

Growth & Conservation Workshop Part II

Street Plans | 04.29.24



STREETPLANS



[canvas]
PLANNING GROUP



Agenda

01. About the project

02. What should growth and conservation look like? **Town character**

03. Where should this take place? **Growth & conservation areas**

04. How can we shape future decisions? **Policy Tools**

What is Connect Senoia?

1

Growth + Conservation Plan

to control growth and conserve natural lands.

2

Connectivity Plan

that includes a full range of options - from walking, biking, transit, and micro-mobility.

3

Town Center Master Plan

to lay out a vision for continued development in the town center.

4

Unified Development Ordinance

to codify the vision identified in the master plans.

Summer Public Kickoff Meeting

June 13, 2024

Fall Charette Kick-off Workshop

October 23, 2023

Fall Charette Wrap-up Presentation

October 27, 2023

Growth & Conservation Workshop I

February 15

Growth & Conservation Workshop II

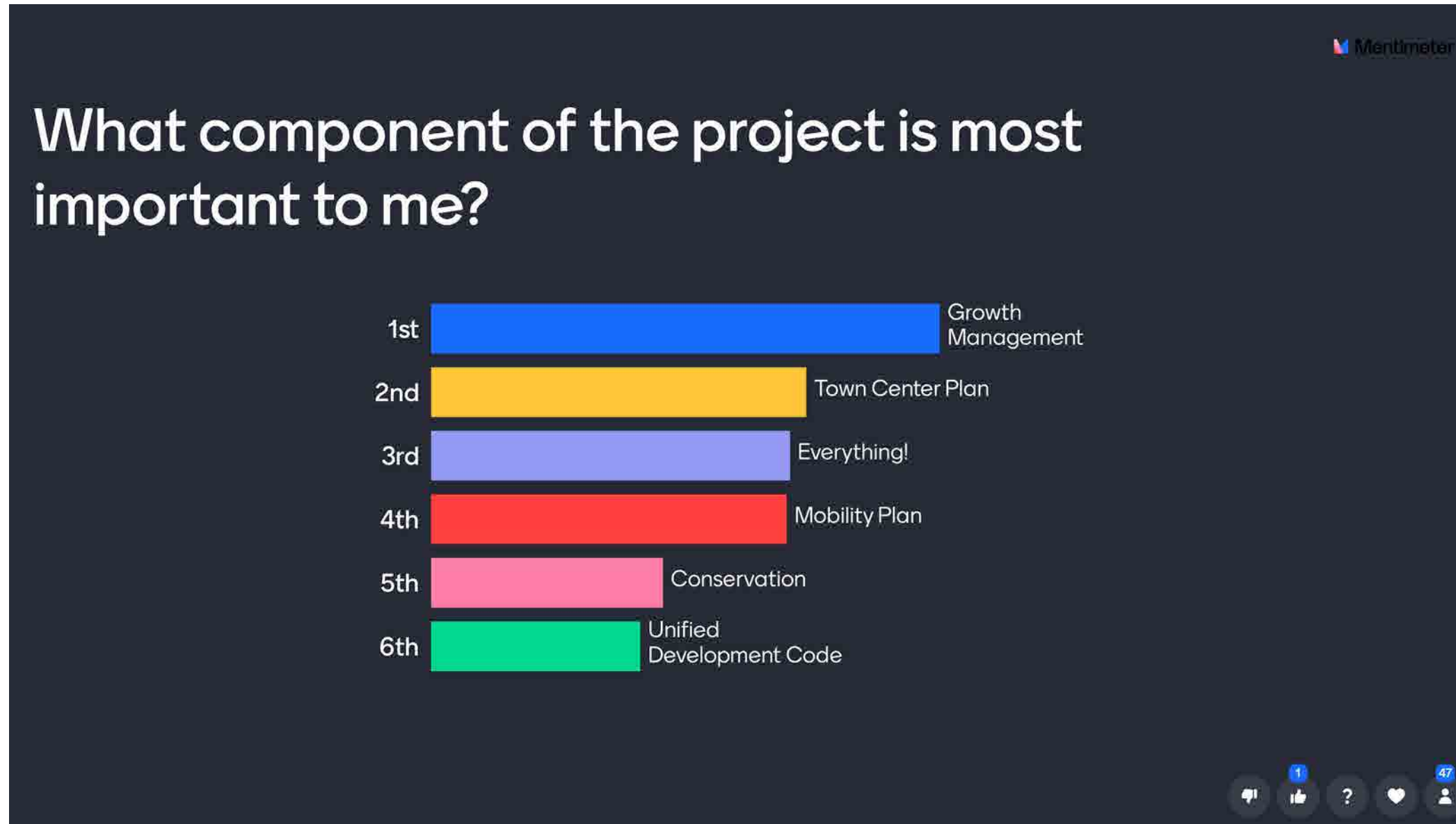
April 29 - May 1

Town Plan & Unveiling Meeting

TBD



Your Core Values



What
should growth and conservation look like?

