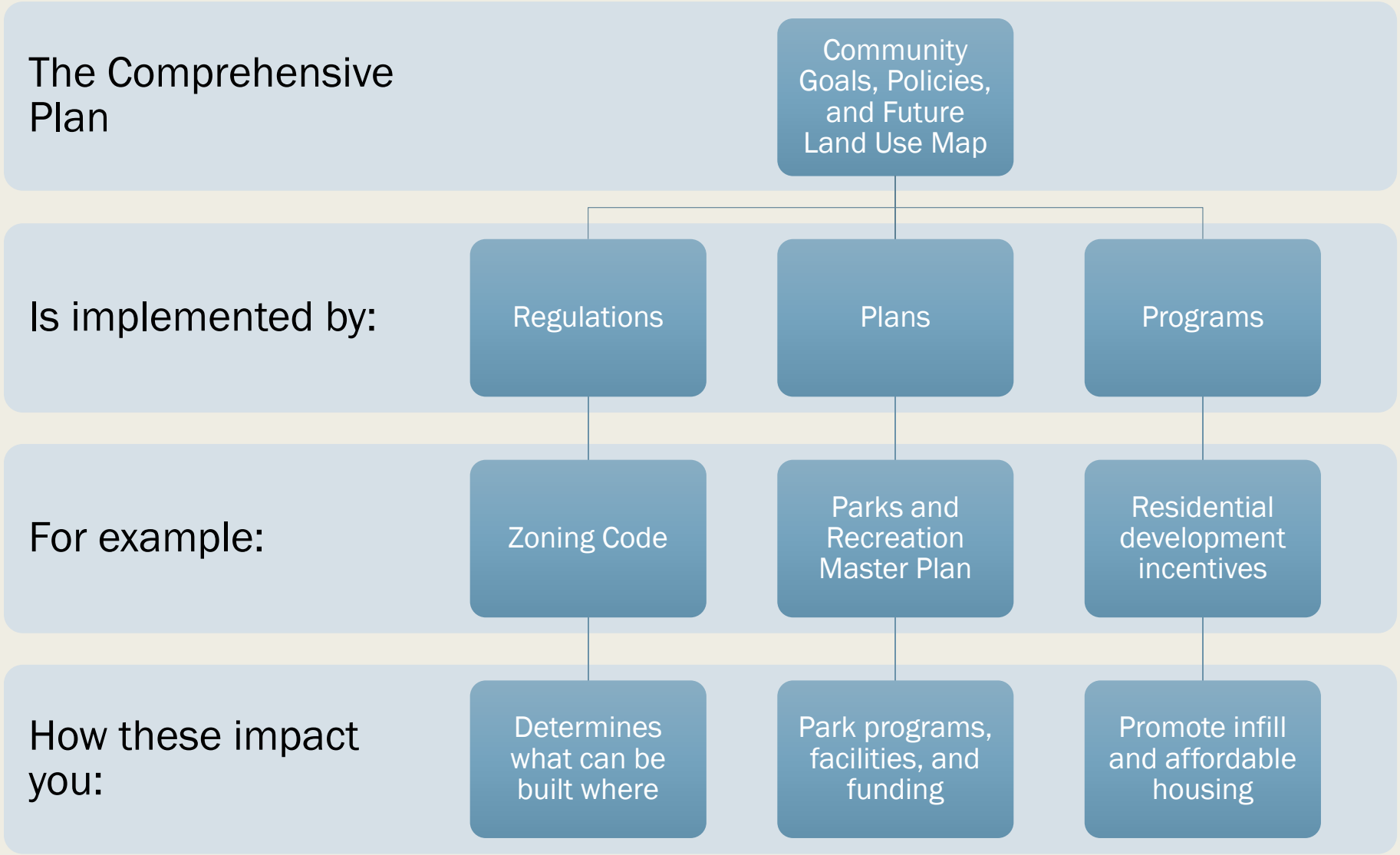
Land Use Public Workshop

December 5th, 2017


The Comprehensive Plan
Community Goals, Policies, and Future Land Use Map
Is implemented by:
Regulations
Plans
Programs
For example:
Zoning Code
Parks and Recreation Master Plan
Residential development incentives
How these impact you:
Determines what can be built where
Park programs, facilities, and funding
Promote infill and affordable housing

What is Land Use?

