

Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

■ Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

Relationship of Future Development Map to Zoning

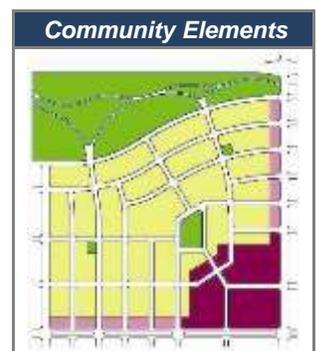
County zoning consists of a zoning map that assigns a zoning classification (one of the county’s agricultural, residential, commercial, industrial or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Hall County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide to the future development of property. The Future Development Map (see page 20) and Character Area Policy (beginning on page 21) should be used as a guide for future rezoning decisions undertaken by the County.

Character Area Based Planning

Character Area based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character Areas are organized by Community Elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include Open Space, Neighborhoods, Centers and Corridors. The table below summarizes general characteristics of each element as well as their application on the Future Development Map as specific Character Areas. The

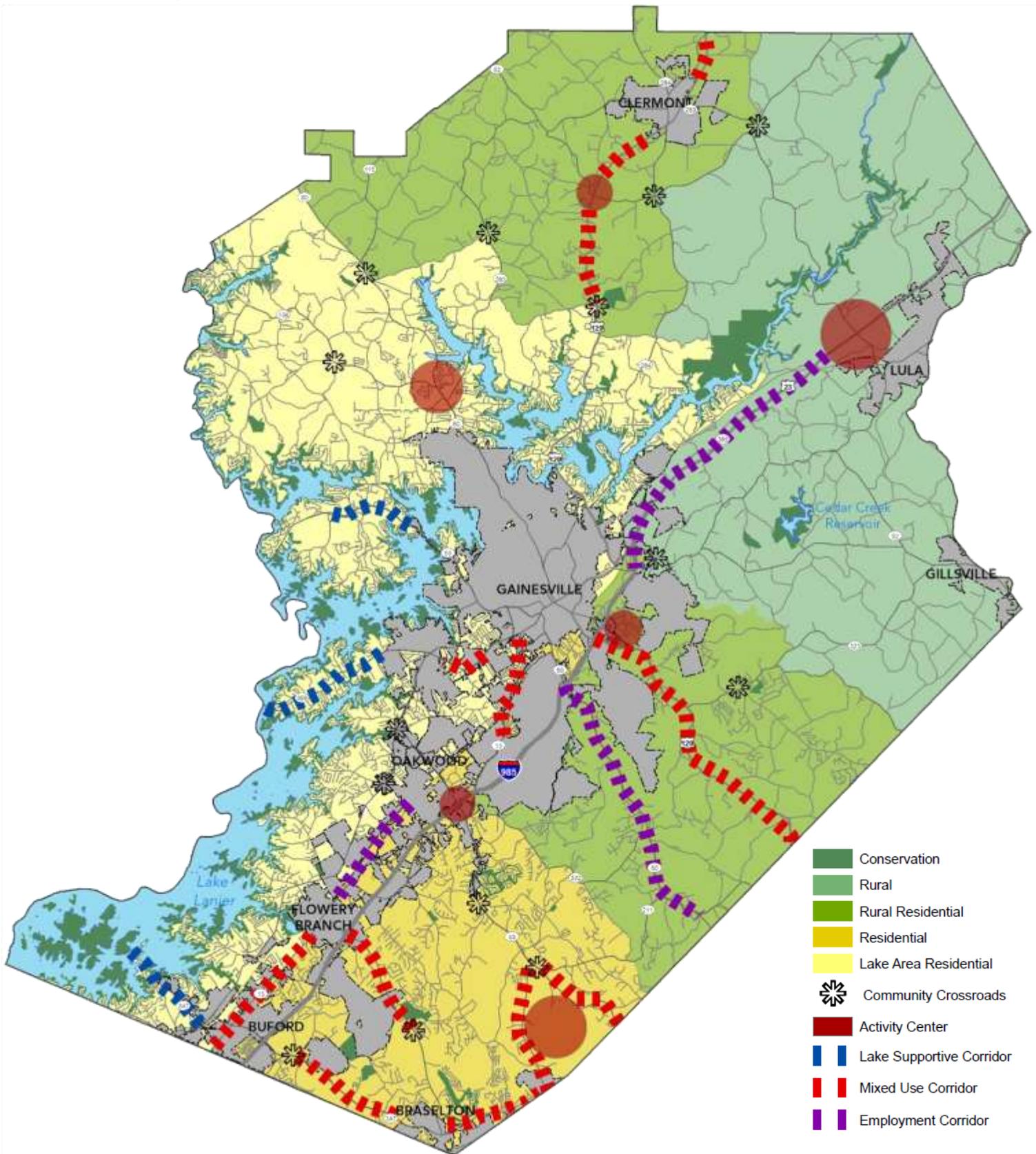


Character Areas are further described beginning on page 21.

<i>Community Element</i>	<i>Diagram</i>	<i>Summary Description</i>	<i>Character Area*</i>
Open Space		<ul style="list-style-type: none"> • Parks, floodplain, greenspace (public or privately owned) • Intended to be maintained in a natural state or for passive recreation uses 	<ul style="list-style-type: none"> • Conservation • Rural*
Neighborhood		<ul style="list-style-type: none"> • Existing neighborhoods • Areas suitable for new housing development/infill development • Located near open spaces, centers, and corridors 	<ul style="list-style-type: none"> • Rural* • Rural Residential • Residential
Center		<ul style="list-style-type: none"> • Provides residents access to a variety of retail and civic uses/space • May be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements • Includes smaller neighborhood commercial uses in rural and suburban areas 	<ol style="list-style-type: none"> 1. Community Crossroads: <ul style="list-style-type: none"> • Rural • Rural Residential • Residential 2. Activity Centers: <ul style="list-style-type: none"> • Commercial • Mixed Use • Employment • Neighborhood revitalization area