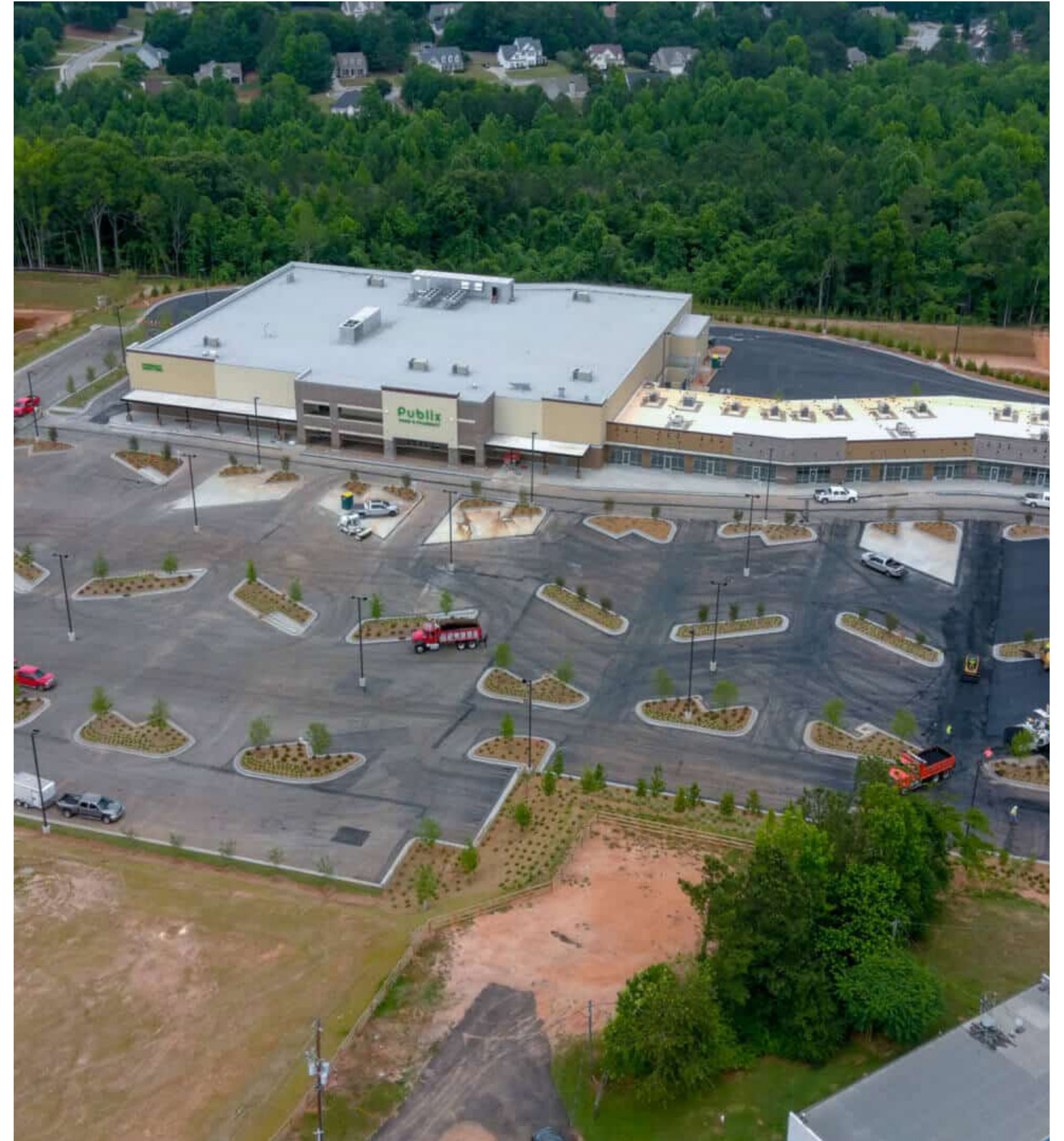
