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DATE: January 13, 2026

TO: Mayor and Commission

FROM: Bruce Lonnee, Planning Director

A handwritten signature in blue ink, appearing to be 'BL', is written over the name 'Bruce Lonnee'.

RE: Proposed 2045 Future Land Use Map

Attached is the proposed 2045 Future Land Use Map, along with the proposed new Future Land Use category text and the revised Table 9.4 Compatibility Matrix. These items were developed by the appointed members of the Future Land Use Steering Committee over a 14-month period. The map, text, and matrix are forwarded to the Mayor and Commission for consideration with a unanimous recommendation of approval from the Planning Commission. A summary of the discussion and vote from the August 7, 2025, Planning Commission meeting is included with the attached information.

The Future Land Use presentation from the Joint Work Session of the Mayor and Commission and Planning Commission on October 14, 2025, has also been provided in digital format via email. In the time since the presentation and discussion at the Joint Work Session, the Manager's Office has held several individual discussions with Commissioners at their request to review the Future Land Use Map in greater detail and answer questions. A representative from the Future Land Use Steering Committee was present at those meetings, along with Planning Staff. A summary of those discussions will be included in the staff presentation during the Mayor and Commission Agenda Setting Session on the evening of January 20<sup>th</sup>.

If you wish to review the Future Land Use Steering Committee Report or use the Future Land Use story map resources, please visit the Comprehensive Planning page of the ACCGov Planning Department website ([accgov.com/844/Comprehensive-Planning](http://accgov.com/844/Comprehensive-Planning)).

On behalf of the members of the Future Land Use Steering Committee, the Planning Commission, and all of the Athens-Clarke County residents and stakeholders that contributed to the development of the 2045 Future Land Use Map, I want to thank you for your thoughtful consideration of this important policy document. If any Commissioners have remaining questions or concerns regarding any of the information related to the proposed 2045 Future Land Use Map, please feel free to contact me directly.

Attach.

cc: Bob Cowell, Manager  
Christine Howard, Clerk of Commission  
Judd Drake, County Attorney  
John Hawkins, Deputy Chief Attorney  
Austin Jackson, Deputy Chief Attorney  
Marc Beechuk, Assistant Planning Director

PLANNING & ZONING

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

**ATHENS-CLARKE COUNTY PLANNING COMMISSION  
RECOMMENDATION**

<b>DATE:</b> August 7, 2025				<b>FILE NO:</b> N/A			
<b>PETITIONER:</b> Athens-Clarke County Unified Government <b>REQUEST:</b> Review and Approve Future Land Use Map Update							
<b>PLANNING COMMISSION MOTION AND RECOMMENDATION:</b>							
NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Sarah Gehring Present				Carey McLaughlin Present	X		
Vice-Chair: Kristen Morales Absent				Taylor Pass Absent			
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	7	0	0
<p><b>Public Comment:</b> Maxine Easom</p> <p><b>Discussion:</b> The Chair noted that the Future Land Use Map Update has been previously reviewed at a Planning Commission Work Session that went into greater detail and is available online for viewing. A Commissioner wondered why the Education Future Land Use is not on the Compatibility Matrix, to which Staff replied that it was unnecessary and that educational institutions are listed as uses in the Zoning Use Chart for all zones. Commissioners made several comments advising layout changes to better communicate the presented information. A Commissioner noted that members of the public are still confusing the Future Land Use with Zoning. Members of the public seem to perceive that listing a zone as compatible within a specific Future Land Use category, such as the high-density RM-3 zone in the Mixed Density Residential Future Land Use category, means that a rezone would be easily granted. Commissioners clarified that every property owner has the right to ask for a rezone, but that asking for a rezone that is compatible with the Future Land Use Map does not mean approval is easily granted. There are other factors, such as infrastructure availability, that are assessed when considering rezoning and the Future Land Use Map is only one of those factors. Concern that confusion about this distinction could derail the Map Update was expressed. Staff responded that communication would be varied to try to reach people wherever they might fall on the spectrum of understanding. Commissioners asked what would happen if the Map Update failed, to which Staff replied that the Map Update would start from scratch during the writing of the upcoming 2028 Comprehensive Plan. The existing Map and Matrix would remain in effect if the new one is not adopted.</p> <p><b>Motion:</b> Mr. Hall motioned to recommend approval of the Future Land Use Map, Future Land Use Category Text Descriptions, and Compatibility Matrix. Ms. Beresford seconded, which passed unanimously.</p>							

# 2045 Future Land Use Categories – *Full text*

The following was previously in Downtown and is similar...

## **Downtown**

This area is the densest and most diverse mixed-use node. It is a regional center that offer a mix of uses, housing, and employment opportunities. Parking structures with commercial uses on street-level frontage are encouraged. All structures shall have strict design requirements to protect historic integrity and to ensure that new buildings develop in a form and architectural style compatible with existing downtown character. Civic and public spaces shall be spread throughout this district and utilized for public events. Auto-oriented uses and surface parking lots should not be included in this designation.

The following were previously in General Business...

## **Urban Center**

These areas are regional or municipal centers offering a mix of high intensity uses, housing, entertainment and employment opportunities for weekly and monthly needs. Parking structures are appropriate, and parking will be handled at the district level, providing an environment where people can park once and access all their destinations on foot. Commercial uses with street-level frontage are expected. Nodes shall be designed to include public open space, a connected street network and prioritized transit opportunities. Buildings are permitted to be up to 7 stories, offer mixed use opportunities and be designed beyond a single life cycle. Multi-family uses shall be mixed throughout these centers and be permitted without ground floor commercial. Auto-oriented uses are discouraged and should be kept out of the core of these centers.

## **Town Center**

These areas shall be developed and re-developed with a mix of uses including residential, commercial, office, and entertainment where people can live, work, and play. These centers will have the mid-level intensity of areas based on the character of the surrounding neighborhood. These nodes will be designed for walking, biking, and transit access. Parking will be handled at the district level, providing an environment where people can park once and access all of their destinations on foot. Multi-story buildings up to 5 stories are expected to be oriented towards the street; however, the edges of nodes should be designed to transition to the surrounding neighborhood, including allowing multi-family structures. Nodes shall be designed to include semi-public open space, a connected street network and prioritized transit opportunities. Nodes should have design standards to create and respect a cohesive character for each center. Auto-oriented uses shall be limited in this designation.

### **General Business**

These are primarily commercial areas with structures of up to 6 stories; serving weekly, daily and monthly activities. It is intended for small to large-scale retail and other commercial services or offices often with ease for automotive access. Residential uses are allowed in vertically mixed-use arrangements when there is commercial on the ground floor. While some areas may be auto-oriented, pedestrian circulation and inter-parcel connectivity should be incorporated into the design. Main entrances should face the street and have direct pedestrian walkways to the street. Parking lots should not be located at the street front and shared parking is encouraged.

### **Major Corridor**

These areas are intended to develop and redevelop primary corridors with a mix of commercial and residential uses that can also serve adjacent neighborhoods. Commercial uses shall have a main street storefront format. Parking shall be placed to the side or rear of structures. Buildings up to 7 stories and oriented towards the street are expected. These corridors should be designed to function as multi-modal boulevards, that are highly compatible with transit. Multi-family uses can be vertically or horizontally mixed in and taper down as they approach adjacent neighborhoods. These corridors should serve all daily uses and local or regional customers.

**The following were previously in Main Street Business...**

### **Neighborhood Center**

These areas are envisioned to have a mix of uses including residential, commercial, office, and entertainment where people can live, work, and play. These centers will have a lower intensity and relate to the character of the surrounding neighborhood. These centers will provide access to daily and weekly needs that provide useful walks and bicycle access for residents of nearby neighborhoods. Modest amounts of parking shall be provided on-street or to the rear. Multi-story buildings up to 3 stories are expected; however, the edges of nodes should be designed to transition to the surrounding neighborhood. Nodes will be designed as compact, walkable spaces with small blocks. Nodes should have design standards to create and respect a cohesive character for each center. Auto-oriented uses are not included in this designation.

### **Minor Corridor**

These areas are intended to develop and redevelop secondary corridors with a mix of commercial and residential uses, and other compatible uses that can also serve adjacent neighborhoods. Commercial uses should take the form of main street storefront forms. Multi-family uses should front on these corridors or be a part of mixed-use development as a transition to adjacent neighborhoods. Multi-story buildings up to 4 stories oriented towards the street are expected. These corridors should be designed to support multi-modal transport.

**The following was previously in Traditional Neighborhood and is similar...**

### **Neighborhood Residential**

These residential areas include a variety of housing types including detached single-family houses, accessory dwellings units, townhouses, and multi-family buildings that are scaled like large houses (such as duplexes, triplexes, and quadplexes), up to 2.5 stories. Well-connected street networks, street trees, and sidewalks are expected. Design standards should be implemented to ensure

compatibility. Houses are encouraged to be located close to the street with functional front porches and a direct walkway connection to the street. Garages should be placed behind the porch and front façade. Limited commercial and other non-residential uses, designed at a neighborhood scale are permitted. These neighborhoods should be characterized by incremental growth and gentle density increases as Athens' population grows.

**The following was previously in Mixed Density Residential and is similar...**

#### **Mixed Density Residential**

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

**The following was previously in Single Family Residential and is similar...**

#### **Single Family Residential**

These are residential areas of primarily single-family housing. Limited commercial and other non-residential uses, designed at a neighborhood scale are permitted.

**The following were previously in Government...**

#### **Government**

These areas are in use or proposed for use by federal, state, or local government agencies, including the University of Georgia and Clarke County Board of Education. Many of these locations are intended to serve the community, and should encourage walkability, landscaping and neighborhood-oriented transportation alternatives.