Corridor		<ul style="list-style-type: none"> • Often links activity centers and neighborhoods • Functions as a throughway or a destination, depending on the land use • Primary transportation corridors or concentrations of specific land use / development type 	<ul style="list-style-type: none"> • Employment • Mixed Use • Lake Supportive

*Includes both open space and neighborhood elements

Hall County Future Development Map



Character Area Policy

Character Areas shown on the Future Development Map are described on the following pages. Each page presents a 'Character Area Policy' that represents and describes the Character Area in terms of the desired development pattern and supporting implementation strategies.

Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Design Principles** describes the form, function and character of physical elements of the Character Area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.

Conservation

Intent: PRESERVE environmentally sensitive areas, park land, and dedicated greenspace (open space and greenways) maintained in its natural state.

General Characteristics: Conservation Areas are public or privately-owned properties intended to be protected for natural area conservation and passive recreation purposes. They are areas of the county not suited for development, aside from passive recreation and historic interpretation uses.

Application: Conservation Areas are located throughout Hall County, represented primarily by floodplain areas, park land, and publically and privately owned land in its natural state (green space). The areas include United States Army Corps of Engineers (USACE) land around Lake Lanier, as well as the historic Healan's – Head's Mill property that is owned by Hall County and is listed on the National Register of Historic Places.

Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive parks
- Greenways / trails

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 1.1, DP 1.2
- All RC strategies

DESIGN PRINCIPLES

Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access and education to community
- Building placement and exterior materials should blend with surrounding landscape and to reduce visual impacts

Greenspace

- Natural landscape
- Maintain and create connections between natural features

Transportation

- Pedestrian connectivity with greenways, trails
- Limited vehicular access

Infrastructure

- Not applicable

Illustrative Photos



Rural

Intent: PRESERVE the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features.

