

Master Errata Sheet of changes made to the Henry County/Cities Joint Community Agenda from 2-2-08 to 4-20-09.

<i>Page</i>	<i>Comment</i>	<i>Change or Response</i>	<i>Text/Map Updated</i>
Comments received from the Atlanta Regional Commission – Land Use Division on 2/2/08			
General	Character Areas are extremely generalized. Character areas should reflect the character of the built environment both future and existing, as well as the uniqueness of each area.	The character areas presented in the plan adequately address the character and uniqueness of the built environment and effectively serve their purpose within the Future Land Use Plan. It is important to note that the major focus of this Plan is the promotion of activity centers, which are shown on a parcel specific Future Land Use Map. The Future Land Use Map clearly details the boundaries, densities, and appropriate land use mix within every future activity center.	No
4-33	A High Rise District is listed in the text to be along exit 218 in McDonough but it is not shown on the map.	Correct text to reflect map by reading “One High-Rise District exists in the northern portion of the county, in the City of Stockbridge. This is found at the interchange between I-675 and I-75.”	Yes
4-43	The map contains areas called municipal gateway but no explanation is provided to define that area.	A character area fact sheet was added for this character area and can be found on page 20 of this errata sheet.	Yes
6-1	LU-3 Residential above commercial uses is marked as countywide however it is not marked as unincorporated county.	This was corrected and a checkmark was added to reflect encouraging residential and office uses above commercial space within the unincorporated county.	Yes
8-33	#35 After the passage of SAFETEA-LU Q23 is now called L230 or is can be called STP-URBAN	Replace “Q23’ with “L230.”	Yes
8-34	#39 The LCI program may cease funding on new studies in 2009. If the City of Locust Grove wishes to apply for this program they are strongly encouraged to do so in the fall of 2008.	A check mark was added to 2008, to indicate that in light of LCI funding possibly ending in 2008, the city of Locust Grove should apply to the LCI program in the fall of 2008.	Yes

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C-2	A comparison of existing land use to future land use will help the reader understand what the county looks like now and what it will look like in the future.	A comparison of existing land use to future land use has been added to Appendix C and this can be found on page 24 of this errata sheet.	Yes
7-24	Bike and pedestrian needs with regard to access to schools, parks, and services should receive adequate consideration. Henry County should work with organizations such as PEDS to coordinate safe routes to school programs.	Bicycle and pedestrian needs regarding access to public facilities have been addressed in detail through implementation strategies advocating placing schools in neighborhoods, adding bicycle lanes in new road projects, locating public facilities in activity centers, and the construction of an interconnected system of multi-use trails, particularly around schools. An implementation strategy has been added that encourages involvement in Safe Route to School Programs. This is attached to this document.	Yes
7-29	The County and cities should ensure consideration with the Atlanta Region Freight Plan, Southern Regional Accessibility Study, and the US Hwy 19/41 Tara Boulevard Corridor Study and Regional Bicycle and Pedestrian Plan Update.	An implementation strategy was added to address this. It is found on page 25 of this errata sheet.	Yes
N/A	The Planning Standards recommend that the Community Agenda should be organized as an Executive Summary and Technical Addendum. This makes for a user friendly approach to the Community Agenda. Currently the plan is not written in this format.	The state planning standards recommend the Community Assessment is organized in this manner, not the Community Agenda. The Community Assessment is arranged this way. The Community Agenda does not lend itself well to this type of structure.	No
N/A	At the Regional Review public hearing, ARC heard comments from four citizens regarding the area at Turner Church and Hwy 20 being designated as Low Density Residential. They would like to see the area designated as Rural Residential. There is also written comments enclosed with the report.	Residents have expressed opposition to this area being designated as low density residential. This area was shown on the Future Land Use Map as LDR to reflect anticipated growth in the area due to its proximity to GA 20.	No

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Comments received from the Atlanta Regional Commission – Environmental Planning Division on 2/2/08			
4-13	The Joint Agenda does not refer to water supply watersheds in the County as per the Part 5 Environmental Planning Criteria, or to the water supply watershed ordinances adopted by the County and, where relevant, by affected cities. These ordinances have an effect on the design and location of new development and will need to be considered in any comprehensive plan.	This is addressed in section 5.4 of the Community Assessment, which serves as an existing conditions report. Henry County has a County-wide Watershed Protection Area Ordinance which protects watersheds within the county. Water supply watersheds have been added to the Future Land Use Map showing areas in which water supply watershed ordinances will have an impact on new development.	Yes
N/A	The water district is referred to as the North Georgia Metropolitan Water Planning District in the text. Its correct name is the Metropolitan North Georgia Water Planning District.	A search of the document pulled up no such instances of this incorrect word order.	No
5-6, 5-7	The District Wastewater Plan is discussed and the model stormwater ordinances required in the District-wide Watershed Management Plan are referenced, but there is no discussion of the District Water Supply Plan. We would like to suggest the following wording as a guide to referencing the District and its plan in this document: “In September 2003, the Metropolitan North Georgia Water Planning District Board adopted three comprehensive plans to ensure adequate supplies of drinking water, to protect water quality and to minimize the impacts of development on the District’s watersheds and downstream water quality. Henry County and the Cities of Hampton, Locust Grove, McDonough and Stockbridge will coordinate with other local governments in implementing and updating District Plans.”	A county-wide community facilities issue and opportunity was added to address this concern: “ Regional Coordination for Water Supply Planning. In September 2003, the Metropolitan North Georgia Water Planning District Board adopted three comprehensive plans to ensure adequate supplies of drinking water, to protect water quality and to minimize the impacts of development on the District’s watersheds and downstream water quality. One of these plans, entitled “The Water Supply and Water Conservation Management Plan,” takes a regional approach to solve problems associated with limited water supplies. Henry County and the Cities of Hampton, Locust Grove, McDonough and Stockbridge will coordinate with other local governments in implementing and updating this plan.”	Yes

