

Appendix C: Supplemental Materials Related to the Future Land Use Map

1. Area Analysis of the Future Land Use Plan Map

The total acreage figures for each land use category on the County's Future Land Use Plan are provided in following table. The figures in this table include both incorporated and unincorporated property, and property within the activity center designations.

Analysis of Future Land Use Plan Map, Henry County

Activity Center Acreages		
Center Type	Acres	% of County Total
Crossroads Community	2,465	1.2%
Village	2,910	1.4%
School Node	2,781	1.3%
Suburban Employment Center	5,515	2.6%
Specialty Use Center	5,616	2.7%
Total Land in Activity Centers	19,287	9.2%
County Acreages by Land Use Category (includes areas within Activity Centers)		
Land Use Category	Acres	% of County Total
Rural Residential	56,810	27.0%
Low Density Residential	81,887	39.0%
Medium Density Residential	14,156	6.5%
Medium-High Density Residential	4,876	2.3%
High Density Residential	2,715	1.3%
Commercial	10,496	5.0%
Office Institutional	1,237	1.0%
Industrial	8,392	4.0%
Public Institutional	3,462	1.6%
Transportation/Communication/Utilities	9,869	4.7%
Parks/Recreation/Conservation	3,088	1.5%
Road Right-of-Way	12,751	6.1%
<i>Floodplain (not included in total)</i>	<i>20,917</i>	<i>10.0%</i>
Total County Land	209,739	100.0%

Source: Henry County GIS Department

Note: Road Right-of-Way and Floodplain are for the entire county, including areas within the Activity Centers.



2. Area Comparison of Existing Land Use to Future Land Use

To help the reader get an idea of how the county will differ at proposed build-out in the future from what it is today, it is valuable to compare the existing land use to the Future Land Use Map (FLUM). The following table compares the percentage of land area contained in various land uses from both maps. In some situations the land use categories do not directly correlate to each other and approximate categories are compared to give a general idea of the changes suggested by the FLUM.

Comparison of Existing Land Use and Future Land Use Map, Henry County

Existing Land Use	Percentage of Total Acres	Future Land Use	Percentage of Total Acres
Agricultural/Forestry and Estate Residential	39.6%	Rural Residential (and Agricultural Use)	27.0%
Single-Family Residential	21.21%	Low Density Residential, Medium Density Residential, Medium-High Density Residential	47.8%
Multi-Family Residential	0.4%	High Density Residential	1.3%
Public/Institutional	2.2%	Public/Institutional	1.6%
Commercial	1.6%	Commercial	6.0%
Industrial	2.2%	Industrial	4.0%
Transportation/Communication /Utilities	4.4%	Transportation/Communication /Utilities	4.7%
Park/Recreation/Conservation	1.7%	Park/Recreation/Conservation	1.5%

The FLUM differs significantly from what land uses are on the ground now. It shows a vastly different county that is built-out with no agricultural land. Significant increases are shown in land occupied by rural and low density residential. Acres of multi-family, commercial and industrial uses are also all shown as increasing. The only land use shown as decreasing in acreage is the public institutional category. This can be explained by the addition of activity centers to the FLUM, which comprise 9.2% of the total land area in the county. Much of the existing public/institutional land is found in these areas and is not calculated with the rest of the land area outside of the activity centers.



3. Existing Land Use within Identified Activity Centers

The following table displays the existing land use mix, or what is on the ground today, within each activity center designated on the Future Land Use Plan. It also provides the target land use mix appropriate for each activity center type, and an indication of how the existing land use mix will have to change to meet the future target. This should be used in evaluating rezoning and redevelopment decisions within activity centers to help facilitate an ideal land use mix for each center.

Existing and Target Land Use Mix within designated Activity Centers

	Existing Land Use	Target Land Use Mix	Changes Needed to Reach Target Mix
C1 - Keys Ferry Road/Maddox Road/Stroud Road			
Open space	30%	20%	-10%
Residential	69%	45%	-24%
Non-Residential	1%	30%	29%
Civic	0%	5%	5%
C2 - N. Ola Road/Turner Drive/East Lake Drive			
Open space	38%	20%	-18%
Residential	62%	45%	-17%
Non-Residential	0%	30%	30%
Civic	0%	5%	5%
C4 - Old Jackson & Leguin Mill Roads			
Open space	15%	20%	5%
Residential	85%	45%	-40%
Non-Residential	0%	30%	30%
Civic	0%	5%	5%
C6 - Peeksville and S. Ola Roads			
Open space	13%	20%	7%
Residential	60%	45%	-15%
Non-Residential	0%	30%	30%
Civic	27%	5%	-22%
C7 - GA 81 & Old Dixie Highway			
Open space	57%	20%	-37%
Residential	39%	45%	6%
Non-Residential	3%	30%	27%
Civic	1%	5%	4%
C8 - GA 81 & Old Jackson Rd.			
Open space	44%	20%	-24%
Residential	48%	45%	-3%
Non-Residential	3%	30%	27%
Civic	5%	5%	0%