#### **Education**

These areas are in use or proposed for use by state or local educational institutions including local schools, private schools and universities. Many of these locations are intended to serve the community, and should encourage walkability, landscaping and neighborhood-oriented transportation alternatives. These will often be in the form of a campus including open space and active or passive recreation. Some facilities will be for support and dedicated to office space, storage or maintenance.

#### **Parks & Open Space**

These areas are in use or proposed for use by federal, state, or local government agencies for recreation, preservation or open space. Many of these locations are intended to serve the community, and should encourage active recreation, walkability, conservation and be connected to surrounding neighborhoods. This designation should be spread across the county, including in and around development nodes to serve all residents. Active park space can be in multiple forms from the regional to neighborhood scale.

**The following was previously in *Employment Center* and is similar...**

### **Employment Center**

These are areas of industry, office-warehouses, research parks, and flex-space mixed uses. Some employment uses can be located near residential areas if the size and scale of the building is compatible, and the potential for the nuisances like excessive noise, light, odor, or traffic is minimal. Small amounts of retail may be compatible in some areas. Design standards regulating building placement, landscaping, and buffering should apply to mitigate the impact of noise, light, odor, and truck traffic. While individual sites may be buffered, the street network and site access should be designed with multiple transportation modes in mind so that workers can access jobs via transit and bicycles. Residential uses are not compatible with this category.

**The following was previously in *Rural*...**

### **Rural**

Rural lands are intended to contain agricultural uses, very low residential density. Agricultural functions are encouraged including animal raising and care, as well as other compatible uses, including limited low-impact commercial and non-manufacturing industrial uses. These areas lack infrastructure to support density. If Athens grows to the point where it becomes necessary to consider additional development in the Rural district, the Future Land Use should be changed to support compact development that will make efficient use of land and preserve remaining rural areas.

### **Rural Residential**

This category is intended for relatively rural parts of the County that are not served by sewer but have already been developed—typically in a low-density suburban pattern. This designation is meant for existing residential neighborhoods that are not served by sewer, mobile home parks, and limited low-impact commercial uses such as country stores and event spaces. Agricultural uses, beyond what can be done at a backyard scale, are not intended for this area. These areas lack infrastructure, especially sewer service, to support density.

# The Proposed New Future Land Use Map



Major  
Corridor

These are primarily commercial or multi-family areas intended for small and large-scale retail and other commercial services. Residential uses are allowed—especially in mixed arrangements such as above the ground floor in multi-story buildings, horizontally mixed or as a buffer to surrounding residential neighborhoods. While some areas may be auto-oriented, pedestrian circulation and inter-parcel connectivity should be incorporated into the design. Main entrances should face the street and have direct pedestrian walkways to the street. Corridors should be served by public transit and have multi-modal opportunities. Parking lots should not be located at the street front and shared parking is encouraged.



Government

This category is for federal, state, or local government agencies. Facilities on these properties should be located and designed with community access in mind to make sure that everyone has safe and convenient access to their government. These facilities should also be designed with quality architecture that increases the value of adjacent properties and boosts civic pride.



Parks &  
Open Space

This designation is intended for parkland and greenspaces that are intended to serve the community as active and passive recreation areas. Preservation of natural areas is desired here. Parkland should be designed to fit into the context of its surroundings, such as creating pedestrian connections so that adjacent neighborhoods and properties would have easy access to parkland. Smaller park spaces should be incorporated near denser development to provide all residents some access to outdoor space.



Minor  
Corridor

These areas are intended to develop and redevelop secondary corridors, such as Prince Avenue and Baxter Street, with a mix of commercial and residential uses, and other compatible uses such as small-scale clean industry, schools, houses of worship, and daycares, that can also serve adjacent neighborhoods. Commercial uses should take the form of main street storefronts and multi-story buildings oriented towards the street are expected. These corridors should be designed to function as multi-modal boulevards, that are highly compatible with transit, rather than solely focusing on automobile throughput. These corridors should be comfortable to traverse on foot or sit alongside in café seating through the use of enhanced design elements (street trees, sidewalk furniture, lighting or traffic calming).



Education

This category is intended for educational institutions including public, private, state, or local school agencies. School campuses should be located and designed as anchors for the neighborhood so that the school grounds can be of benefit to the general public outside of school hours. These campuses should be designed for safe and convenient access on foot or bicycle to reduce congestion and allow greater freedom of movement—especially for children. Student housing and student-oriented uses are expected to locate on or adjacent to campus for ease of access. Campuses should also be designed with quality architecture that increases the value of adjacent properties and boosts civic pride.



General  
Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street and corridors should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.



Downtown

This is the densest and most unique neighborhood of the county. It is a regional center that offers a mix of uses, housing, civic or municipal functions and employment opportunities. Parking structures with commercial uses with street-level frontage are encouraged, however they should have strict design requirements to protect historic integrity and to ensure that new buildings develop in a form and architectural style compatible with existing downtown character. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Surface parking lots are not encouraged.



Urban  
Center

These areas are the second most dense districts of the county. They serve people from beyond the county by offering a mix of uses, housing, and employment opportunities. They should incorporate shared-use facilities such as Greens, plazas or other third spaces. Parking should be handled at the district level or in structures with commercial uses at street-level. These nodes should have mixed-use opportunities in a vertical arrangement at their core and step-down to lower scaled multi-family structures toward their edges. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Surface parking lots are not encouraged.



Town  
Center

These areas are envisioned to be developed and re-developed centers that have a mix of uses including residential, commercial, office, and entertainment where people can live, work, and play. These centers will have the mid-level intensity of areas like Beechwood Shopping Center, based on the character of the surrounding neighborhood. These nodes will be designed for walking, biking, and transit access. Parking will be handled at the district level, providing an environment where people can park once and access all of their destinations on foot. Multi-story buildings are expected to be oriented towards the street; however, the edges of nodes should be designed to transition to the surrounding neighborhood. Nodes will be designed as compact, walkable spaces with dedicated open space, a functional grid system, and a prioritization on multi-modal transit. Nodes should have design standards to create and respect a cohesive character for each center. Auto-oriented uses are not included in this designation.



Neighborhood  
Center

These areas are envisioned to be areas that have a mix of uses including residential, commercial, office, and entertainment where people can live, work, and play. These centers will have the lower intensity of areas like Normaltown, based on the character of the surrounding neighborhood. These centers will provide access to daily needs that provide useful walks for residents of nearby neighborhoods. These nodes will be designed for walking, biking, and transit access. Parking will be handled at the district level, providing an environment where people can park once and access all of their destinations on foot. Multi-story buildings are expected; however, the edges of nodes should be designed to transition to the surrounding neighborhood. Nodes will be designed as compact, walkable spaces with small blocks. Nodes should have design standards to create and respect a cohesive character for each center. Auto-oriented uses are not included in this designation.



Neighborhood  
Residential

These residential areas include a variety of housing types including detached single-family houses, accessory dwellings units, townhouses, and multi-family buildings that are scaled like large houses (such as duplexes, triplexes, and quadplexes). Well-connected street networks, street trees, and sidewalks are expected. Design standards should be implemented to ensure compatibility. Houses are encouraged to be located close to the street with functional front porches and a direct walkway connection to the street. Garages should be placed behind the porch and front facade. Limited commercial and other non-residential uses, designed at a neighborhood scale, are expected including home-based businesses, houses of worship, schools, daycare facilities, personal care homes, and corner stores. These neighborhoods should be characterized by incremental growth and gentle density increases as Athens' population grows.



Mixed-Density  
Residential

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements, their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.



Single-Family  
Residential

These are residential areas with single-family detached housing. Limited non-residential uses designed at a neighborhood scale may be incorporated in these areas (e.g. churches, schools, personal care homes and daycare facilities).



Employment  
Center

These are areas of industry, office-warehouses, research parks, and flex-space mixed uses. Some employment uses can be located near residential areas if the size and scale of the building is compatible, and the potential for the nuisances like excessive noise, light, odor, or traffic is minimal. Small amounts of retail may be compatible in some areas. Design standards regulating building placement, landscaping, and buffering should apply to mitigate the impact of noise, light, odor, and truck traffic. While individual sites may be buffered, the street network and site access should be designed with multiple transportation modes in mind so that workers can access jobs via transit and bicycles. Residential uses are not compatible with this category.



Rural

Rural lands are intended to contain agricultural uses, very low-residential density with a focus on open space. Agricultural functions are encouraged, as well as other compatible uses, including limited low-impact commercial and industrial uses such as production, agriculture, equipment dealerships, lumber yards, self-storage facilities, and animal boarding uses. These areas lack infrastructure to support density. Clustering of dwellings may occur with common open spaces protected by conservation easements. If Athens grows to the point where it becomes necessary to consider additional development in the Rural district, the Future Land Use should be changed to support compact development that will make efficient use of land and preserve remaining rural areas.



Rural  
Residential

This category is intended for relatively rural parts of the County that are not served by sewer but have already been developed—typically in a low-density suburban pattern. This designation is meant for existing residential neighborhoods that are not served by sewer, mobile home parks, and limited low-impact commercial uses such as country stores and event spaces. Agricultural uses, beyond what can be done at a backyard scale, are not intended for this area. These areas lack infrastructure, especially sewer service, to support density. If Athens grows to the point where it becomes necessary to consider additional development in the Rural Neighborhood district, the Future Land Use should be changed to support compact development that will make efficient use of land and infrastructure and preserve remaining rural areas.