- The Land Use Element (including text and a map) describes the location, distribution, and extent of different land uses.

Example Land Uses include:

Parks & Open Space

Single Family Residential

General Commercial

What is Zoning?

- Zoning is a development regulation that implements Land Use planning. Every parcel falls into a specific zone.
- Zoning can be used to determine minimum lot sizes, setbacks, permitted uses (i.e. single family home vs. apartment complex or factory vs. movie theater), and a variety of other things.

Example Zones includes:

Single Family Residential

Entry Commercial

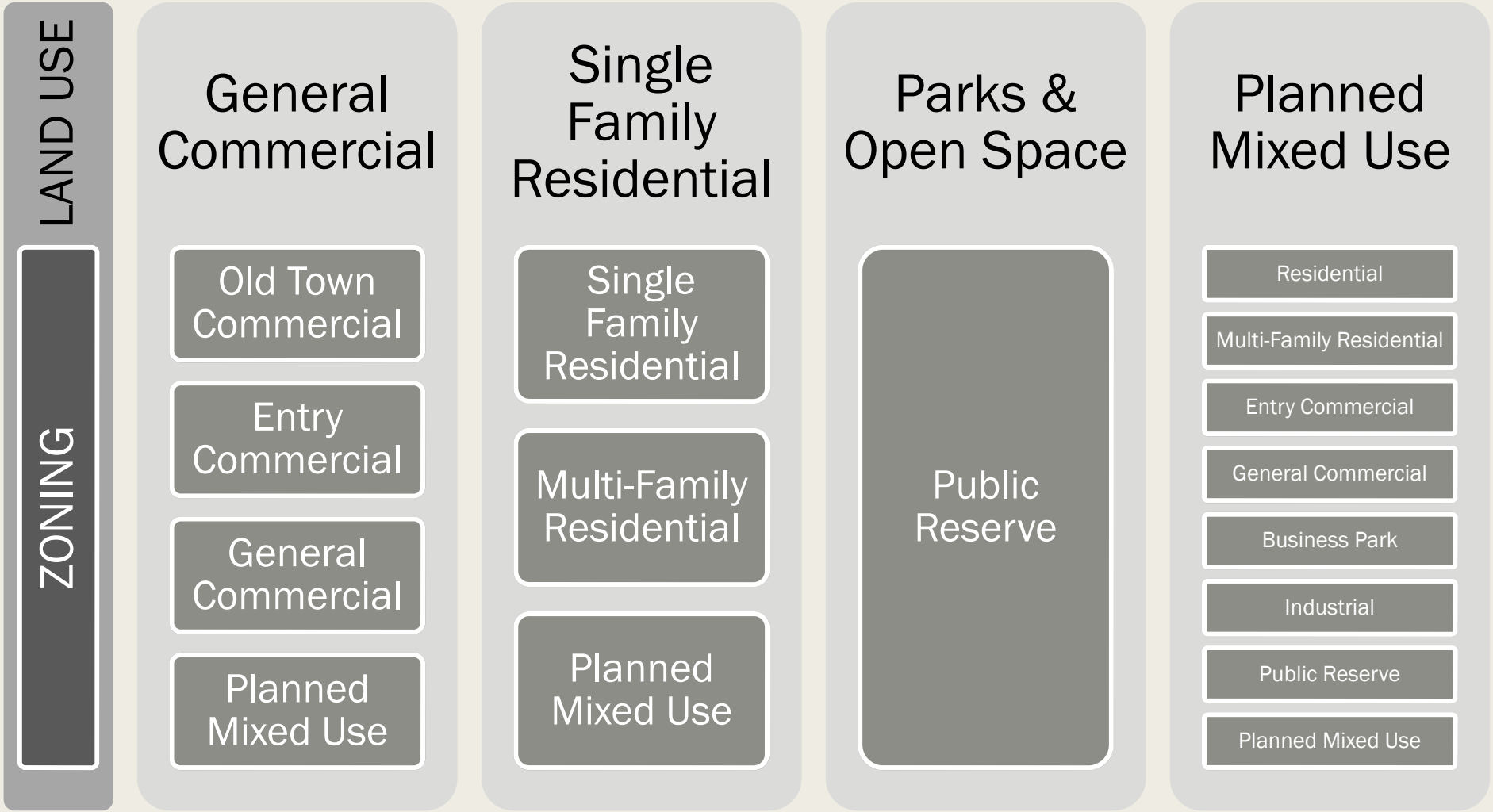
Multi-Family Residential

Land Use & Zoning Compatibility

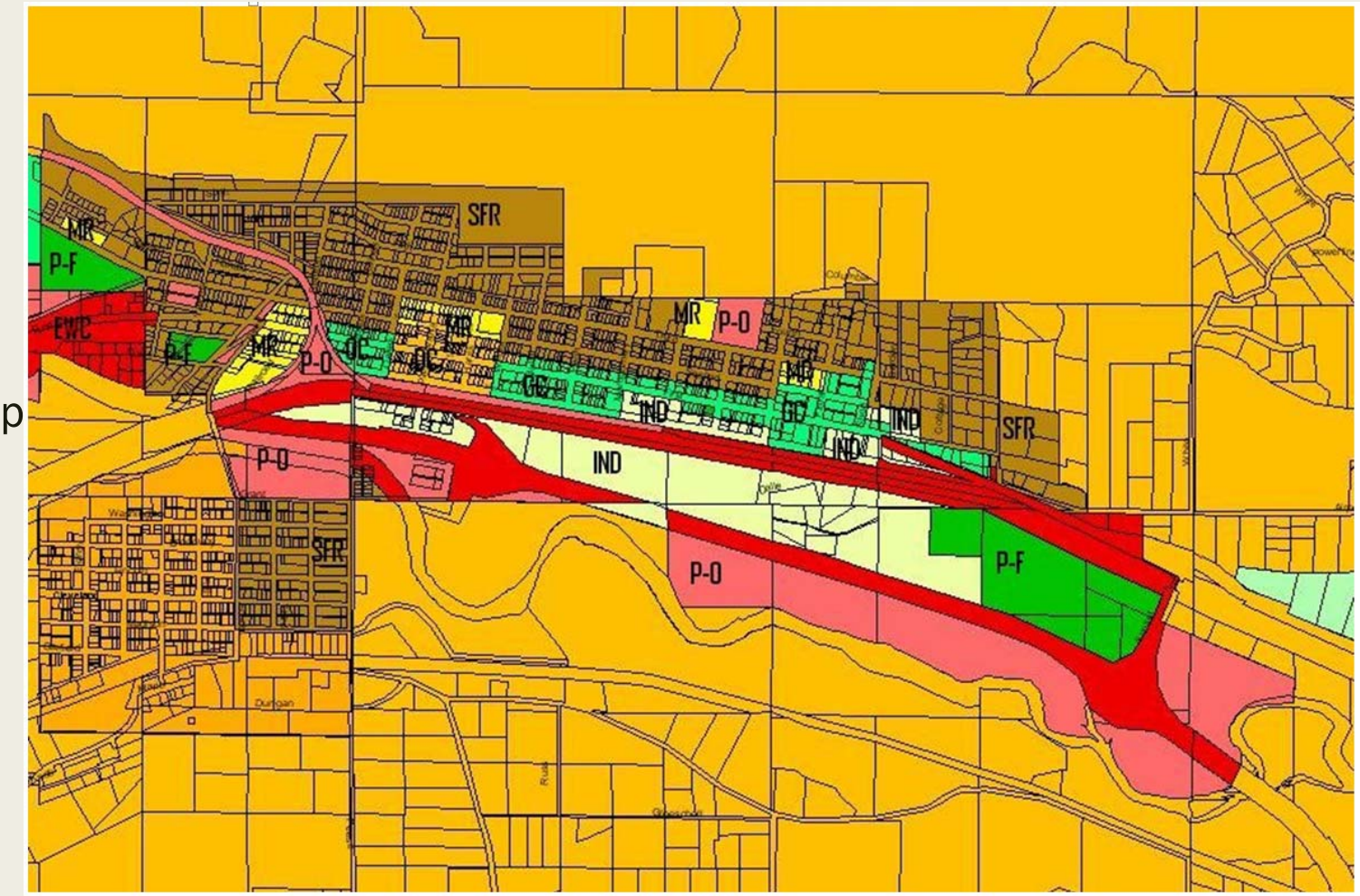
- A parcel's Zoning must be consistent with the Land Use designation. If it is inconsistent, the Comprehensive Plan must be amended.
- Remember, Land Use is the plan and Zoning is the implementation of the plan, so Land Use determines where specific zones can be located.
- E.g. Single Family Land Use allow for Single Family, Multi-Family or Planned Mixed Use Zoning.