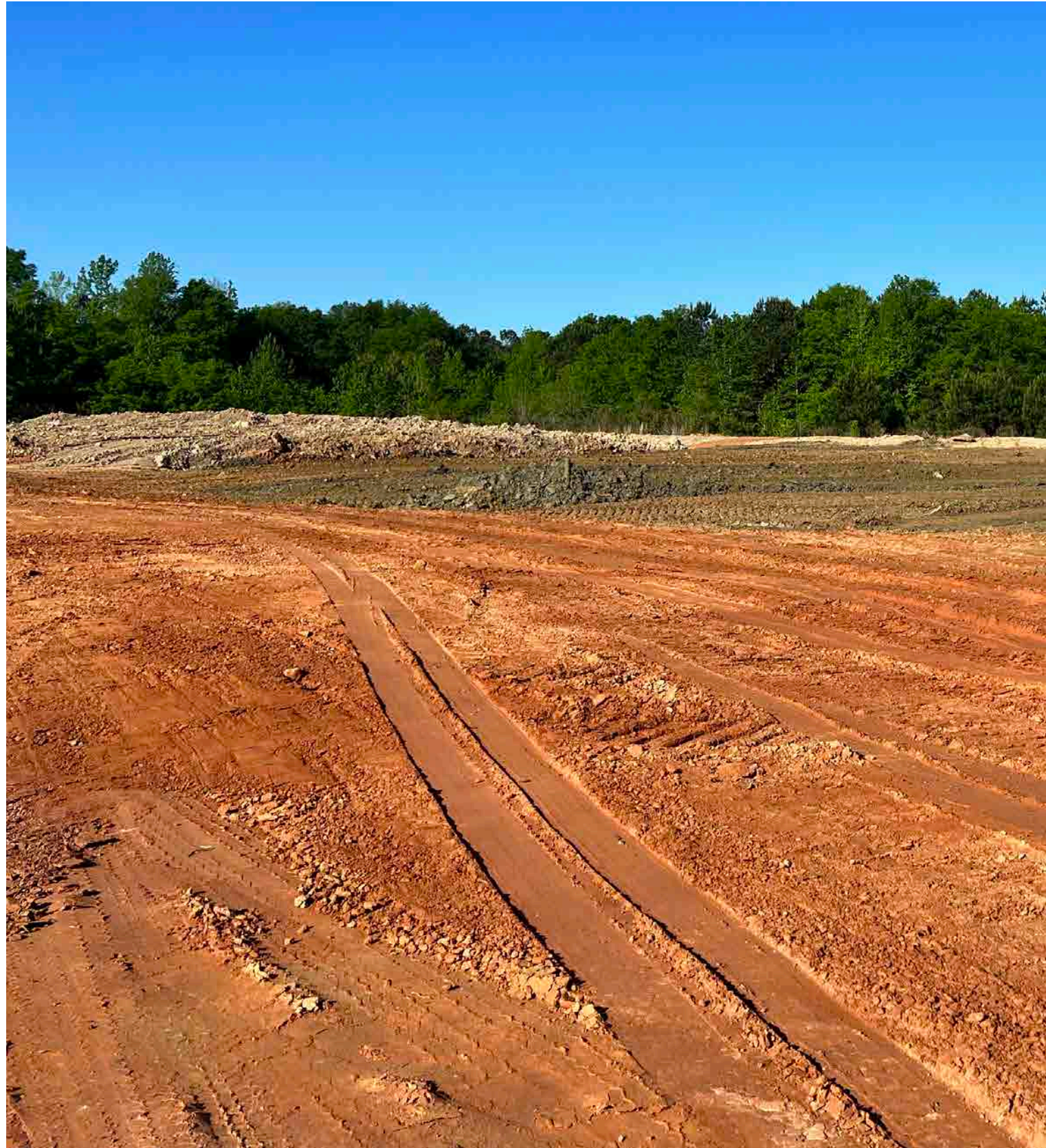
Understanding the town character