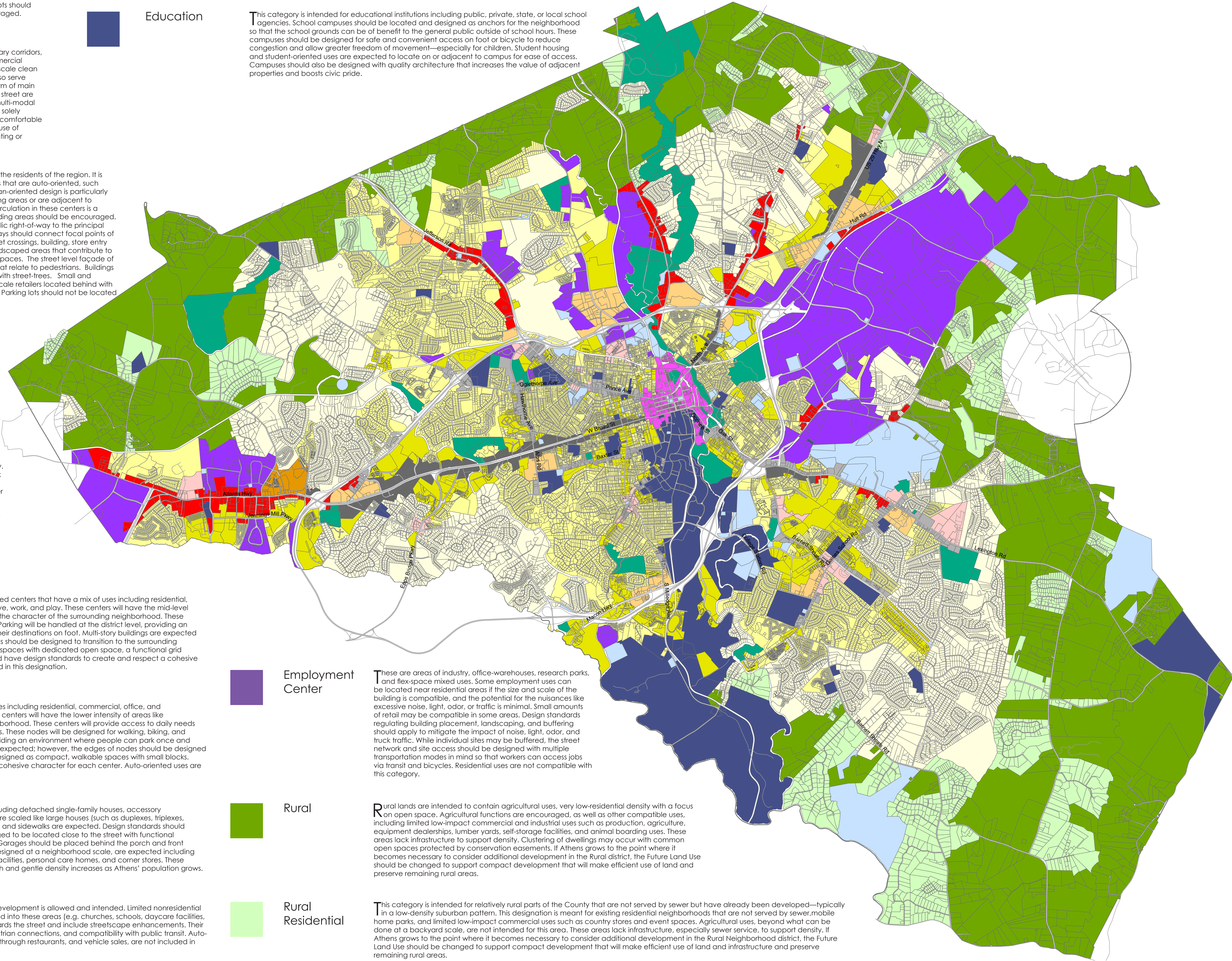


TABLE 9.4 Compatibility Matrix	
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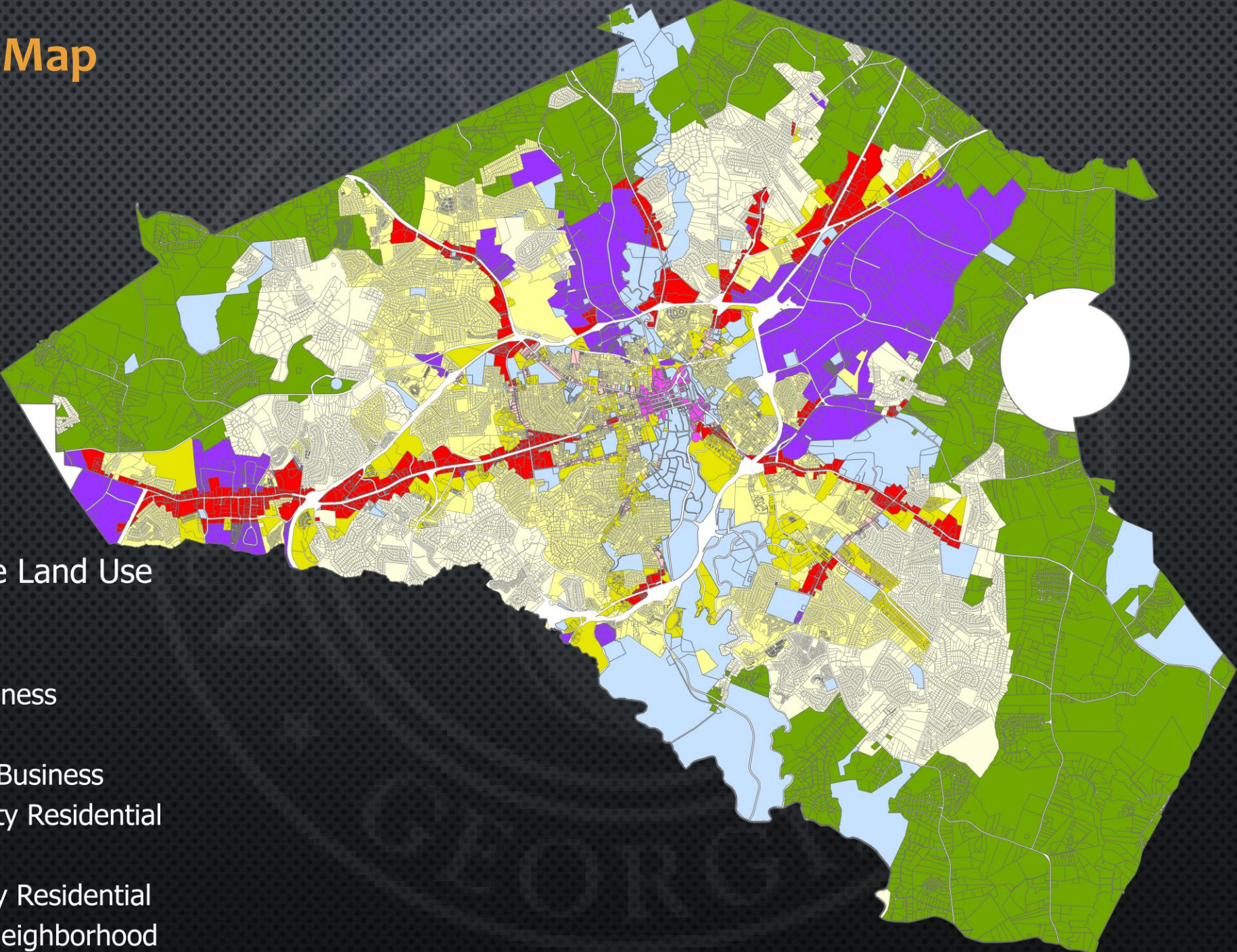
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**JOINT SESSION OF  
MAYOR & COMMISSION AND  
PLANNING COMMISSION**

**DISCUSSION OF PROPOSED  
2045 FUTURE LAND USE MAP**

OCTOBER 14<sup>TH</sup> 2025

FLU: Full Map  
Existing



Current Future Land Use

- Downtown
- Employment
- General Business
- Government
- Main Street Business
- Mixed Density Residential
- Rural
- Single Family Residential
- Traditional Neighborhood

# What is Future Land Use?

(Hint – It's not Zoning)

- ❖ Aspirational, visual guide
- ❖ 30,000 foot view
- ❖ Allows multiple zoning categories that align
- ❖ Broad-Based, Neighborhood-scale and Corridor-scale (shown parcel-by-parcel, but sets the character, not the specifics)
- ❖ Future Land Use can be changed through M&C actions = the map is a living document and not set in stone

# Why create a new Future Land Use Map?

## **BIG IDEAS FOR THE NEXT 20 YEARS**

- ❖ GROWTH PRESSURE WILL REMAIN CONSTANT
- ❖ 30,000+ NEW RESIDENTS BY 2045
- ❖ HOUSING VARIETY AND AVAILABILITY MUST INCREASE
- ❖ NEED TO REPLACE EXPENSIVE AND AGING INFRASTRUCTURE

# Why go through this community-based process?

1. Determine Where development can realistically be accommodated?
2. Consider What are possible trade-offs for more efficient land use patterns?
3. Discuss How affordability and quality design can both be achieved?
4. Remain mindful of Who is affected by these issues when adopting policies and administering programs

...But why go  
through this  
process NOW?

### 1. Current Map is Outdated

The Current Future Land Use Map and associated land use policies have not been comprehensively revisited since 2000.