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Comments received from the Department of Community Affairs on 2/2/2008			
4-43, 4-44, 4-45, 4-46	Each character area identified on your future development map must be supplemented with a corresponding defining narrative. Please revise the document to include a defining narrative (including a description, vision, appropriate land uses, implementation strategies community objectives to be pursued in the area) for each of the following character areas: <ul style="list-style-type: none"> • Rural Village • Community Center • Historical Residential • 100-yr Floodplain • Municipal Gateway 	Character Area fact sheets have been added for the Rural Village, Community Center, Historical Residential, and Municipal Gateway character areas. These are found on page 20 through 23 of this document. The 100-yr Floodplain is included within the Conservation Area character area description. Additional language has been added to the character area fact sheet to make this clearer. Under the Description, "In addition, land indicated on the Future Development Map as 100-year Floodplain." Was added.	Yes
N/A	The Department's records indicate that the Service Delivery Strategy for Henry County and its cities will expire on October 31, 2010. We recommend that these jurisdictions act to renew or renegotiate their strategy prior to this date in order to remain in compliance with the Service Delivery Strategy Law.	The County and Cities are currently working together to update the SDS and should have a new agreement before 2010.	No
Comments received from Henry County Planning and Zoning on 7/17/08			
3-16, 4-1, 4-31, 4-46, 5-20, 5-21, 8-41	Do not reference the term "Town Center" or "Centers" in the document.	References to Town Center were deleted, and if necessary, replaced with other descriptive text (only on pages 4-31 and 4-46). References to "town activity center" have also been deleted. The term "center" is often used in other contexts, such as activity centers, neighborhood centers, mixed-use centers, community centers, village centers, retail centers, shopping centers, employment centers, crossroads centers, regional centers, special use centers, cultural arts center, administration centers, senior centers, etc. Such references have not been changed.	Yes

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30x40 FLU	The percentages on the Activity Center topology chart on the FLU map add up to more than 100%. The chart in the report needs to match the one on the map.	The Activity Center topology chart on the FLU has been updated to match that in Chapter 4 of the Agenda. All activity center percentage totals equal 100%.	Yes
C-1	Need to double check supplemental FLU calculations related to the map update.	The Analysis of Future Land Use Plan Map table was updated to reflect changes.	Yes
NA	Does the [future] land use mix within the activity centers match the topology?	Calculations have been completed to show the difference between the FLU mix and the target land use mix. <i>Please see table on page 24 of this errata.</i>	No
Comments received from Henry County Planning and Zoning on 7-17-08			
2-8	How do they establish the average household size ratio (2006 estimate and 2030 projection)?	The household size estimates that we included were on information from Woods and Poole and ARC and are simply based on an estimate of future household population and the projected number of households.	No
3-1	Insert “The” and “a” in 5 th sentence of first paragraph. Insert “in” in 2 nd sentence of 2 nd paragraph.	Edited sentences to include words.	Yes
3-2	Atlanta Journal & Constitution should say AJC.	Text changed to AJC.	Yes
3-3	Question mark pointing to “proximately” in second sentence under Billboards. Note to change “was” to “were” in Project Website paragraph.	Eliminated “proximately” from text. Replaced “was” with “were.”	Yes
3-15	Note to add “ly” to “overwhelming” in 1 st sentence on 3 rd paragraph. Eliminate “s” in Schools in 5 th sentence of first paragraph.	Edits made.	Yes
3-16 and 4-1	Comment to remove “town centers” from text.	No action needed – issue was already addressed in last set of edits.	No
4-1	Comments on the following: add “use” to City Future Land Plans; change Future Development Map reference in 3 rd paragraph to “Future Land Use Map;” remove “and countywide Future Development Map” from 4 th paragraph.	All edits made. The Future Development Map, not the FLU map, is the only required mapping element of the Community Agenda.	Yes
4-3	Bold headings under “Advantages of the Village Concept.”	Bolded headings.	Yes

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4-7	Question about the percentages provided for crossroads communities land mix within Figure 4-1: Activity Center Typology.	Percentages listed are correct and reflect those included in Appendix C land use calculations.	No
4-7	Are we telling citizens that these crossroads centers will expand?	Any change in an activity center boundary will require an amendment to the Future Land Use Plan Map. A crossroads activity center may expand or contract based on boundaries recommended and approved in public hearings required before the Zoning Advisory Board, and the Board of Commissioners with a final vote of approval to change an activity center boundary. The expansion of crossroads centers will be contingent upon future county growth. As a city reaches build-out, it may be desirable to have these character areas expand outward to meet the needs of a growing population. Changes to relevant overlay districts and adjacent zoning may be necessary to ensure that the crossroads centers maintain their character.	No
4-8	Are we sure the city of McDonough is using the same definitions as the County?	The definitions were derived a couple of years ago, when we were first started work on the plan. They were the same at that point, if the City has adopted new definitions different from the County's since then, we were not aware of it.	No
4-8	Add "the" prior to "Countywide" in first sentence under Countywide Definitions.	Edit made.	Yes
4-9	Remove road classification references and adjust medium density residential lot square footage range to 10,890 sq.ft. to 21,780 sq.ft.	Edits made.	Yes
4-10	Change "uses" to "used" in second paragraph, last sentence.	Edit made.	Yes
4-11	Please bold headings under Commercial and Mixed-Use.	Headings bolded.	Yes

