

Land Use Subcommittee

Regulations/Policies:

1. Athens-Clarke County zoning and development regulations encourage mixed-use, neo-traditional development patterns; however, new construction and redevelopment projects often fail to fully meet these standards for a variety of reasons. Conventional commercial and residential markets still pursue single-use land uses. Other local codes and regulations affecting new development also present challenges or obstacles to the attainment of mixed-use, neo-traditional developments.
2. Land uses and development regulations are often inconsistent or incompatible with natural environmental features like topography, mature forests, etc. These should be better integrated in both land use planning and review of new development.
3. Our development codes that determine the final product emphasize use over appearance (need for Form Based Code to address)
4. Zoning regulations are restrictive
5. Zoning processes are restrictive.
6. We do not have inclusionary zoning, i.e. regulations to require housing affordable for the workforce.
7. Agricultural Zone/buffers take value from properties affected.
8. Lack of education opportunities for land use issues.
9. Land use policies push development into surrounding counties.
10. Perceptions of school system push development into surrounding counties.

Development Patterns / Design:

1. New developments need to be more walkable.
2. Some infill development—both residential and non-residential--adversely impacts the character of existing neighborhoods.
3. The automobile has an adverse visual impact on both commercial and residential areas of our community.
4. Street design needs to be context-sensitive.
5. Sidewalks are needed at most levels of development within the old city limits and in commercial areas.

6. Development needs to be sustainable, and overall development should achieve a balance that satisfies the community's housing, commercial, and industrial needs.
7. Often there are not appropriate buffers between industrial and other uses.
8. Infill development can drive up property taxes/values and gentrify a neighborhood.
9. Sprawl is unsustainable; sprawl development patterns have destroyed our traditional development patterns.
10. Design of new development often detracts from our community's character and sense of security. (Crime Prevention Through Environmental Design)
11. Can't foster good design for small buildings.
12. Connectivity and rational block/grid design of roads can replicate existing neighborhoods in greenfield development. Once infrastructure is in place, it is too late. Cul-de-sac and isolated developments should be discouraged.
13. We need to rethink our lot sizes—need smaller in more urban areas.

Rural/Environment:

1. No areas want to be a TDR receiving zone.
2. Rural areas of our community need to be maintained for environmental, economic and aesthetic reasons.
3. Urban sprawl causes increased local government costs and other problems such as air and water pollution.
4. Agricultural and forestry economic activities are threatened as vital parts of our community.
5. Recreation and greenspace are often not considered as vital facets of our community's land use.
6. Open greenspace should be considered part of the infrastructure.

Areas /Uses:

1. Too much zoned RM and too much re-zoned to RM.
2. Industrial areas being rezoned create inappropriate neighbors and reduce critical mass of land needed for industrial uses.
3. Declining commercial/industrial areas are not being redeveloped.
4. Corridors need to be Master Planned rather than rezoned one parcel at a time.
5. Our gateways and corridors do not lend a "sense of place" to our community.

6. Eligible historic sites and neighborhoods do not all have the protection of local historic designation.
7. Areas of urban-level densities often do not have an urban level of services.
8. We are not getting a housing mix.

Process / Coordination:

1. Neighborhoods are not able to plan proactively for themselves.
2. Lack of coordination of land use between ACC departments and other services (ie. GDOT, HED, etc.).
3. School board, hospitals, and other institutional decisions have major land use impacts and need better coordination.