### 2. New Map was Promised

Creation of a new Future Land Use Map has been a first-tier action item in the Five-Year Work Programs adopted with the 2018 and 2023 Comprehensive Plans

### 3. New Map Informs Key ACCGov Decisions

Adopting an entirely new 20-year Future Land Use Map provides a solid starting point for several key ACCGov initiatives, including:

- Capital Investments (Sanitary Sewer, Public Water, Transit, Roadways & Greenways)
- Proactive Zoning Standards and Development Regulations
- Guidance for development and community investment

# GUIDING CONDITIONS

## NATURAL ENVIRONMENT

- TOPOGRAPHY
- RIVERS
- RIPARIAN BUFFERS
- PRESERVED OPEN SPACE



## BUILT ENVIRONMENT

- GRAVITY BASED SEWER SYSTEM (1 LIFT STATION)
- PUBLIC WATER SYSTEM
- STORM WATER SYSTEM
- ROADWAYS
- GREENWAYS & TRAILS



## PLANNING

- COMPREHENSIVE PLAN (2023)
- ATHENS CLARKE COUNTY ZONING REGULATIONS (2001 + REGULAR UPDATES)
- ZONING MAP (REGULARLY AMENDED)
- FUTURE LAND USE MAP (REGULARLY AMENDED)



Rigid

Firm

Malleable

## 01 Data Gathering Spring 2023

Driven by the 2023 Comprehensive Plan, Planning Staff met with other ACCGov Departments to learn about their development-related forecasts and operational analysis for the next 20 years.

## 03 Public Input Spring 2024



The **Growth Concept Map** was presented to the public at 8 public meetings throughout the county and showcased the Guiding Principles with focal points, or nodes, and corridors throughout the county. The Mayor & Commission affirmed the Growth Concept Map and shortly afterward the Mayor authorized the creation the Future Land Use Steering Committee.

## 04 The Steering Committee Spring 2024 - Spring 2025



The Steering Committee met with ACCGov development-related departments, local institutional administrators (including UGA, Clarke County Schools, Piedmont ARMC), area builders and property managers, to better understand their 20-year growth forecasting. Using this input, the Committee drafted new Future Land Use categories and arranged those designations on a new 2045 Future Land Use Map.

## 05 The New Map Public Input Spring 2025

Staff held 12 public meetings throughout the community to receive input on the proposed 2045 Future Land Use Map as well as the language and characteristics of each new Future Land Use category.

## 06 The Proposal Summer 2025

The Planning Commission received public comment regarding the 2045 Future Land Use Map and categories at 2 public meetings. After deliberation, the Planning Commission forwards their recommendation to the Mayor & Commission.

## 07 Fall 2025 - Beyond

The Mayor & Commission will hold at least two public hearings regarding the proposed 2045 Future Land Use Map and categories prior to taking any action regarding adoption. Following adoption, Planning Staff will begin work on implementing the 2045 Future Land Use Map through zoning and ordinance changes that reflect the community land use goals and Guiding Principles.

# 2045 FUTURE LAND USE MAP PROCESS TIMELINE

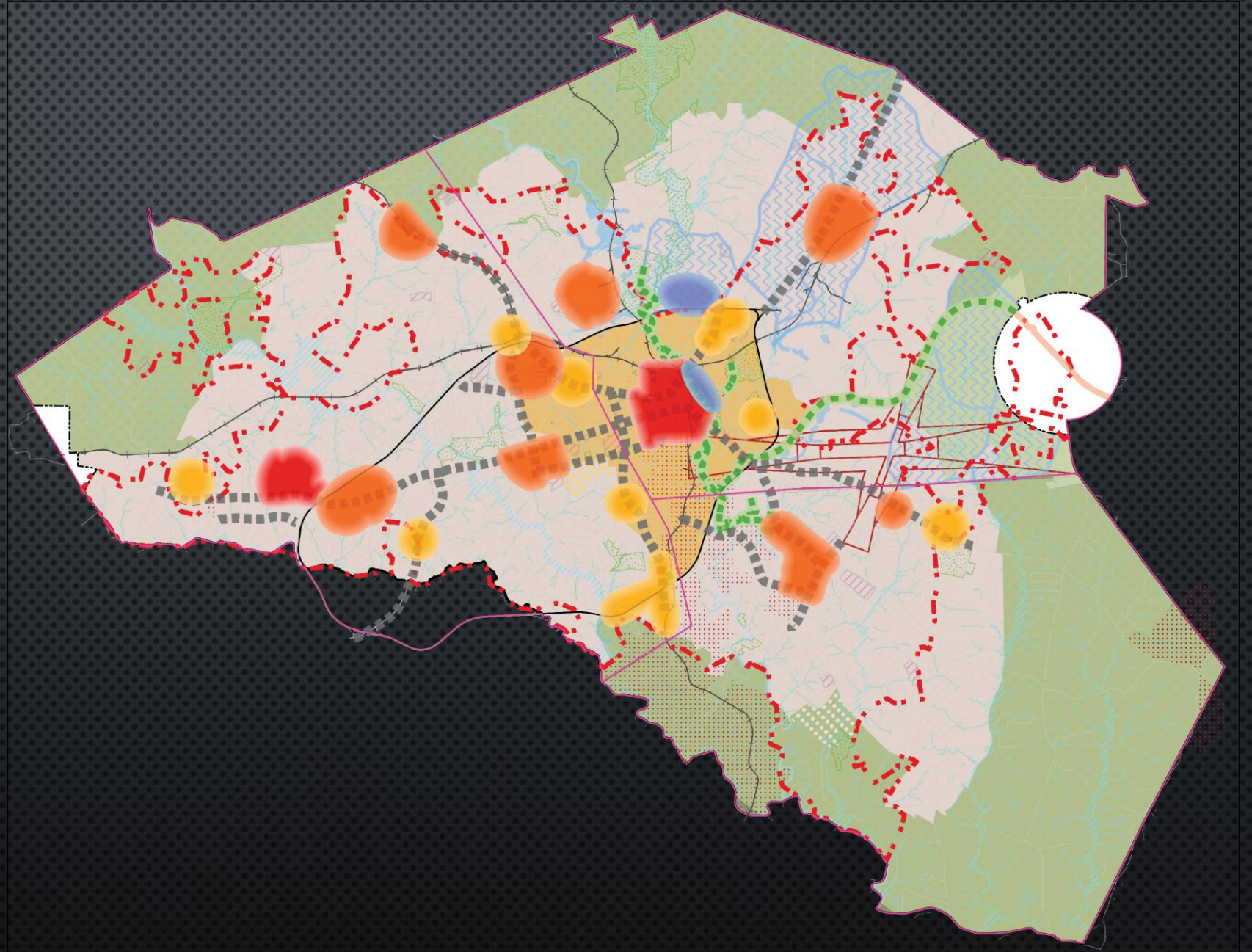
# GUIDING PRINCIPLES FOR THE GROWTH CONCEPT MAP

- 1) REDEVELOP CORRIDORS AND NODES THAT ARE RIPE FOR TRANSFORMATION
- 2) MINIMIZE SEWER EXPANSION; GROW CAPACITY WITHIN EXISTING NETWORK
- 3) REDUCE TRAVEL DISTANCES:
  - 1) LOCALIZE TRIPS BY ADDING COMMERCIAL, INSTITUTIONAL AND AMENITY USES
  - 2) LOCATE PEOPLE NEARER DESTINATIONS (RESIDENTS NEAR JOBS & ACTIVITY CENTERS)
  - 3) ADD STREET CONNECTIONS TO DISTRIBUTE TRAFFIC EFFICIENTLY ACROSS THE NETWORK
- 4) PLAN FOR INCREMENTAL GROWTH IN ALL NEIGHBORHOODS THAT ARE SERVED BY SEWER
- 5) SUPPORT ENVIRONMENTALLY AND FISCALLY SUSTAINABLE GROWTH

# Growth Concept Map

## Legend

- Urban Center
- Town Center
- Neighborhood Center
- Special District
- Corridors
- Greenway/Trails
- Basins
- Sewer Service Area
- In-Town
- Greater Athens
- Rural



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# 2045 FUTURE LAND USE MAP PROCESS TIMELINE

# CATEGORIES FOR THE NEW FUTURE LAND USE MAP

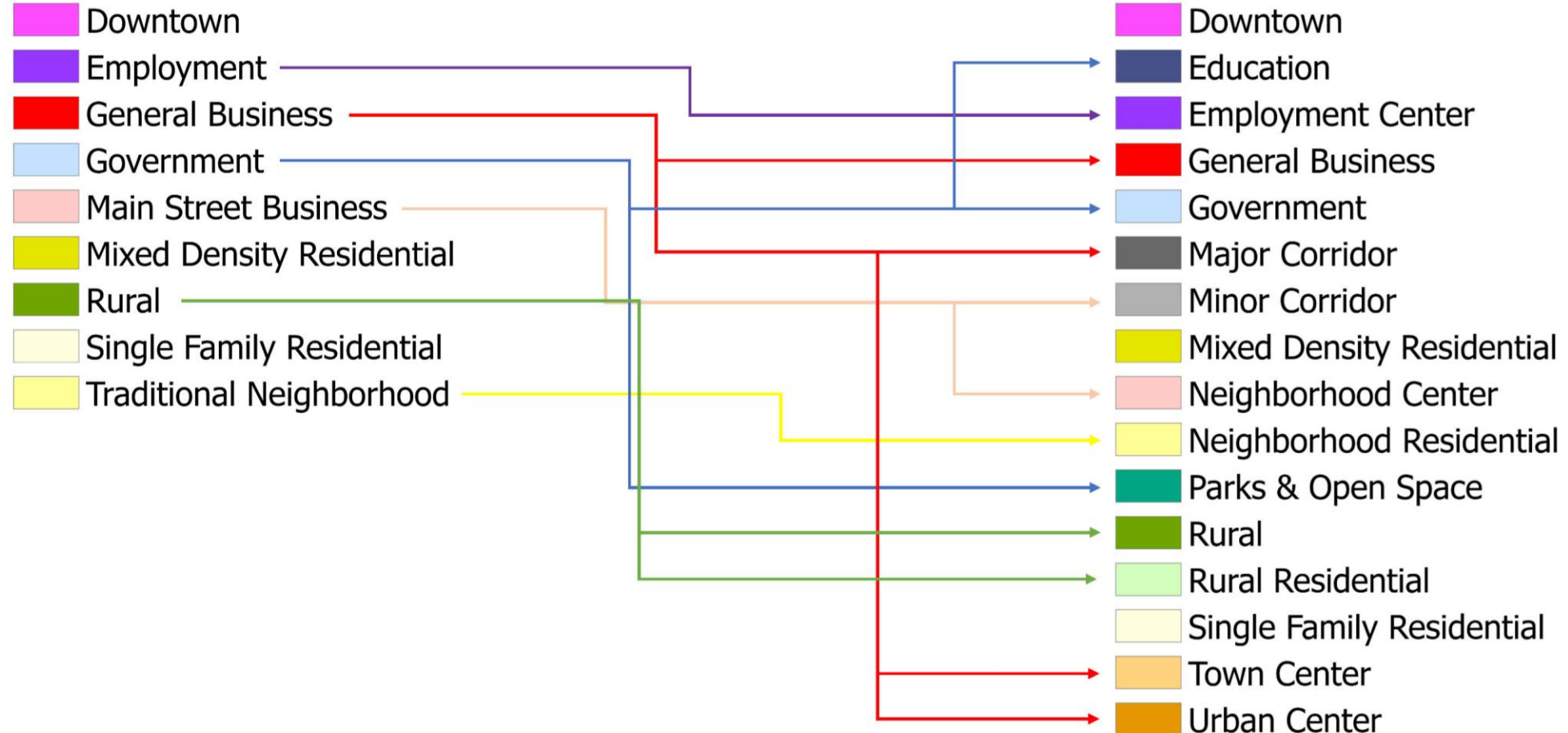
## *Comparison of Future Land Use Categories*