Land Use Designation \ Zoning	R	RM	OTC	EC	GC	BP	I	P	PMU
Single Family Residential	C	C	I	I	I	I	I	I	C[1]
Multi-Family Residential	C	C	I	I	I	I	I	I	C[1]
Downtown Commercial	I	I	C	C[2]	C[2]	I	I	I	I
General Commercial	I	I	C[3]	C[4]	C	I	I	I	C
Entryway Commercial	I	I	C[3]	C	C	I	I	I	C
Parks and Open Space	I	I	I	I	I	I	I	C	I
Public Facilities	I	I	I	I	I	I	I	C	I
Planned Mixed Use	C	C	I	C	C	C	C	C	C
Industrial	I	I	I	I	I	I	C	I	I
UGA	C	C	I	C	C	C	C	C	C

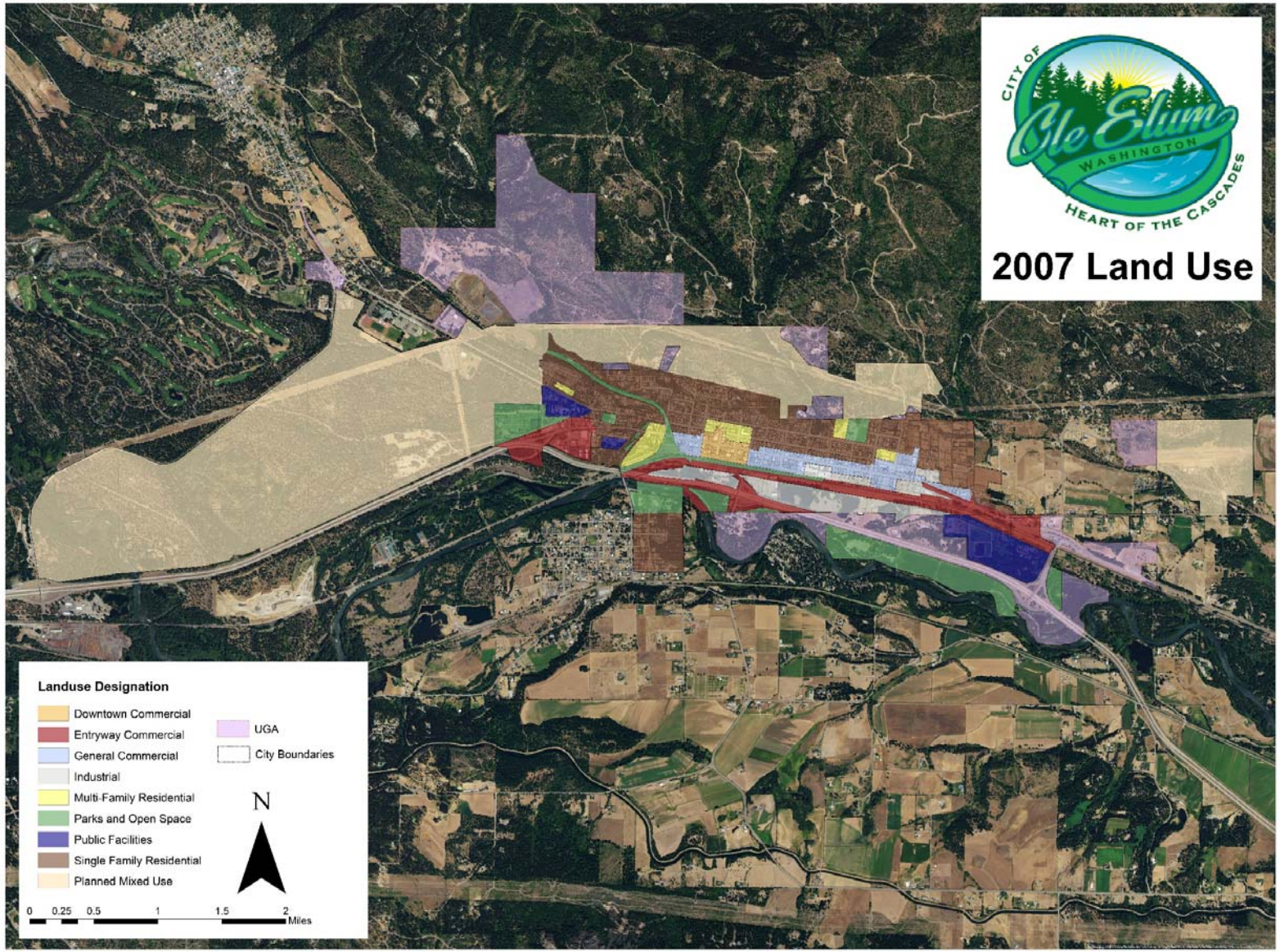