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4-18	Reduced version of Stockbridge Future Land Use Plan. Where are the high-rise overlay districts?	The area designated as being a part of High Rise Overlay Districts is reflected on the Future Land Use (FLU) Map as being part of two Suburban Employment Activity Centers. The actual boundaries of the High Rise districts are not drawn on the FLU map.	No
4-33	Change “one high-rise district” to “two high-rise districts at Exit 228 and Exit 224.”	Change made.	Yes
Concerns from Zoning Advisory Board Meeting on 07/24/08			
N/A	Will the Plan increase density in County?	The Plan itself will not increase density in the County; however, the Future Land Use Plan and Future Development Map encourage greater density in specific character areas. Increased densities can only be granted by a change in the Unified Land Development Code. The plan recommends that increased densities within activity centers will help meet multiple objectives of the plan, including meeting the housing needs of a growing population, creating a more walkable environment, and preserving greenspace.	No

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N/A	Are population projections too far off the mark given the slow down in building activity in the County?	No. The population projections for the county are based on ARC's regional Mobility 2030 study and are adjusted slightly based on the 2005 population estimates provided by ARC (see Chapter 2 of the Technical Addendum to the Community Assessment). ARC's estimates are generally considered conservative and do account for economic slowdowns and changes in the business cycle, such as the one the Atlanta region is experiencing now. It is important to emphasize that the population projections are not an exact science and will be impact by the ongoing decisions of both public and private leaders in the county and region.	No
N/A	Will the plan cause an adverse impact on transportation, schools, water and sewer and facilities?	No. The plan is designed to have a positive impact on transportation, schools, water and sewer and facilities by addressing shortfalls or anticipated capital needs in the county's existing system. The implementation program of the Agenda outlines specific policies and projects, including a short term work program, which should be pursued to ensure that the county develops in a positive fashion. While the plan encourages collaboration with the Henry County School System, it must be acknowledged that that the School System's decisions are made independently, and are under a separate domain from the county.	No

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N/A	Will the Plan require the County to purchase greenspace in activity centers?	No. The Plan does not require the County to purchase greenspace in activity centers. The Plan recommends that the County pursue the addition of greenspace through a combination of private incentives, regulations, policies supporting greenspace conservation, and capital investments.	No
N/A	The Plan should have a TDR Ordinance to implement Activity Centers. Why is there no TDR Ordinance?	Study of the potential use for a TDR ordinance is cited as a strategy for an alternative approach for implementation in Section 7.2. and Section 7.3 and in the STWP. This would require preparation of a local TDR ordinance consistent with the state enabling act. This ordinance should be the end product of a thorough study of the economic and technical feasibility of the process. A TDR Ordinance will require extensive coordination between all county jurisdictions. At the time the plan was drafted last year, the issue was discussed but there was no united consensus on the potential use of TDRs in the county. A TDR Ordinance was not included in the plan because such an ordinance should be included in the Zoning Ordinance or ULDC and rather than the Comprehensive Plan.	No

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N/A	The Plan has nothing to prevent Activity Center boundaries from expanding. How will the Plan establish boundaries that will not enlarge over time?	The Comprehensive Plan merely provides recommendations for the County to pursue. It does <u>not</u> establish growth boundaries for activity centers, only recommended boundaries. If the County desires to limit the growth of activity centers in the future, it would need to establish growth boundaries as a component to its Unified Land Development Code. The various Activity Center recommendations are designed to accommodate future growth while preserving the county's greenspace and agricultural land. The City's Future Land Use Map plays an important role in limiting future growth, by delineating parcels that should be consistent with specific zoning districts.	No
N/A	Who will be allowed to attend Activity Center Planning charrettes? Can anyone? How will we control undue outside influence?	This concern is outside the scope of the Comprehensive Plan; however, contemporary planning is intended to be an inclusive process with the aims of developing consensus and mitigating potential opposition to planning initiatives. Moving forward, the county will need to make decisions as to how it will involve the community in Activity Center charrettes. Typically, project oversight plays an important role in mitigating undue outside influence. The combination of planning professionals, engaged elected officials, and a stakeholder steering committee, representative of the community interests will help ensure that Activity Center planning best reflects the community's overall interests.	No

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7-3	If your property is located within an activity center are you automatically entitled to the density outlined on the chart on the FLUM?	A property located within an activity center is not automatically entitled to the density outlined on the FLUM. The FLUM chart is a guide for the description and evaluation of activity center typologies. Activity centers must be master planned with community participation in the process to establish allowable density, consistent with average densities outlined on the FLUM, and based on the character the community desires for a particular activity center.	Yes
Recommended Zoning Advisory Board Changes received by Henry County Planning and Zoning on 8/21/08			
4-13	New schools the BOE is constructing should be identified on the FLUM: 1. Locust Grove HS and MS at the corner of S. Ola and Peeksville Roads 2. Hampton MS and HS on Hampton Locust Grove Road between GA 20 and GA Hwy 20	Schools have been added to the 30 inch FLU map.	Yes
7-29	Add additional implementation strategy under: How can we improve intergovernmental communication throughout the County? “Implement improved communication between County departments, BOE and Planning and Zoning Department regarding notification of new school plans and construction”	New implementation strategy added.	Yes
7-6	Add additional implementation strategy under: How do we preserve scenic areas, open space, and agricultural land? “Prepare a Scenic Road Overlay Ordinance for GA Hwy 20 North to protect the rural character of the corridor, scenic views and areas”	New implementation strategy added.	Yes