### Existing Future Land Use

- Downtown
- Employment
- General Business
- Government
- Main Street Business
- Mixed Density Residential
- Rural
- Single Family Residential
- Traditional Neighborhood

### Potential Future Land Use

- Downtown
- Education
- Employment Center
- General Business
- Government
- Major Corridor
- Minor Corridor
- Mixed Density Residential
- Neighborhood Center
- Neighborhood Residential
- Parks & Open Space
- Rural
- Rural Residential
- Single Family Residential
- Town Center
- Urban Center



# Future Land Use Category Descriptor Index

**Character:** General types of activities anticipated in this area

**Use:** The types of land uses that will be allowed

**Intensity:** Combination of building proximity, height, lot coverage, and activity level

**Height:** How tall the buildings are expected and/or allowed to be

**Design/Form:** Placement of buildings, building orientation, architectural styles

**Frequency & Proximity:** **Annual** visits (doctor, taxes, hospital, boutique).  
**Monthly** needs (sporting event/facility, concerts, ice cream).  
**Weekly** needs (grocery, drug store, gym, church, gas).  
**Daily** needs (convenience, fast food, school, dwelling, job).

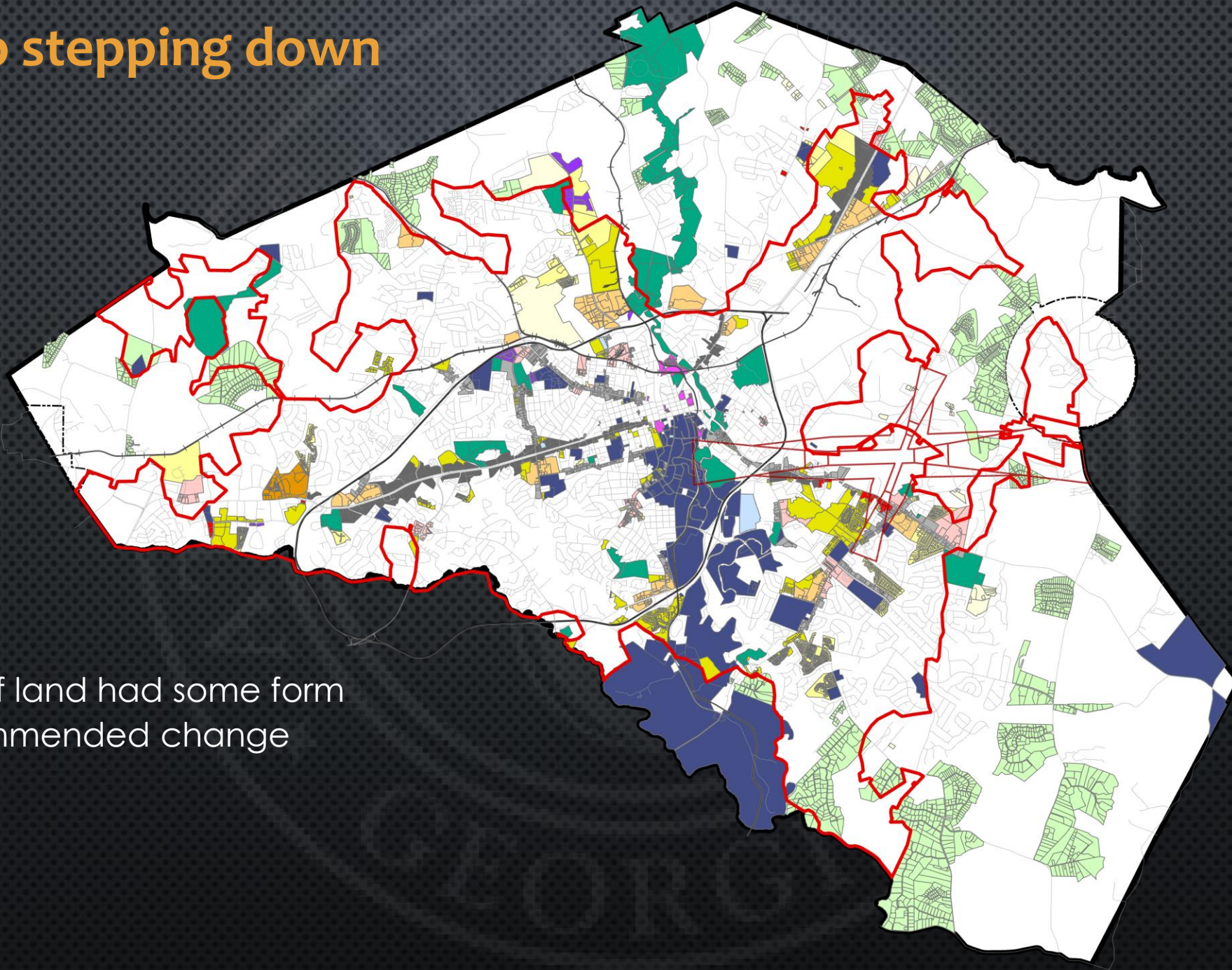
**Regional** (mall, entertainment, higher ed).