Understanding the town character



Large-scale development outside of character



How can we strike a balance?

between new development and
preservation of natural lands and small
town character

Workshop Part I Feb. 15th, 2024



Character Areas



Neighborhood

Single-Family Dwellings
Duplexes
Triplexes
Quadplexes



Village

Small Retail
Townhouses
Live/Work
Lofts



Town

Main Street Retail
Large Commercial

Natural

Compact



Neighborhood



Allows for everything in conservation and rural districts plus:

Large Homes



Medium Homes



Cottages



Duplexes



Village



Allows for everything in neighborhood districts plus:

Triplexes & Quadplexes



Townhomes & Live/Work



Lofts



Small Retail



Town



Allows for everything in village districts plus:

Main Street Commercial



Large Commercial



Character Areas



Conservation

Forest
Creeks & Waterways
Floodplains
And More!



Rural

Farmsteads
Estate lots



Neighborhood

Single-Family Dwellings
Duplexes
Triplexes
Quadplexes



Village

Small Retail
Townhouses
Live/Work
Lofts



Town

Main Street Retail
Large Commercial

Natural

Compact



Compact Development



Where

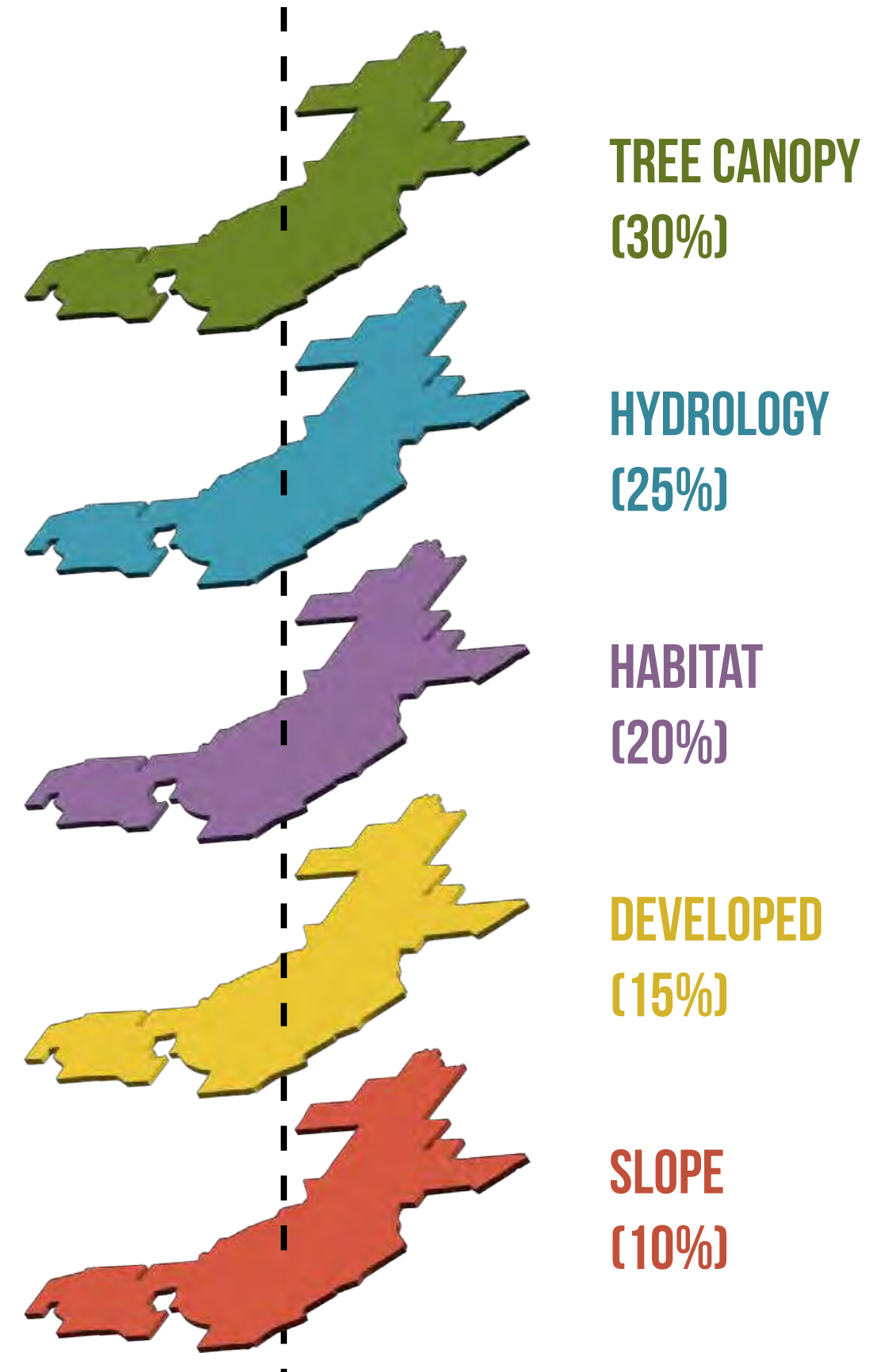
should growth and conservation take place?