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7-20	Add additional implementation strategy under: How do we preserve and conserve greenspace and natural resources? “Prepare a Scenic Road Overlay Ordinance for GA Hwy 20 North to protect the rural character of the corridor, scenic views and areas”	Added new implementation strategy.	Yes
N/A	Add new activity to annual update of STWP/CIE: “Prepare a Scenic Road Overlay Ordinance for GA Hwy 20”		N/A
N/A	Specific instructions for fulfilling greenspace/open space land use requirements must be designated in the Activity Center Master Plan development regulations and specified by the Master Plan overlay ordinance adopted in the ULDC.		N/A
N/A	Implement maximum size limits of Activity Centers in ULDC to be within 10% of guidelines stated in Figure 4-1 Activity Center Typology.		N/A
N/A	Analyze population projections every 5 years to see if changes are needed.		N/A
7-6, 7-19, 8-19,	In Strategies and STWP “Make Study of TDR Ordinance a high priority.”	Added activity to Short Term Work Program	Yes
Comments from Henry County Planning and Zoning Department on 8/22/08			
4-7, 4-8	Activity center typologies are not defined in narrative in the Future Land Use Section.	(See row below for definition.)	Yes

Crossroads Centers

Crossroad activity centers are found at major intersections in predominantly rural areas of the county. They should contain small-scale commercial uses at their core, that serve surrounding residential areas and highway passers-by. The general character of these areas should maintain a small-town/rural feel. Corner stores, grocery stores, banks, post offices, and libraries are fitting land uses in these centers. Large-scale “big box” commercial development should be prohibited. These areas should have sufficient sidewalk connections between commercial developments and adjacent residential development. Traditional Neighborhood Development (TND) is an appropriate residential form, as it encourages walkability through small lots and a well-connected network of streets and blocks. There should be a clear line of where these centers start and end. They should be kept compact and not allowed to stretch along roadways resulting in a strip commercial sprawl pattern.

Village Centers

Village Centers have similar characteristics to Crossroads Centers but at a larger scale with more intensive land use. Larger-scale commercial uses and offices are more appropriate for these areas. More intensive residential

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	land uses such as townhomes and small-scale multi-family buildings are appropriate for core areas. While crossroads centers have a commercial focus, village centers have a residential focus as they comprise a large percentage of land uses.		
	<p>School Node Centers</p> <p>School Node Centers have similar characteristics to Village Centers although they are focused around schools. It is imperative that residential development within these areas maintains safe and convenient pedestrian connections to the schools, so children can safely walk or bicycle to them. The design and pattern of residential development in these centers should be cognizant of the location of schools and locate the greatest number of housing units in comfortable walking distance of them as possible. Residential growth should be directed to these areas that are already served by close-by schools as opposed to rural areas far removed from existing educational facilities.</p> <p>Suburban Employment Centers</p> <p>Suburban Employment Centers are focused around large-scale high-rise and mid-rise offices. Development of this type should be directed here. These areas are located in high-visibility locations at prominent exits on Interstate 75. In addition to large-scale office, a mixture of high-density residential, commercial and civic uses should be encouraged. These areas should become vibrant mixed-use environments that provide a variety of cultural and recreational opportunities. The high concentrations of employment and housing in these centers coupled with their locations along Interstate 75 make future transit service very feasible in these areas.</p> <p>Specialty Use Centers</p> <p>Specialty use centers will have their own identity and are focused around unique land uses. Being unique they each require different development approaches and strategies to achieve the best possible build-out. While the majority of the land uses will be non-residential, significant residential development should also be contained in these centers. Adequate pedestrian connections between commercial development and residential development should be provided. Even though these areas have a specific land use focus, steps should be taken to ensure a mixture of uses that result in a live-work-play environment.</p>		
Recommended Zoning Advisory Board, HCPZD Staff, and Commissioner Changes to the Future Land Use Map received on 8/27/08			
FLUM	1. Remove privately owned greenspace located in subdivisions. (Staff)	Change made.	Yes
FLUM	2. Remove all Commercial land uses within the Austin Road School Node Activity Center boundary. (Staff)	Change made.	Yes
FLUM	3. Remove Crossroads Community Activity Center at GA Hwy 42 and N. Henry Blvd. (Commissioner District 4)	Change made.	Yes
FLUM	4. Remove Commercial land use at Anvil Block and Fairview Road and change to Public Institutional Use (color blue: for school use). (Staff)	Change made.	Yes