**Municipal** (full grocery, doctors, fast food, Mid/high school, professional services).

**Local** (elementary school, restaurant, neighborhood third space)

# FLU: Map stepping down

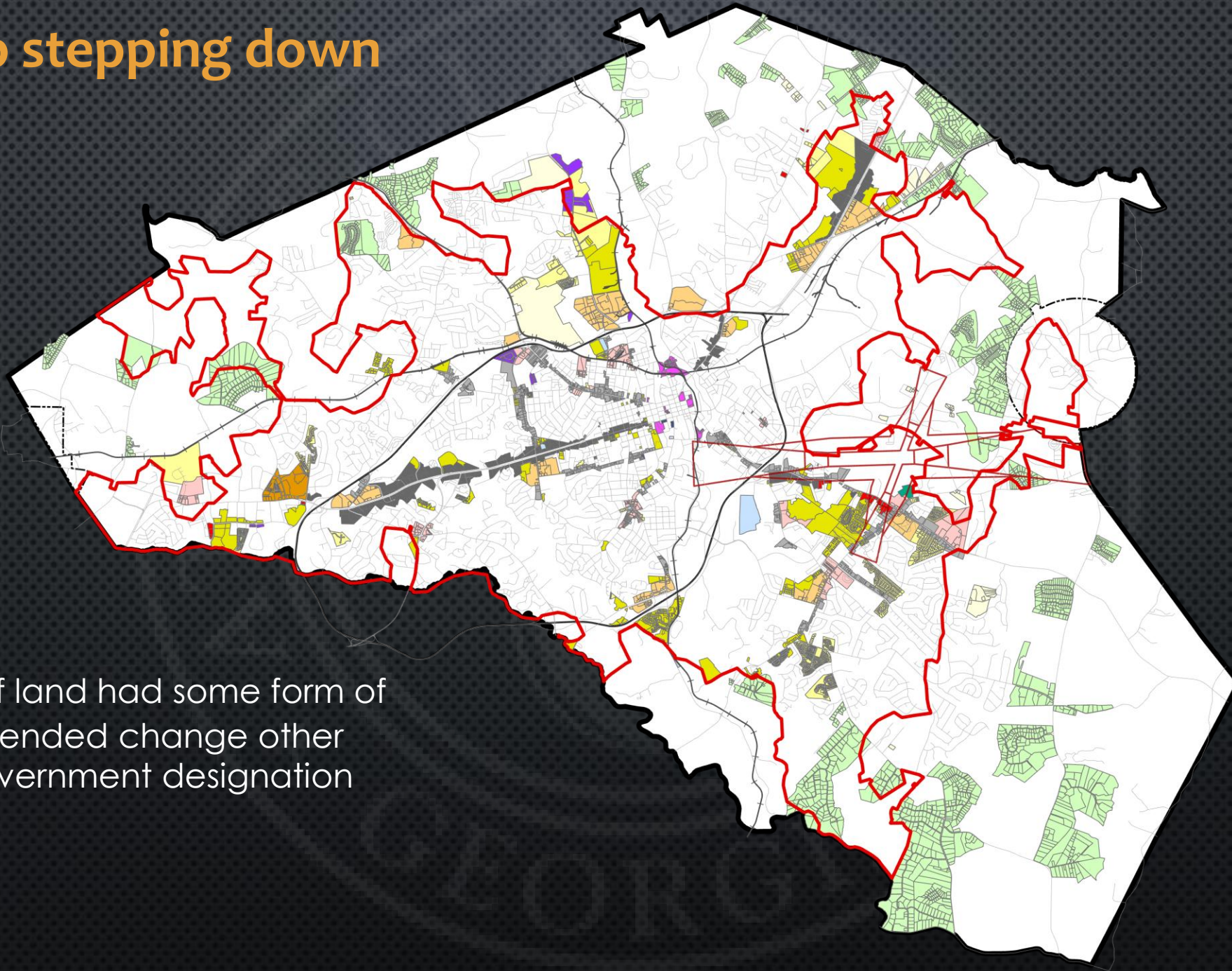
Proposed



**27%** of land had some form of recommended change

# FLU: Map stepping down

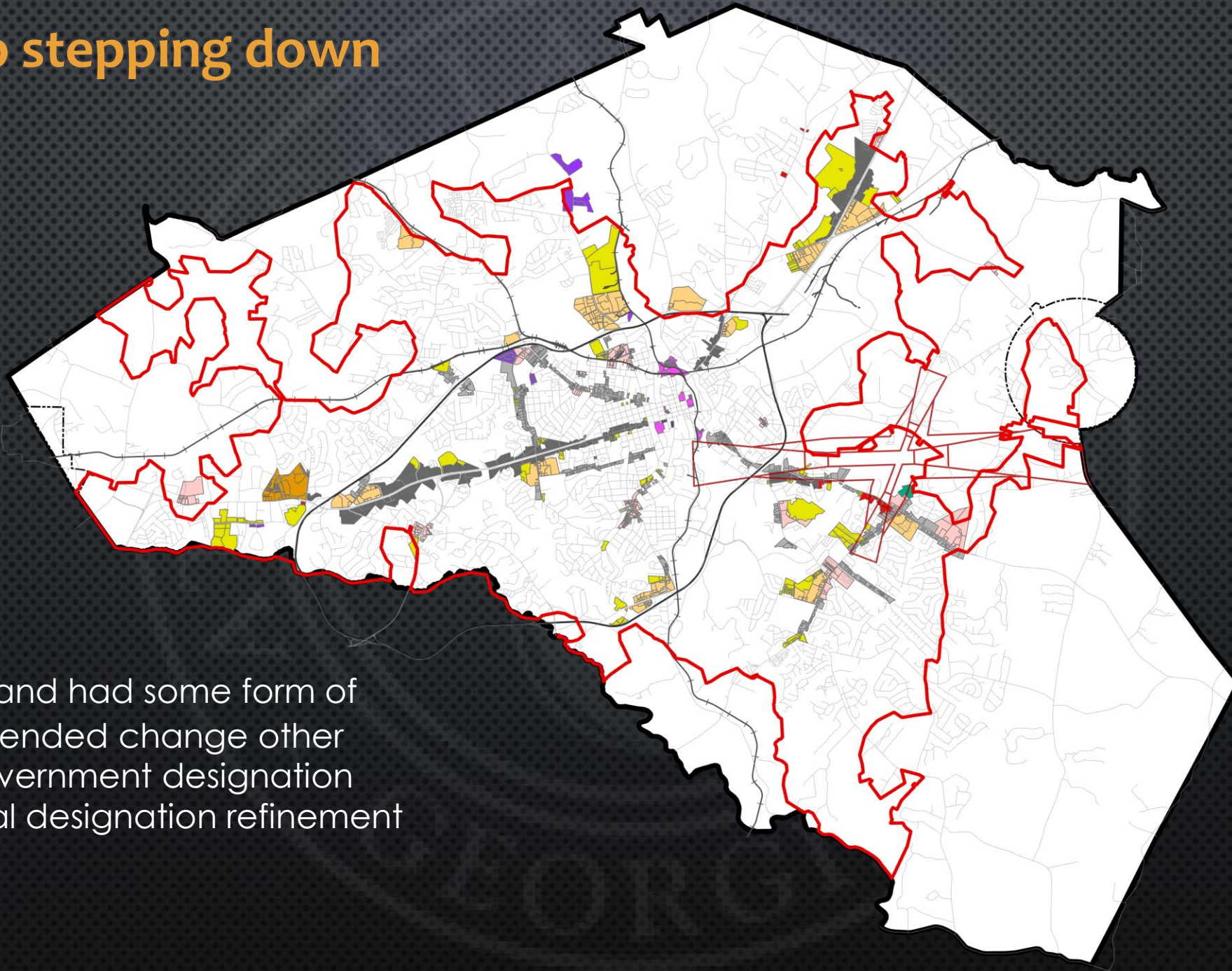
Proposed



**17%** of land had some form of recommended change other than Government designation

# FLU: Map stepping down

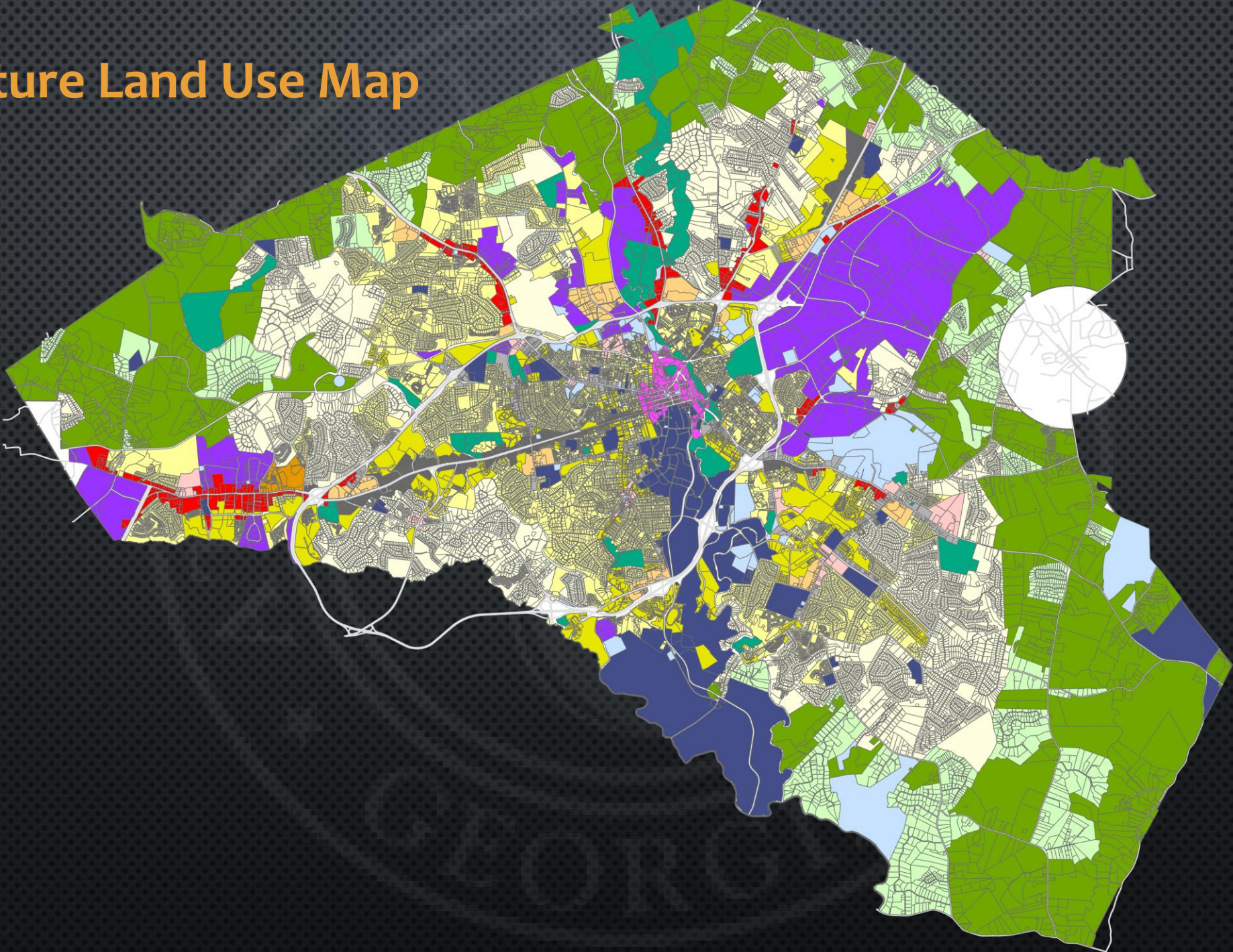
Proposed



**6%** of land had some form of recommended change other than Government designation and Rural designation refinement

# 2045 Future Land Use Map

Proposed



## 01 Data Gathering Spring 2023

Driven by the 2023 Comprehensive Plan, Planning Staff met with other ACCGov Departments to learn about their development-related forecasts and operational analysis for the next 20 years.

## 03 Public Input Spring 2024



The **Growth Concept Map** was presented to the public at 8 public meetings throughout the county and showcased the Guiding Principles with focal points, or nodes, and corridors throughout the county. The Mayor & Commission affirmed the Growth Concept Map and shortly afterward the Mayor authorized the creation the Future Land Use Steering Committee.

## 04 The Steering Committee Spring 2024 - Spring 2025



The Steering Committee met with ACCGov development-related departments, local institutional administrators (including UGA, Clarke County Schools, Piedmont ARMC), area builders and property managers, to better understand their 20-year growth forecasting. Using this input, the Committee drafted new Future Land Use categories and arranged those designations on a new 2045 Future Land Use Map.