METHODOLOGY

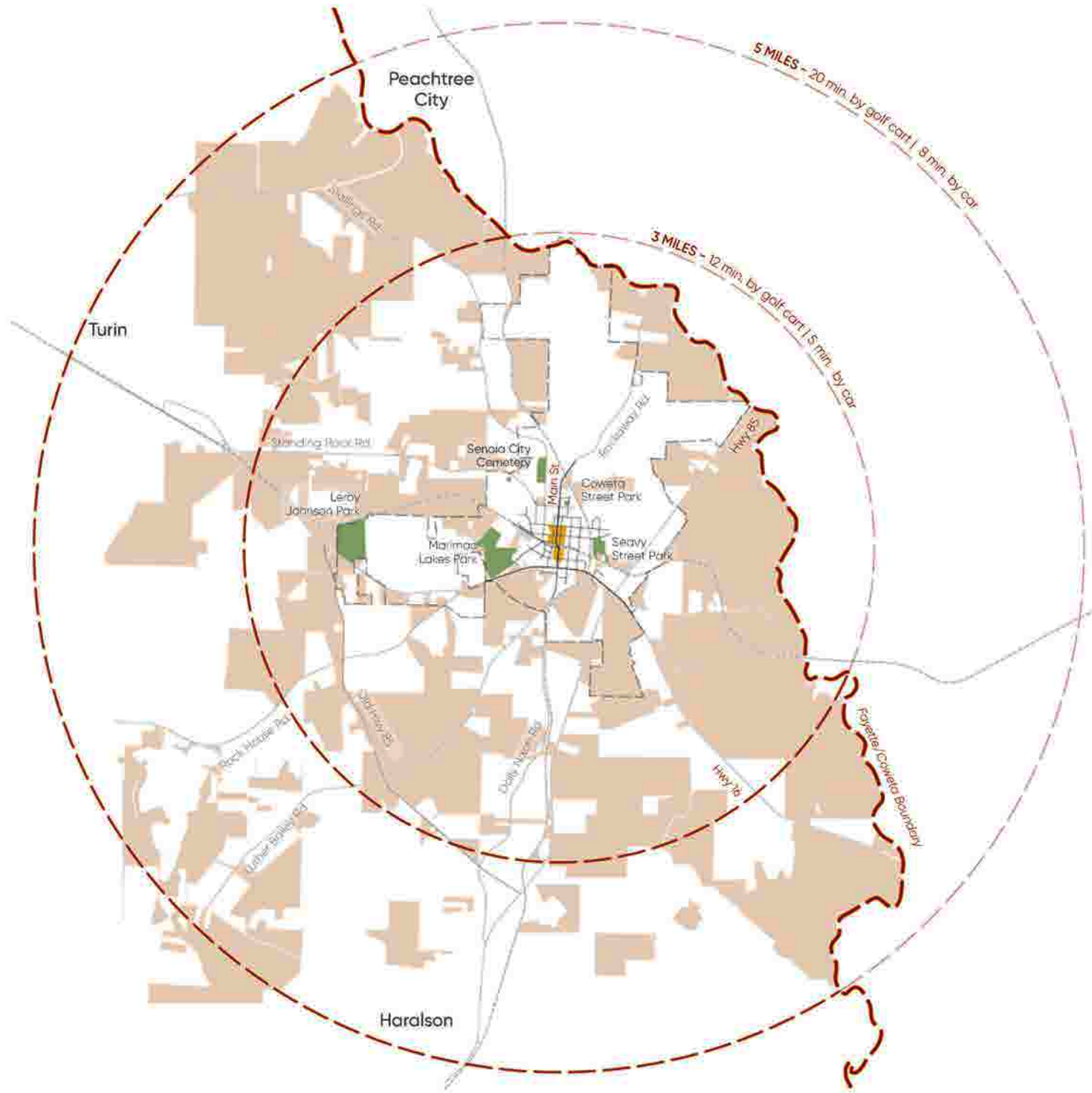
1. Analyze data on five key categories of conservation (see graphic on right)
2. Score each parcel for each category:
 - Determine if parcel meets criteria
 - Apply binary scoring of 0 or 1
 - Apply weights per category (see percentages in graphic on right)
3. Sum each category together for a final score per parcel
4. Identify clusters of high scoring, high ecological-value parcels