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FLUM	4. Remove Commercial land uses inside the Dutchtown School Node Activity Center and change to Low Density residential use (color yellow). (Staff)	Change made.	Yes
FLUM	5. Change Medium-High Density at GA Hwy 81 and GA Hwy 3 to Medium Density residential use. (Commissioner District 2)	Change made.	Yes
FLUM	7. Remove Park in Dutchtown Activity Center on the south side of Jonesboro Road from the activity center and change to Low Density Residential (Commissioner 2)	Change made.	Yes
FLUM	8. Include Future Hampton High School (blue area) within the Hwy 20 Specialty Use Activity Center. (ZAB)	Change made.	Yes
FLUM	9. Add all known new school properties in attached files to FLUM. (color blue) (ZAB)	Added to the map.	Yes
FLUM	10. New schools the BOE is constructing should be identified on the FLUM: A. Locust Grove HS and MS at the corner of S. Ola and Peeksville Roads B. Hampton MS and HS on Hampton Locust Grove Road between GA 20 and GA Hwy 20. (ZAB)	Schools added to the map.	Yes
FLUM	11. Remove Residential Agricultural land uses from properties fronting on the north side of Jonesboro Road between Wesley Lakes Blvd. and Autumn Leaf Drive and change to Office Institutional land uses to Low Density Residential (change color from white to pink). (Commissioner District 3)	Change made.	Yes
FLUM	12. Remove Low Density Residential on south side of GA Hwy 81 East between S. Ola Road and Keys Ferry Road and replace with Commercial (change color from yellow to red). (Commissioner District 3)	Change made.	Yes
FLUM	13. Remove Commercial use from the south side of Wilson Drive, West of North Ola Road, inside the Ola School Node Activity Center boundary, and change to medium density (change color from red to tan). (Staff)	Change made.	Yes

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Changes to the Future Land Use Map from Henry County Planning and Zoning Staff received on 10/09/08			
FLUM	Change LDR at NW corner of Clark Rd. and Fairview Rd. from to Commercial. (Staff)	Change made	Yes
FLUM	Change LDR between Fairview Rd. and Panola Rd. to OI. (Staff)	Change made	Yes
FLUM	Change RR to TCU at the NW corner of Snapping Shoals Rd. and Stroud Rd. and the NE corner of Stroud Rd. and Hwy 81. (Staff)	Change made	Yes
FLUM	Change RR to LDR within the Dutchtown school activity center. (Staff)	Change made	Yes
FLUM	Change RR to commercial at NE corner of Jackson Lake Rd. and Hwy 81, SE corner of Jackson Lake Rd. and Stroud Rd., SW corner of Snapping Shoals Rd. and Hwy 81. (Staff)	Change made	Yes
FLUM	Remove commercial use from the south side of Wilson Dr., West of North Ola Rd., inside the Ola School Node Activity Center boundary, and change to LDR. (Staff)	Change made	Yes
Changes to the Future Land Use Map requested by the HCBOC			
FLUM	Remove RR land uses from properties fronting on the north side of Jonesboro Rd. between Wesley Lakes Dr. (South) and Autumn Leaf Dr. (North) and change to OI. (BOC)	Change made	Yes
FLUM	LDR west of Hwy 20 changed to RR. (BOC)	Change made	Yes
FLUM	LDR in vicinity of Campground Rd. between Decatur Rd. and Bryans Dr. changed to RR. (BOC)	Change made	Yes
Comments received from Henry County Planning and Zoning on 11/03/08			
Future Land Use Map	Add commercial areas around two intersections: (1) Old Conyers Road and Flat Road Road, and (2) Hwy 138 and West Hemphill Road	Changed the Map	Yes
Future Land Use Map	Change area of High Density/MU (brown) to LDR (yellow) off of Foster Drive	Changed the Map	Yes
Future Land Use Map	Change area of Medium Density (orange) to Industrial (dark gray) off of Highway 3 north of Hampton	Changed the Map	Yes

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Future Land Use Map	Change part of an area from High Density (brown) west of Highway 155 south of McDonough to Industrial (gray) and Commercial (red)	Changed the Map	Yes
Future Land Use Map	Changed large area of LDR just east of GA Hwy 20 to Rural Residential between the highway and the South River on either side of Harper Road.	Changed the Map	Yes
C-1	Update Analysis of Future Land Use Plan Map, Henry County Table	Update statistics in the table to reflect changes in the map	Yes
C-2	Update Comparison of Existing Land Use and Future Land Use Map, Henry County Table	Update statistics in the table to reflect changes in the map	Yes
C-3, C-4, C-5, FLU Map	Deleted 11 Crossroads Activity Centers from the County Map, but those centers completely within municipal city limits keep on the individual city FLU maps: C3 – Old Jackson & Peeksville Roads; C4 – Old Jackson & Leguin Mill Roads; C5 – Old Jackson Road and Overlook Dr.; C11 – Cedar St. & Racetrack Rd.; C12 – Cedar St. & Old Griffin Rd.; C13 – Hwy 42 & Eagles Landing Pkwy; C15 – Hampton St & Industrial Center Way; C16 – Lester Mill Rd & Bill Gardner Pkwy; C17 – Kelletown Elementary School Area; C20 – Peeksville Road and Keys Ferry; C22 – Hwy 42 and North Henry Boulevard	Deleted the 11 activity centers from the Future Land Use Map and updated the Existing Land Use within Identified Activity Centers table, and updated copy of this table can be found on pages 27-29 of this Errata Sheet.	Yes
C-7, FLU Map	Deleted the School Nodes (S4) around Austin Road Elementary and Middle School	Deleted the school node from the Future Land Use Map and updated the Existing Land Use within Identified Activity Centers table.	Yes
C-8, FLU Map	Added new Village Activity Center, the Towaliga River Village Center (V5), at the corner of Weems Road and South Hampton Road	Added the village to the Future Land Use Map and so updated the Existing Land Use within Identified Activity Centers table.	Yes
C-8	Updated FLU-Zoning Category Comparison Table	Changed categories to reflect the latest proposed changes to the ULDC, revised table can be found on page 30 of this Errata Sheet.	Yes