General Characteristics: Rural Areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from two-lane roads. Natural features include extensive tree cover and open space areas due to limited development, as well as waterways that include the Chattahoochee River, the Cedar Creek Reservoir and streams.

Application: Rural Areas primarily represent private agricultural, large-lot residential or undeveloped land in the northeastern and east portions of Hall County, which includes the North Oconee Watershed Protection District. These areas are located outside of the County's sewer service area. Extension of sewer lines into Rural Areas should be discouraged in order to limit development pressures on the area. Future development should be compatible with the rural character, which includes a high degree of open space and greenspace. This includes the use of conservation subdivisions to maximize the amount of open space in new residential developments that develop under current zoning that allows minimum lot sizes of 1.5 acres.

Primary Future Land Uses

- Agricultural/forestry uses
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and parks
- Greenways and trails

Implementation Strategies (see Chapter 3)

- SED 1.4, SED 1.6
- DP 1.1, DP 1.3, DP 2.1, DP 2.2, DP 3.2
- RC 2.7, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5, RC 4.1

Rural Residential

Intent: PRESERVE the established residential/rural character and **CREATE** a transition between Rural Areas and development in Residential Areas.

DESIGN PRINCIPLES

Density/Intensity

- Very low density
- A range of agricultural activities, including more intensive uses than other areas in the County
- Deep building setbacks with green space on large lots
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Natural landscape
- Preserve agricultural land

Transportation

- Low to moderate pedestrian connectivity with greenway and trails
- Rural, two-lane roads

Infrastructure

- No public sewer
- Limited public water availability

Illustrative Photos



General Characteristics: Rural Residential Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design).

Application: Rural Residential Areas are generally located in northwestern Hall County, as well as portions of East Hall County and the Chestnut Mountain/Candler area. Future residential development is intended to accommodate densities that are higher than are appropriate for Rural Areas but less than the more densely developed areas classified as Residential.

Primary Future Land Uses

- Low-density detached single-family residential uses (including the use of Conservation Subdivision design that sets aside a high percentage of open space within a new neighborhood)
- Agriculture
- Civic benefit uses such as places of worship, schools, community centers, parks, county services
- Greenways and trails

Implementation Strategies (see Chapter 3)

- SED 1.4, SED 1.6
- DP 1.1, DP 1.3, DP 2.1, DP 2.2, DP 3.2, DP 5.1, DP 5.2
- RC 2.7, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5, RC 4.1

Residential

Intent: PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities.

General Characteristics: Residential Areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not currently connect nearby parks and schools.

DESIGN PRINCIPLES

Density/Intensity

- Moderate density
- 2 dwellings per acre
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Maintain and create connections between natural features
- Neighborhood and community



...with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and sewer

Illustrative Photos



Future development will continue to be detached, single-family homes at moderate densities, with opportunities for variations in housing size and types through the Planned Development District zoning classification. New development should provide opportunities for open space/greenspace, including shared areas for the benefit of residents and ample tree cover.

Application: Residential Areas are located in South Hall County. This area is located inside the County's sewer service area and is currently served by public sewer or will have access to it as infrastructure continues to be installed by the County.

Primary Future Land Uses

- Moderate density residential uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2
- RC 3.1, RC 3.3



Lake Area Residential

Intent: **PRESERVE** established neighborhoods and **CREATE** opportunities for permanent and vacation residences similar in land use patterns to Residential Areas but at lower residential densities.

General Characteristics: The Lake Area Residential category includes low-density residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of single-family homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

Application: Lake Area Residential Areas include portions of the county adjacent to or near Lake Lanier, including parts of Murrayville/Sardis, Gainesville, and South Hall areas. These areas are located outside of the County’s sewer service area, but public water is available.