## 05 The New Map Public Input Spring 2025

Staff held 12 public meetings throughout the community to receive input on the proposed 2045 Future Land Use Map as well as the language and characteristics of each new Future Land Use category.

## 06 The Proposal Summer 2025

The Planning Commission received public comment regarding the 2045 Future Land Use Map and categories at 2 public meetings. After deliberation, the Planning Commission forwards their recommendation to the Mayor & Commission.

## 07 Fall 2025 - Beyond

The Mayor & Commission will hold at least two public hearings regarding the proposed 2045 Future Land Use Map and categories prior to taking any action regarding adoption. Following adoption, Planning Staff will begin work on implementing the 2045 Future Land Use Map through zoning and ordinance changes that reflect the community land use goals and Guiding Principles.

# 2045 FUTURE LAND USE MAP PROCESS TIMELINE

# PLANNING COMMISSION ACTION

Recommendation to the Mayor and Commission regarding the...

1. **Proposed 2045 Future Land Use Map**
2. **Proposed 2045 Future Land Use Map future land use categories and the narrative descriptions of each**
3. **Revised Table 9.4 Compatibility Matrix**

### TABLE 9.4 Compatibility Matrix

[illegible]

# WHAT'S NEXT?

The following timeline is proposed for the consideration of the 2045 Future Land Use Map...

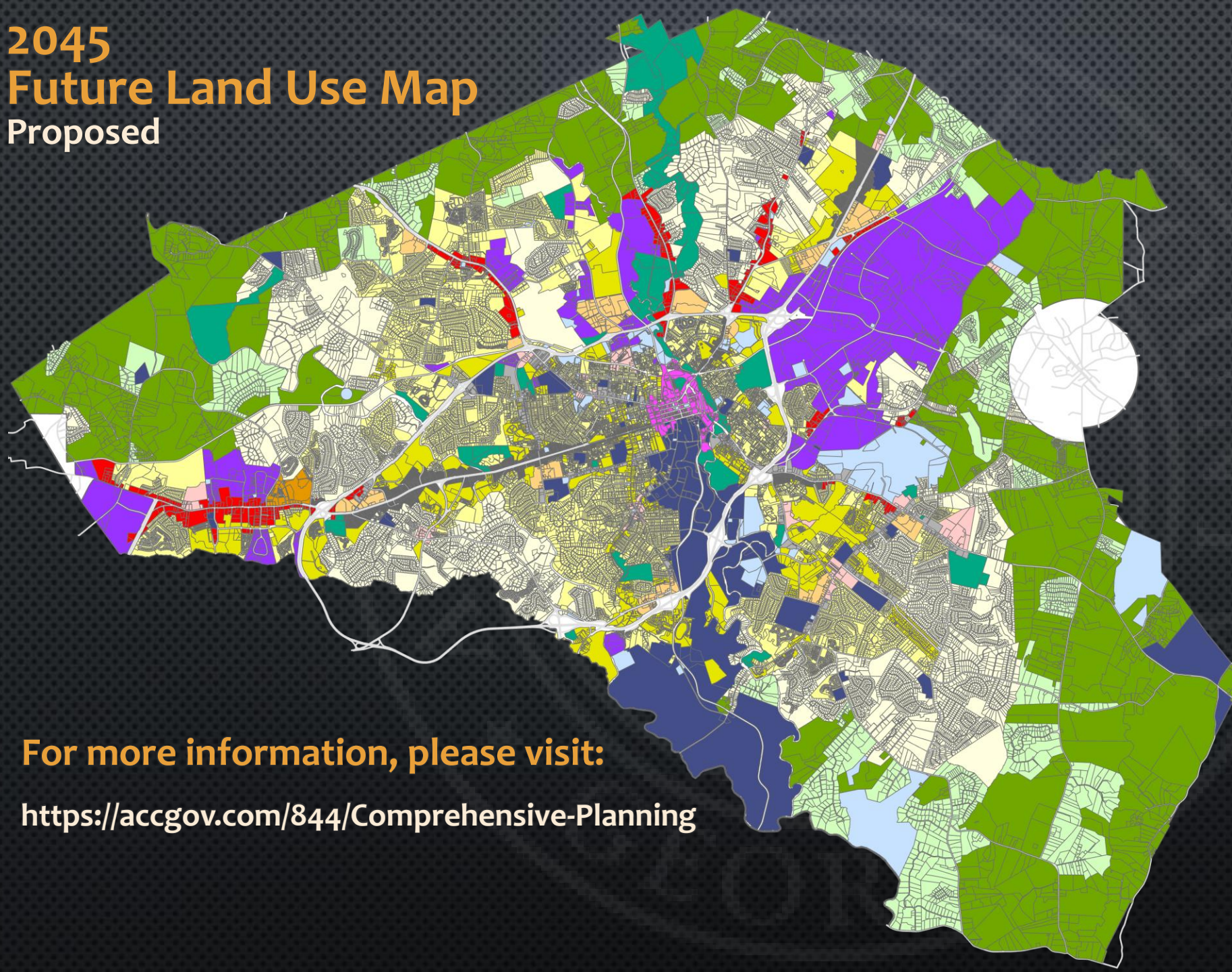
**Nov. – Dec. 2025**

Q&A meetings of paired Commissioners with the Manager's Office and Planning Staff about the proposed 2045 Future Land Use Map

**Jan. – Feb. 2026**

January/February cycle for Mayor and Commission consideration and action on the proposed 2045 Future Land Use Map