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Comments received from Henry County Planning and Zoning on 12/16/08			
FLU Map	Changed area east of Hampton City Limits and West of the site of the future Hampton Middle School from Office to Commercial. (BOC recommendation received 12/12/08)	Updated the Map and adjusted related tables.	Yes
FLU Map	Changed area north of Harper Road and east of GA Hwy 20 from Rural Residential to Low Density Residential (ZAB recommendation received 12/15/08)	Updated the Map and adjusted related tables.	Yes
C-4, FLU Map	Added new Crossroads Activity Center at intersection of W. Hemphill, Moseley Rd and Highway 138 (C22) (ZAB Recommendation 12/11/08)	Added the crossroads activity center to the Future Land Use Map and so updated the Existing Land Use within Identified Activity Centers table.	Yes
Comments received from the Board of Commissioners on 2/9/09			
C-3, FLU Map,	The Crossroads Activity Center should be put back on the FLU Map around the (C4) Leguin Mill and Old Jackson Roads intersection	Updated by GIS Staff	Yes
FLU Map	NE side of GA Hwy 81 on Honey Lane and Austin Drive; N of Keys Ferry Road to GA Hwy 81 and extending to the eastern County Line to be changed from Rural Residential to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area located at the intersection of Keys Ferry Road and New Hope Drive from RR to Commercial (at all 4 corners)	Updated by GIS Staff	Yes
C-5, FLU Map	The Dutchtown Activity Center School Node should be put back on the FLU Map around the Dutchtown School area and look at reducing the size (in acres)	Updated by GIS Staff	Yes
FLU Map	Change Area north and south of Jonesboro Road [east of the (E1)Henry Town Center/Jonesboro Rd Activity Center] from High-Density to Commercial	Updated by GIS Staff	Yes
C-5, FLU Map	The Crossroads Activity Center (C17) should be put back on the FLU Map at the Kelleytown and Airline Roads intersection and commercial at all four corners	Updated by GIS Staff	Yes

<i>Page</i>	<i>Comment</i>	<i>Change or Response</i>	<i>Text/Map Updated</i>
Comments received from the ZAB 2/19/09, 3/2/09			
FLU Map	Change area located along the west side of I-75, east of Bethlehem Bottoms creek from Public Institutional to HD/MU Residential	Updated by GIS Staff	Yes
FLU Map	Change area west of I-75 and east of Bethlehem Elementary School, from Commercial and HD/MU to Public Institutional	Updated by GIS Staff	Yes
FLU Map	Change the area west of I-75, west of Bethlehem Bottoms creek, near Bethlehem Road from Public Inst. & HD/MU to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area east of S.R. 155, near Luella School Node, from Low- Density Residential to Industrial	Updated by GIS Staff	Yes
C-6, FLU Map	Change Heron Bay property, west of (V3) Heron Bay at S.R. 155 Village Center from Rural Residential to Low- Density Residential (in accordance with it's current density) and Remove Village Center boundary (V3)	Updated by GIS Staff	Yes
FLU Map	Change property within the Heron Bay subdivision from Commercial to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area located east of Lake Amah Lee Road from commercial to office	Updated by GIS Staff	Yes
FLU Map	Change area located north of Mount Carmel Road, west of S. Mount Carmel Road, at Crystal Lake subdivision	Updated by GIS Staff	Yes
FLU Map	Change area located north of Mount Carmel Road, west of Chambers from Low-Density Residential to Rural Residential	Updated by GIS Staff	Yes
FLU Map	Changed area located south of Canup Road (South Henry County) from Rural Residential to Industrial	Updated by GIS Staff	Yes
FLU Map	A portion of Longwood Drive, south of Blackhall Road ,should be removed, as it does not extend south to Noah's Ark Road, nor is it listed as a future road improvement in the CTP	Updated by GIS Staff	Yes
FLU Map	Eliminate a portion of Greenwood Road, which does not exist and is not proposed within the CTP; updated actual road alignment for Greenwood Road	Updated by GIS Staff	Yes

<i>Page</i>	<i>Comment</i>	<i>Change or Response</i>	<i>Text/Map Updated</i>
Comments received from Planning Staff 2/26/09 through 3/10/09			
FLU Map	Change portion of area located within the (C19)- GA 81 and New Hope Road Activity Center, on the north side of GA 81 from Commercial to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area located south of Darwish Drive & Turner Road, and west of Upchurch Road from Park/Recreation/Conservation (green) and Public Institutional to LDR (yellow)	Updated by GIS Staff	Yes
FLU Map	Change area located west of I-75, south of Mount Carmel Road from HD/MU Residential to Medium Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area located south of Bridges Road, outside McDonough city limits from Commercial to Medium-High Density Res.	Updated by GIS Staff	Yes
FLU Map	Change area located along the frontage of the west side of S.R. 155 from Medium Density Residential to Commercial	Updated by GIS Staff	Yes
FLU Map	Change area located south of Farris Road from Medium-Density Residential to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change area located north of Stoney Brook Subdivision, west of S.R.155 from Medium Density Residential to Office	Updated by GIS Staff	Yes
FLU Map	Change the area on NW side of the S.R. 155, Highway 138 intersection from Rural Residential to Commercial	Updated by GIS Staff	Yes
FLU Map	Change areas: 1) North of Fairview Road at Thurman Rd; SE intersection of Fairview and Patillo Rd. from Low-Density Residential to Commercial 2) South of Fairview Road at the Henry County line from RR to Commercial	Updated by GIS Staff	Yes
FLU Map	Change portion of area located at the NE intersection of Lester Mill and Hampton-Locust Grove Rds. From Office to commercial	Updated by GIS Staff	Yes
FLU Map	Change portion of area located east of Willow Lane extension and south of Birch Creek from HD/MU Residential to Public Institutional	Updated by GIS Staff	Yes

