordination
  - Lifestyle options
  - Proper maintenance of developments & thoroughfares
  - Community design
  - Communities for walking (good density)
  - Recreation for all
  - Quality development
  - Evenly dispersed parks
- Other Comments
  - Water limits
  - Moratorium (back in 1 year)
  - Less random commercial pods
  - Better planned gateways
  - Consider soils

#### Table #1 –

Draft 2025 Map – Good

#### Draft Henry County Interim Land Use Plan Update

- Connector road system
- Pods of commercial development
- Frontage roads on I-75

### The Interim Plan should consider:

- Access roads on I-75
- Greenspace and transportation tied together
- Conservation subdivisions should go in urbanized areas
- Need 1 year moratorium until real plan
- Require pedestrian paths
- 20/81 as a scenic highway?
- Mobility and congestion
- Hwy. 20 leave alone
- Development must consider character of existing neighborhood
- Stop changing zoning around Ola, East Lake, Kellytown
- Revisit definitions of conservation subdivisions
- Attract different mob markets
- No commercial east of 155 on GA 20 East
- Plan according to water/sewer availability

#### Table #2 –

#### Good:

- Commercial along I-75
- Commercial pods strategically located
- The fact it is not parcel-specific

#### Want to see:

- More consistency about commercial pods
- Parcel-specific (better for implementation)
- City/County plans coordinated (city boundaries not shown)
- Do not put higher density where there is no sewer service
- More detailed
- Take out commercial hub at Airline & GA 20 move it to Kellytown & GA 20
- Sewer lines on new map (show expansions)
- More roads labeled in dense commercial
- Road expansions in District V (but not limited to District V)
- Jonesboro Rd/Hampton Rd railroad intersections need to be redone
- Show recreation facilities
- Greenway uses defined (whether suitable for horse trails, walking trails, etc.)
- Clarification of East Lake Rd Connector

#### Table #3 –

### Dislikes:

- Too general
- Hard to read
- 16 units/acre too much
- Water & sewer?
- I-75 overlay keep density there
- Traffic flow through square in McDonough loop wouldn't help
- Not enough access points
- Design standards
- Nodal commercial
- Industrial bring jobs not warehouses
- Vote on making land use map enforceable by law?
- Make all public input from this meeting available at Open House
- Monthly development restrictions/restrictions on permits until final plan done
- Is commuter rail system going in Hampton?
- Railroad grade separations
- Bypass needs to be further out
- More office space/bring in good jobs
- Casino?
- Impact fees for roads
- Have developers pay for road improvements
- Want frontage roads (move local traffic north-south without interstate)
- Restrict densities over 14 units/acre to I-75 corridor
- More greenspace
- TDRs

#### Table #4 –

#### Like 2025:

- Network of connector r0ads (access management)
- Mixed-use villages
- Network bike paths (sidewalks)
- Connections between subdivisions
- Denser by interstate
- Hwy. 20 commercial (near I-75)
- Less commercial near neighborhoods
- Look at neighboring counties
- Commercial and industrial near existing & I-75
- Access management 155 to Spalding
- No more rezoning sent re: Jonesboro Rd (west of interstate)

#### Draft Henry County Interim Land Use Plan Update

- No commercial west of Chambers
- Neighborhood parks, not regional
- Higher density with sewer
- Show evacuation routes
- R-2 conservation near cities
- Greenspace purchase program?

#### Table #5 –

#### Like about draft plan:

- Like new corridors, but what impact on residential development?
- Aesthetic gateways and scenic corridors
- CD system I-75, but concern about buffers
- GA 20 East should not be commercial, preserve rural character
- Concern about too much residential density
- Poor transitions from HDR to LDR (Hampton)
- Should reflect sewer capacity
- Flippen Community character district
- Bike paths and sidewalk in policy
- County bike or greenway system

#### Inconsistencies:

- Noah's Ark
- Mall
- North Ola
- Annexations
- Roads first