Land Use and Zoning Compatibility

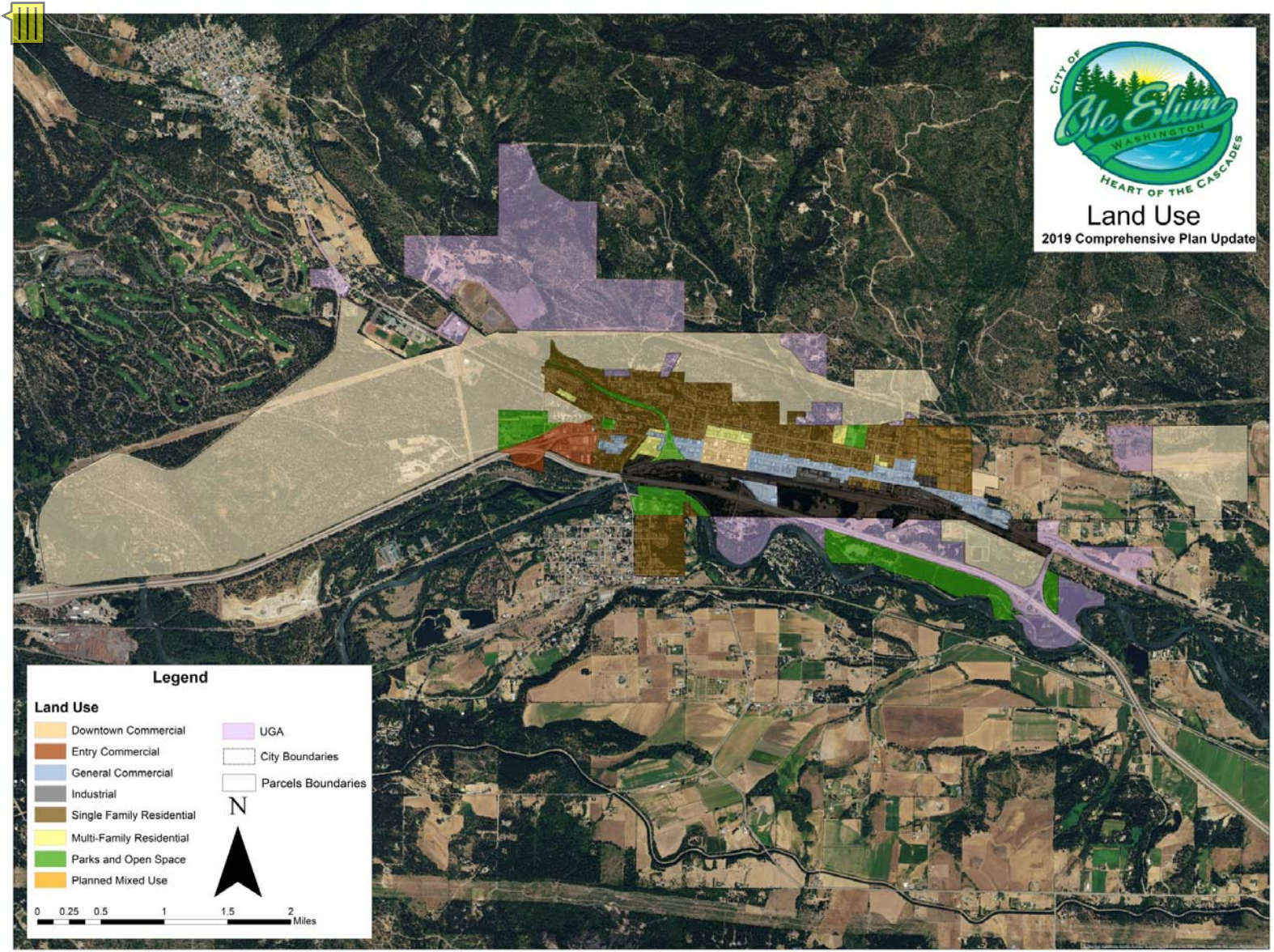


- 2007 Land Use map
- Needed revision



- Same data
- New map





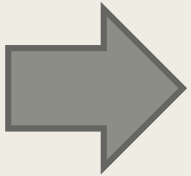
Land Use

- Downtown Commercial
- Entry Commercial
- General Commercial
- Industrial
- Single Family Residential
- Multi-Family Residential
- Parks and Open Space
- Planned Mixed Use

2019 Land Use Designation Names

2007

- Downtown Commercial
- Entryway Commercial
- General Commercial
- Industrial