<i>Page</i>	<i>Comment</i>	<i>Change or Response</i>	<i>Text/Map Updated</i>
Comments received from Zoning Advisory Board at the 3/12/09 Public Hearing			
FLU Map	Change area located north of GA Highway 81, east of North Ola Road to Honey Lane and Austin Drive from Rural Residential to Low-Density Residential	Updated by GIS Staff; see BOC update below (3/17/09)	Yes
FLU Map	Eliminate the words “access to arterial” from the table entitled “Residential Density Infrastructure Requirements, Road System”	Updated by GIS Staff	Yes
FLU Map	Consider a color scheme change to the School Node (teal and light brown) and the Crossroads node (light green and brown)	Will be evaluated by Planning Staff	No
FLU Map, Table	Remove MU land use from High-Density Residential/MU land use category at the bottom of the map.	Updated by GIS Staff	Yes
Comments received from Board of Commissioners at the 3/17/09 Public Hearing			
FLU Map	Change area north of Price Quarters Road, west of Hwy. 155 from Low-Density Residential to Commercial	Updated by GIS Staff	Yes
FLU Map	Change area north of East Lake Road, from High-Density Residential to Low-Density Residential	Updated by GIS Staff	Yes
FLU Map	Change parcel north of Jonesboro Road, east of Dailey Mill Road from Office to Commercial	Updated by GIS Staff	Yes
FLU Map	Change area North side of Jodeco Road, east of Patrick Henry Pkwy. to Peach Drive from Medium-High Density Residential to Commercial	Updated by Staff	Yes
FLU Map	Remove “/Mixed Use” from the High-Density Residential/MU land use category located in the table entitled “Residential Density Infrastructure Requirements, Road System”	Map and related tables adjusted by GIS Staff	Yes
FLU Map	Change area at the SW & SE corners of Eastlake Road and Elliott Road from Rural Residential to Commercial	Map and related tables adjusted by GIS Staff	Yes
Comments received from Planning Staff and Board Member 3/31/09-4/20/09			
FLU Map, C-3 and C-4	Remove the Crossroads Activity Centers: (C9) Jonesboro Road & McDonough Pkwy.; (C10) Hwy. 42 & Old McDonough Rd; (C14) Decatur Rd & Turner Church Rd	Map and related tables adjusted by GIS Staff	Yes
FLU Map	Change parcel on the southeastern corner of Jodeco Rd and Willow Lane from TCU to Commercial	Map and related tables adjusted by GIS Staff	Yes

<i>Page</i>	<i>Comment</i>	<i>Change or Response</i>	<i>Text/Map Updated</i>
FLU Map, C-4	Remove the (E2) Southpoint Shopping Mall and Avalon Area Suburban Employment Activity Center	Map and related tables adjusted by GIS Staff	Yes
FLU Map	Change parcel west of Plantation Road from Public Institutional to Rural Residential	Map and related tables adjusted by GIS Staff	Yes
FLU Map	Change area south of Snapping Shoals Road to Highway 81, between North Ola Road and Austin Drive	Updated by GIS Staff	Yes

Municipal Gateway

Description: The area adjacent to each municipality that has a character that is more reflective of the municipality than the unincorporated county area. This area includes properties that are likely to be considered for future annexations.

Vision: An area in which the municipality and County work together when making land use, zoning, environmental quality, transportation, wastewater, public safety, and community facility decisions for the betterment of both jurisdictions. A clear boundary is established between city and county, where it is obvious when one enters a municipality.



Appropriate Land Uses: A wide variety predominately including: agriculture, rural residential, low density residential, park/recreation/conservation uses, public/institutional and neighborhood level commercial. Other uses may be more appropriate as indicated on the Future Land Use Map, including industrial and high density residential.

Implementation Strategies:

- Define through the Service Delivery Strategy Agreement a process for adequately addressing land use changes, annexations, and service delivery within the Municipal Gateway.
- Require new development within the gateway to be compatible with the architectural and design standards of the municipality.
- Promote a clear boundary between the city and county by establishing a clear step-down in land use intensity, residential density and urban form when exiting a municipality.

Quality Community Objectives to be Pursued in this Character Area:

- Sense of Place. A sense of different places should be established by creating a clear division between city and county. It should be clearly noticeable that one has entered a municipality by a clear step-up in land uses and population density. The county and city should offer vastly different senses of place.
- Regional Cooperation. Intergovernmental cooperation is critical in this area to ensure adequate and efficient service provision is achieved and appropriate land use decisions are made. The joint land use planning process between the municipalities and county evident in this comprehensive plan will result in future land use decisions that are agreeable and advantageous to both jurisdictions.
- Open Space Preservation. Open space should be conserved in these areas, resulting in a green belt around municipalities.

Rural Village

Description: Commercial activity areas located at highway intersections that provide a mixture of uses to serve highway passers-by, and rural areas. Many of these areas are identified on the Future Land Use Map as Crossroads activity centers.

Vision: A commercial area that maintains its rural atmosphere while accommodating new small-scale retail uses. A pedestrian friendly area with adequate sidewalk connections between developments. A center with a clear boundary that will not result in sprawl development into the countryside.