# 2045 Future Land Use Map Proposed

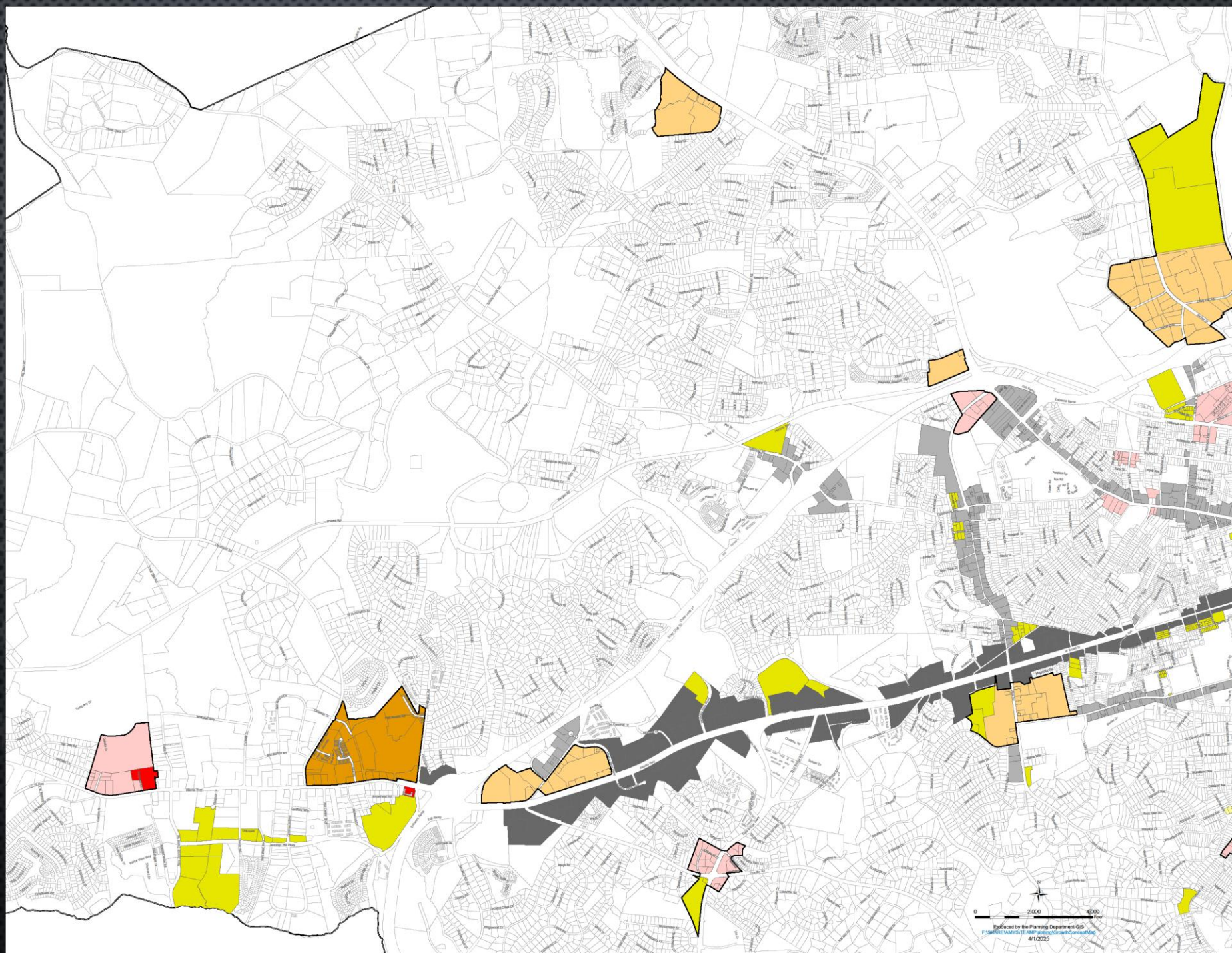


**For more information, please visit:**

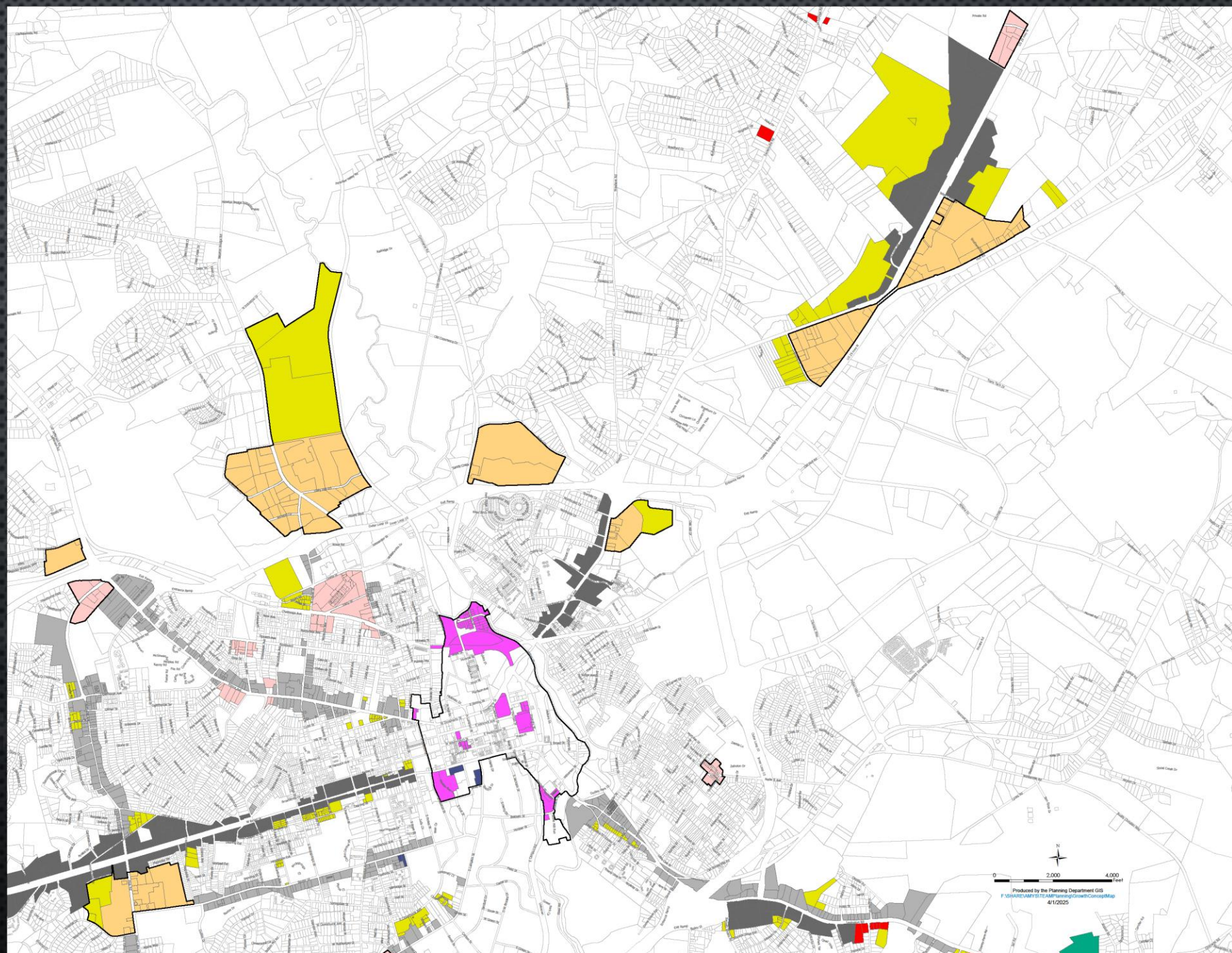
<https://accgov.com/844/Comprehensive-Planning>

## FLU: West

Enlarged View of  
Proposed Substantive  
Changes to the Future  
Land Use Designations  
from Current Map to the  
2045 Map

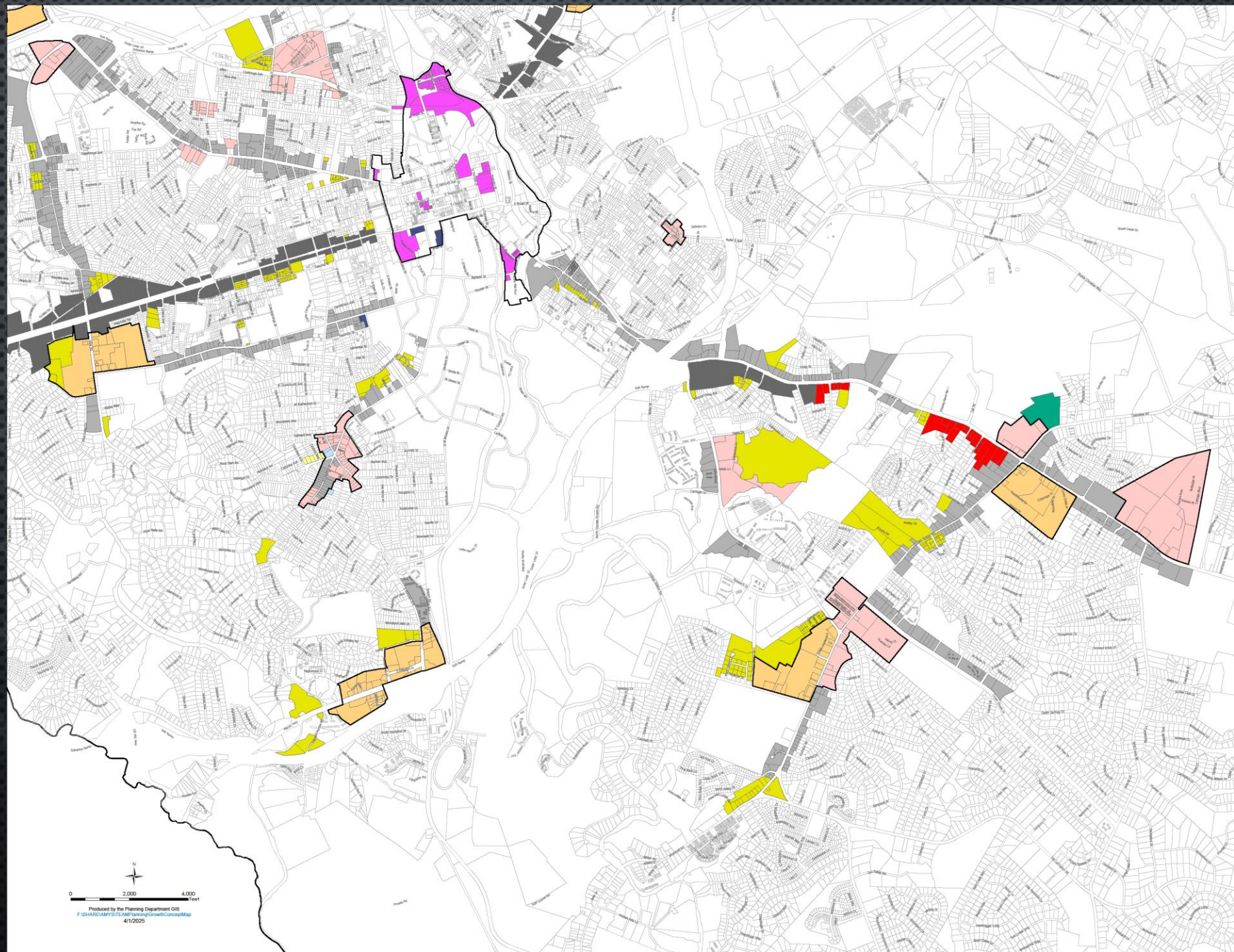


**FLU:**  
**Central/North**  
Enlarged View of  
Proposed Substantive  
Changes to the Future  
Land Use Designations  
from Current Map to the  
2045 Map



# FLU: East/South

Enlarged View of  
Proposed Substantive  
Changes to the Future  
Land Use Designations  
from Current Map to the  
2045 Map



# Residential Capacity Calculations – Explained

<b><i>Residential Unit Capacity of Existing Undeveloped Parcels by Zoning Category for each County Commissioner District</i></b>											
<b>Zoning</b>	<b>001</b>	<b>002</b>	<b>003</b>	<b>004</b>	<b>005</b>	<b>006</b>	<b>007</b>	<b>008</b>	<b>009</b>	<b>010</b>	<b>Total Units</b>
RM-1	-	278	395	755	117	642	261	310	1,160	451	4,369
RM-2	-	193	957	376	202	3,316	15	23	1,188	73	6,344
RM-3	-	-	-	-	-	-	22	-	-	-	22
RS-5	23	320	76	10	3	22	-	12	2	16	484
RS-8	16	79	90	-	99	58	57	20	87	59	565
RS-15	37	66	35	19	78	78	23	36	62	30	464
RS-25	129	7	2	-	84	86	32	122	235	113	810
RS-40	-	-	-	-	-	15	-	-	-	-	15
C-D	-	25	611	716	-	-	10	-	470	-	1,833
C-G	-	588	756	77	598	2,121	59	75	2,960	328	7,561
C-N	17	1,330	135	7	11	55	-	-	102	285	1,942
C-O	-	39	36	18	89	152	11	100	7	23	473
C-R	228	-	-	-	385	-	-	-	617	-	1,230
AR	724	56	1	-	202	157	-	1	202	-	1,343
<b>Total Units</b>	<b>1,174</b>	<b>2,982</b>	<b>3,094</b>	<b>1,977</b>	<b>1,867</b>	<b>6,702</b>	<b>490</b>	<b>699</b>	<b>7,092</b>	<b>1,378</b>	<b>27,454</b>

- ❖ Residential Capacity of Current Parcels and Zoning is 27,454 residents
- ❖ Additional Residential Capacity Possible with Proposed 2045 Future Land Use Plan is 12,000 – 18,000
- ❖ 1.5x 30K Population increase = Market flexibility

# URBAN3 Findings