Appendix C: Area Calculations for Future Land Use Plan

	Existing Land Use	Target Land Use Mix	Changes Needed to Reach Target Mix
C-17 – Kelleytown Elementary School Area			
Open space	36%	20%	-16%
Residential	62%	45%	-17%
Non-Residential	0%	30%	30%
Civic	2%	5%	3%
C18 – Stockbridge Hwy and Hwy 155			
Open space	45%	20%	-25%
Residential	41%	45%	4%
Non-Residential	14%	30%	16%
Civic	0%	5%	5%
C19 - GA 81 and New Hope Road			
Open space	15%	20%	5%
Residential	82%	45%	-37%
Non-Residential	3%	30%	27%
Civic	0%	5%	5%
C21 – GA 81 and Jackson Lake Road			
Open space	8%	20%	12%
Residential	92%	45%	-47%
Non-Residential	0%	30%	30%
Civic	0%	5%	5%
C22 – GA 138 and West Hemphill Road			
Open space	5%	20%	15%
Residential	75%	45%	-30%
Non-Residential	1%	30%	29%
Civic	20%	5%	-15%
E1 - Henry Town Center			
Open space	42%	15%	-25%
Residential	41%	30%	-11%
Non-Residential	15%	50%	35%
Civic	2%	5%	3%
E3 - I-75 at Exit 224			
Open space	40%	15%	-25%
Residential	21%	30%	9%
Non-Residential	25%	50%	25%
Civic	14%	5%	-9%
E4 - SR 138/I-675/I-75 area			
Open space	43%	15%	-28%
Residential	27%	30%	3%
Non-Residential	29%	50%	21%
Civic	1%	5%	4%



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S1 - East Lake Elementary and Union Grove Middle & High Schools			
Open space	40%	20%	-20%
Residential	41%	50%	9%
Non-Residential	5%	15%	10%
Civic	14%	15%	1%
S2 - Dutchtown Elementary, Middle & High Schools			
Open space	7%	20%	13%
Residential	71%	50%	-21%
Non-Residential	0%	15%	15%
Civic	22%	15%	-7%
S3 - N. Ola Road Schools			
Open space	74%	20%	-54%
Residential	14%	50%	36%
Non-Residential	1%	15%	14%
Civic	11%	15%	4%
S5 - Luella Elementary, Middle and High Schools			
Open space	64%	20%	-44%
Residential	24%	50%	16%
Non-Residential	0%	15%	15%
Civic	12%	15%	3%
U1 - Atlanta Motor Speedway			
Open space	60%	15%	-45%
Residential	1%	15%	14%
Non-Residential	27%	65%	38%
Civic	13%	5%	-8%
U3 - GA 20 Potential High-Tech Corridor			
Open space	68%	15%	-53%
Residential	31%	15%	-16%
Non-Residential	0%	65%	65%
Civic	1%	5%	4%
U4 - Eagle Landing Parkway Extension Corridor			
Open space	39%	15%	-24%
Residential	42%	15%	-27%
Non-Residential	0%	65%	65%
Civic	19%	5%	-14%
V1 - Anvil Block/Fairview Road/Atlanta Road node - North Henry County			
Open space	19%	12%	-7%
Residential	37%	64%	27%
Non-Residential	38%	18%	-20%
Civic	6%	6%	0%



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V4 - Watermark			
Open space	86%	12%	-74%
Residential	14%	64%	50%
Non-Residential	0%	18%	18%
Civic	0%	6%	6%
V5 – Towaliga River Village Center			
Open space	66%	12%	-54%
Residential	33%	64%	31%
Non-Residential	0%	18%	18%
Civic	1%	6%	5%



4. Future Land Use – Zoning Comparison

The following table shows the correlation between the future land use categories and current and proposed zoning districts used by Henry County. At the time of this plans preparation (Fall 2007) the County is considering the revision of its current zoning ordinance in favor of adopting a Unified Land Development Code. The Future Land Use – Zoning Comparison demonstrates how the current and proposed land use regulations would correspond to the Future Land Use Map.

Land Use/Zoning Comparison Table

Proposed Land Use Plan Categories	Current Zoning Districts	Proposed ULDC Zoning Districts/Alternative Site Design/Overlay District
Rural Residential (Up to 1.0 d.u./acre)	RA, R-1	RA, R-1, R-2, R-3, R-4, R-5, RFN, RNC
Low-Density Residential Development (Up to 2.0 d.u./acre)	R-1, R-2	R-3, CSD, RMH
Medium-Density Residential (2.0-3.6 d.u./acre)	R-2 (sewer), R-3, RD, RMH	R-2, R-4, R-5, CSD, RD, MU
Medium-High Density Residential (3.6-6.0 d.u./acre)	RM	RS, TND, PD, R-5, MU
High Density Residential (6.0-16.0 d.u./acre)	Not applicable	RM, TND, PD, MU
Commercial [MU- up to 8 d.u./acre in conjunction with commercial uses]	O-I, C-1, C-2, C-3	O-I, C-1, C-2, C-3, IAC, RNC, MU
Office/Institutional [MU- up to 8 d.u./acre in conjunction with OI uses]	O-I	O-I, MU
Industrial [MU- up to 8 d.u./acre in conjunction with Industrial uses]	M-1, M-2	M-1, M-2, MU
Public/Institutional [MU- up to 8 d.u./acre in conjunction with P/I uses]	Any	O-I, MU
Transportation, Communication, Utilities (TCU)	Any	Any
Parks, Recreation, Conservation	Any	Any
Floodplain	Any	Any
Water Features	Any	Any
Activity Centers	Not applicable	Any



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