Appropriate Land Uses: mixed-use, small-scale retail/offices, public/institutional, and low-density residential

Implementation Strategies:

- Ensure that each new Activity Center has a unique theme or landmark that promotes its own sense of place.
- Protect the rural character through architecture, siting, limiting building mass and landscaping.
- Restrict large-scale “big-box” retail or industrial uses.
- Design for pedestrians within the center, by requiring sidewalks connections between developments.
- Strictly adhere to the boundaries established in the Future Land Use Map and prohibit the bleeding of commercial uses outside of the designated centers along roadways.
- Create a clear boundary between the center and surrounding rural or estate residential uses.

Quality Community Objectives to be Pursued in this Character Area:

- Traditional Neighborhoods. Developing these areas as activity centers will be in keeping with the principles of traditional neighborhoods. These include human-scale development, compact development, the mixing of uses within easy walking distance to each other, and facilitating pedestrian activity.
- Transportation Alternatives. Crossroads centers are ideal for encouraging transportation alternatives to the automobile. Their scale and pedestrian orientation make traveling between activities by foot or bicycle possible.
- Sense of Place. Activity centers provide a strong sense of place, unlike typical suburban development. They serve as community focal points where people choose to gather for shopping, dining, socializing, and entertainment.

Community Center

Description: Currently this area consists of large agglomerations of commercial uses. These are found at the intersection of Fairview and Panola Road and West Panola and East Atlanta Road.

Vision: This area is indicated as a Village Center activity center on the Future Land Use Map. It should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. It should also contain high-density residential within and near the center to reinforce and support it. Community Center design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by placing buildings at the roadside with parking in the rear.



Appropriate Land Uses: mixed-use, commercial, high-density residential, office, public/institutional and small-scale parks or public plazas.

Implementation Strategies:

- Encourage more residential development in these Village Center activity centers to more closely resemble the ideal land use mix, which calls for approximately 64% of the land area to be taken up by residential land uses. Currently retail uses dominate.
- Improve and strengthen bicycle and pedestrian connections between neighborhoods and the existing commercial centers.
- Designate these areas as priority areas for public infrastructure improvements and also for the location of new community facilities.
- Amend zoning codes and ordinances to permit mixed-use development by right within activity centers.

Quality Community Objectives to be Pursued in this Character Area:

- Traditional Neighborhoods. Developing these areas as activity centers will be in keeping with the principles of traditional neighborhoods. These include human-scale development, compact development, the mixing of uses within easy walking distance to each other, and facilitating pedestrian activity.
- Sense of Place. Activity centers provide a strong sense of place, unlike typical suburban development. They serve as community focal points where people choose to gather for shopping, dining, socializing, and entertainment.
- Infill Development. These areas are ideal for infill development as they are located on major roadways and already have existing utilities.

Historic Residential

Description: Areas in close proximity to the traditional town centers of McDonough, Locust Grove, and Hampton with significant concentrations of historic residences.

Vision: The preservation and protection of these important neighborhoods. New development that fits with and complements the historic character of these areas.



Appropriate Land Uses: low-density residential, medium-density residential, limited high-density residential, offices with a residential character, public/institutional, pocket parks, and neighborhood commercial.

Implementation Strategies:

- Identify properties worthy of protection on the National Register of Historic Places and list them to protect them in perpetuity.
- Explore establishing historic districts where applicable to preserve the integrity of important neighborhoods.
- Apply for listing appropriate properties on the Georgia Register of Historic Places, which offers eligibility for incentives for preservation and rehabilitation.
- Establish design guidelines for new development so that it is in keeping with the unique historic character of each community.

Quality Community Objectives to be Pursued in this Character Area:

- Traditional Neighborhoods. Many of these areas can be considered traditional neighborhoods that exhibit the features of compact development, the mixing of uses within easy walking distance to each other, and adequate pedestrian connections. These features should be maintained in these areas.
- Sense of Place. These historic residential areas provide a unique sense of place in a county that is dominated by residential areas built in recent decades.
- Heritage Preservation. The preservation of historic resources in these areas is vitally important to preserving the heritage and legacy of the community. These resources should be protected from demolition whenever possible.

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. Acreages 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.

How do we promote safer routes to schools for children?

Description/Action	Responsible Party	Partners	Timeframe
Encourage schools to participate in the KidsWalk program administered by the Pedestrians Educating Drivers on Safety (PEDS) organization that promotes children walking to schools and improves pedestrian safety in the vicinity of schools.	HBCOC HCC LGCC MCC SCC HCBOE	ARC PEDS	Short-Range
Take advantage of the Georgia Department of Transportation's Safe Routes to Schools (SRTS) program that provides funding for infrastructure (sidewalks, bicycle facilities, traffic calming) and non-infrastructure projects (traffic education/enforcement, community outreach, student education) with the goal of increasing the number of children who walk and bicycle to school.	HBCOC HCC LGCC MCC SCC HCBOE	FHA GDOT	Short-Range

How do we coordinate our planning activities with regional plans and studies?

Description/Action	Responsible Party	Partners	Timeframe
Work closely with the Atlanta Regional Commission and neighboring jurisdictions on regional plans, such as the Atlanta Regional Freight Mobility Plan, Southern Regional Accessibility Study, the US Hwy 19/41 Tara Boulevard Corridor Study, and Regional Bicycle and Pedestrian Plan Update, to take advantage of their resources to help solve region-wide problems.	HCPZD HPZD LGCC MCDD SPDD	ARC	Ongoing

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.

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%
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%

	Existing Land Use	Target Land Use Mix	Changes Needed to Reach Target Mix
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%

	Existing Land Use	Target Land Use Mix	Changes Needed to Reach Target Mix
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%

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

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