- Single Family Residential
- Multi-Family Residential
- Parks and Open Space
- Public Facilities
- Planned Mixed Use



2019

- Downtown Commercial*
- Entry Commercial*
- General Commercial*
- Industrial
- Single Family Residential
- Multi-family Residential
- Parks and Open Space
- Planned Mixed Use
- Planned Mixed Use

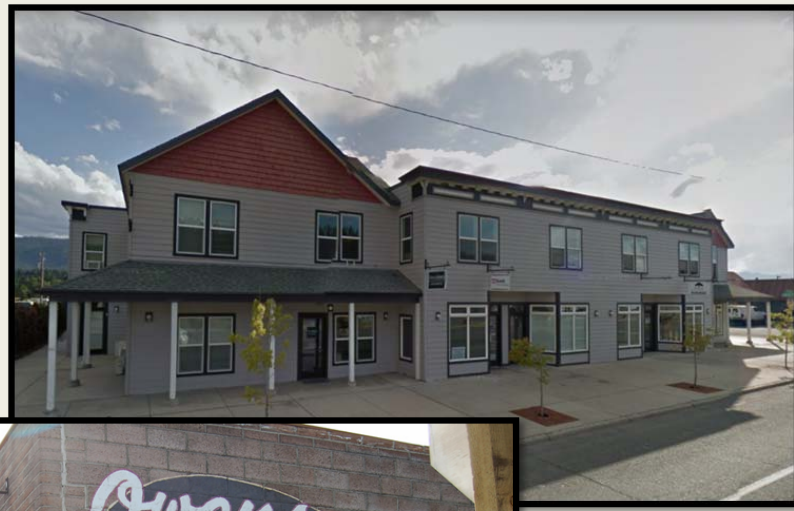
*Suggest consolidating all commercial into one land use designation, which can be implemented with multiple commercial zones.