Primary Future Land Uses

- Low density residential
- Less intensive agriculture
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 1.2, RC 1.3, RC 1.4, RC 1.7, RC 1.9, RC 2.1, RC 2.3, RC 2.7, RC 3.1, RC 3.3

DESIGN PRINCIPLES

Density/Intensity

- Low density
- 1 dwelling per acre

Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Natural areas
- Agricultural uses

Transportation

- Moderate pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and private sewer (septic)

Illustrative Photos



Community Crossroads

Intent: MAINTAIN and CREATE access to local goods and services at major intersections throughout the community.

General Characteristics: Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or multiple businesses on a site, depending on the location. In more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. In developed, suburban areas, buildings may be located in a small shopping center and vehicular and pedestrian access is available to multiple businesses.

In areas designated as “Rural” future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses. In “Neighborhood” designated areas, future development of Community Crossroads should emphasize connectivity and be organized in a compact form around a major intersection.

Application: Community Crossroads are found at intersections of prominent roads in Rural, Rural Residential and Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area.

Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.5
- DP 1.1, DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 4.2, DP 4.3
- RC 1.6, RC 4.1

DESIGN PRINCIPLES

Density/Intensity

- Low (Rural, Rural Residential Areas); oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map
- Moderate (Residential Areas)

Greenspace

- Formal landscaping with built areas

Transportation

- Internal vehicular and pedestrian connectivity (Residential Areas)

Infrastructure

- Water with no public sewer (Rural and Rural Residential Areas)
- Public sewer availability (Residential Areas)

Illustrative Photos



Rural Area example:



Activity Centers

Intent: **ENHANCE** and **CREATE** concentrated commercial uses, employment centers and mixed use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

General Characteristics: Activity Centers are characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open / civic space.

Application: Activity Centers are classified into four categories: **Commercial** (I-985 interchange and Cleveland Hwy/Brookton Lula area); **Employment** (at GA 365 and Lula Road); **Mixed Use** (see Residential and Lake Area Residential Areas); and **Neighborhood Revitalization** (Morningside Heights Area).

Primary Future Land Uses

- Commercial Centers:
 - I-985 – commercial uses serving local and regional users, supporting University of North Georgia
 - Cleveland Hwy/Brookton Lula – commercial uses serving localidents and proving employment opportunities; civic buildings/spaces
- Employment Activity Centers: Master planned business park or industrial park, mid-rise office
- Mixed Use Centers: Retail, office, higher density residential (including multi-family), civic uses, open/park space
- Neighborhood Revitalization Centers*: Single-family residential, mixed use (corridor-oriented neighborhood commercial and non-heavy industrial employment opportunities), civic uses, open/park space

Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.5, SED 2.3
- DP 2.3, DP 3.1, DP 3.3, DP 4.1, DP 5.1, DP 6.2
- RC 1.6, RC 3.3

*See next page.

DESIGN PRINCIPLES

Density/Intensity

- Concentration of higher density/intensity in general, with the exception of Neighborhood Revitalization Center
- High density residential uses in Mixed Use Centers (townhomes, apartments and condos)
- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)
- Low density residential development pattern in Neighborhood Revitalization to be maintained

Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks

Transportation

- High internal vehicular and pedestrian connectivity

Infrastructure

- Public sewer availability (Residential Areas; along 985/365)
- Public water with no public sewer (all other areas)

Illustrative Photos



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Corridors

Intent: ENHANCE and MAINTAIN well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, CREATE employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

General Characteristics: Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

Application: Corridors are located throughout Hall County and are classified into three categories: **Mixed-Use**, **Employment**, and **Lake Supportive**.

Primary Future Land Uses

- Mixed-Use Corridor:
 - Retail activities, office-based employment, civic uses, single-family residential
 - Low-impact industrial or higher density residential only where same is found on adjacent properties
- Employment Corridor: Industrial uses, business parks, technology based operations
- Lake Supportive: Commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as non-franchise restaurants)

Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

DESIGN PRINCIPLES

Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas and where uses have outdoor displays/storage/sales

Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, accel/decel lanes)

Infrastructure

- Public sewer availability (Residential Areas; along 985/365)
- Public water with no public sewer (all other areas)

Illustrative Photos



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