Compatible Use Examples: Single Family Residential

Compatible Use Examples: Multi-Family Residential

Compatible Use Examples: Downtown Commercial

Compatible Use Examples: General Commercial



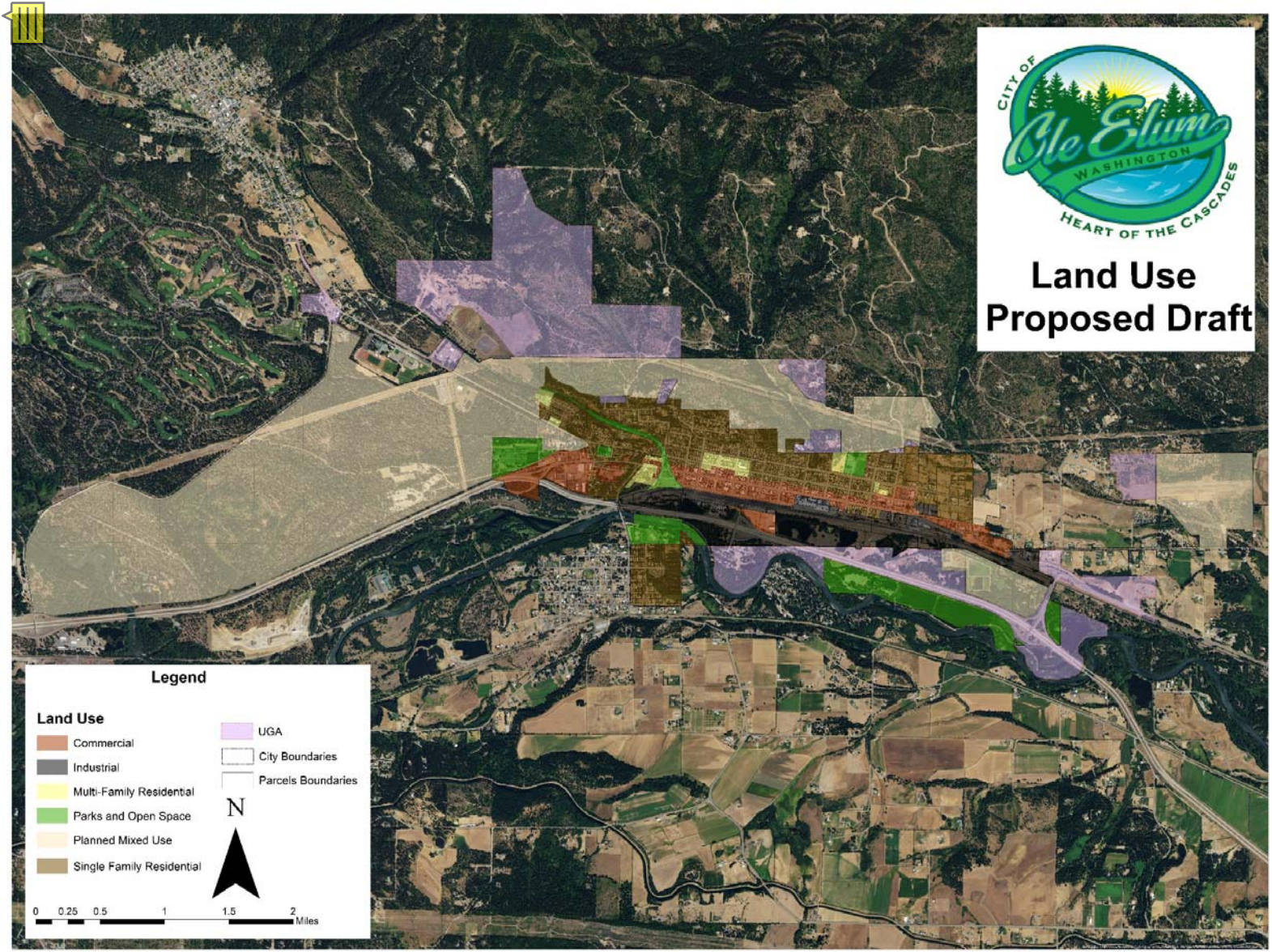
Compatible Use Examples: Entry Commercial

Compatible Use Examples: Parks and Open Space

Compatible Use Examples: Industrial

Compatible Use Examples: Planned Mixed Use

Compatible Use Examples: Commercial



Land Use

- Commercial
- Industrial
- Multi-Family Residential
- Parks and Open Space
- Planned Mixed Use
- Single Family Residential

What are we looking for tonight?

We need to create a draft Land Use Map to use as a starting point for the 2019 Comprehensive Plan Update

We have a start, but need your input to move it in the direction the community wants it to go!

- *Comments on Land Use designations*
  - Verbal or Written
- *Comments on the locations of Land Uses on the map*
  - Hands on!!