Additional notes:

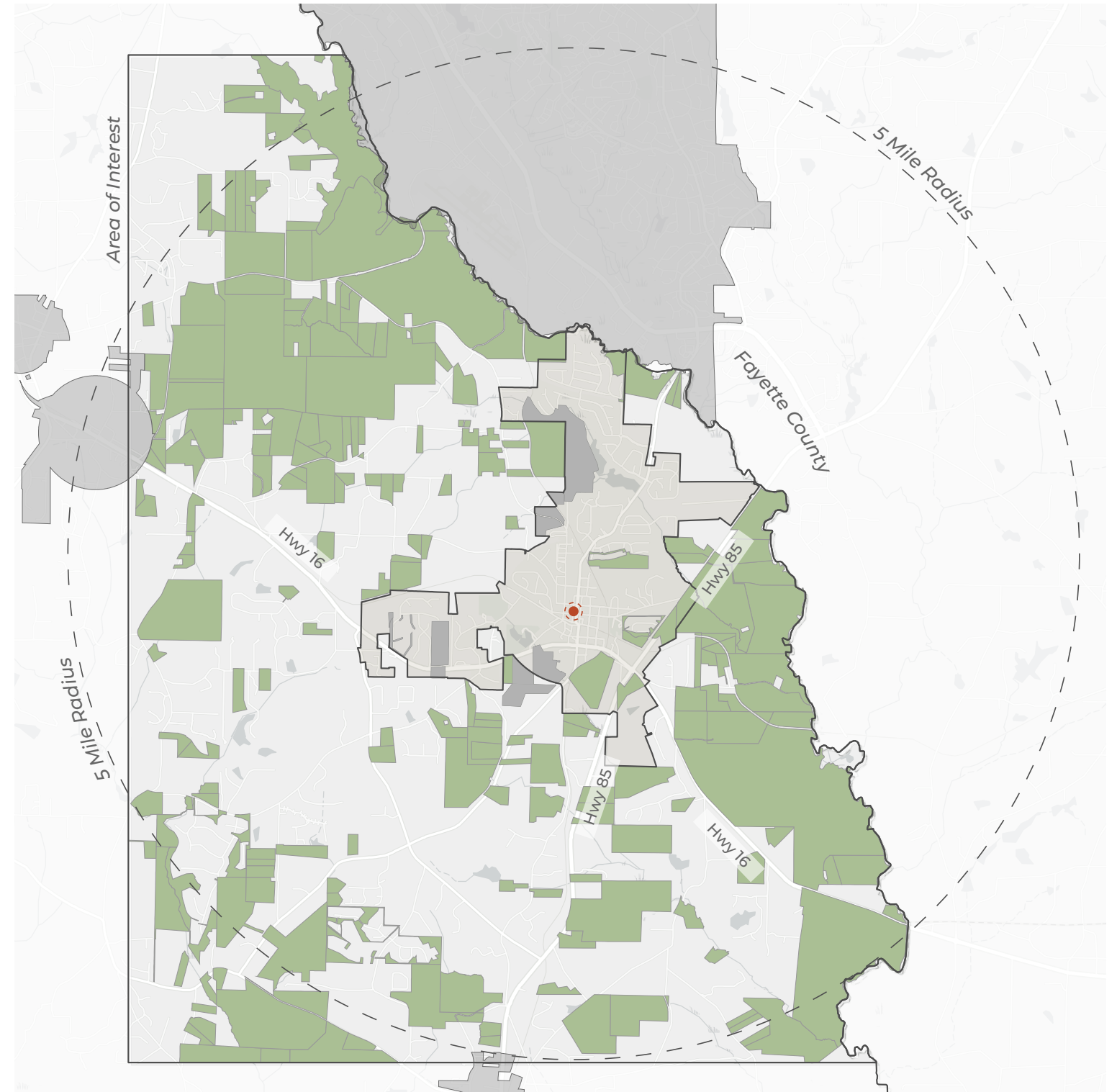
- Area of interest: 5 mile radius from center of Senoia, not including Fayette County
- Basic unit of analysis: parcel level data



Workshop Part I Feb. 15th, 2024



Developable Parcels



Highest Ecological Value Parcels

Workshop Part I Feb. 15th, 2024



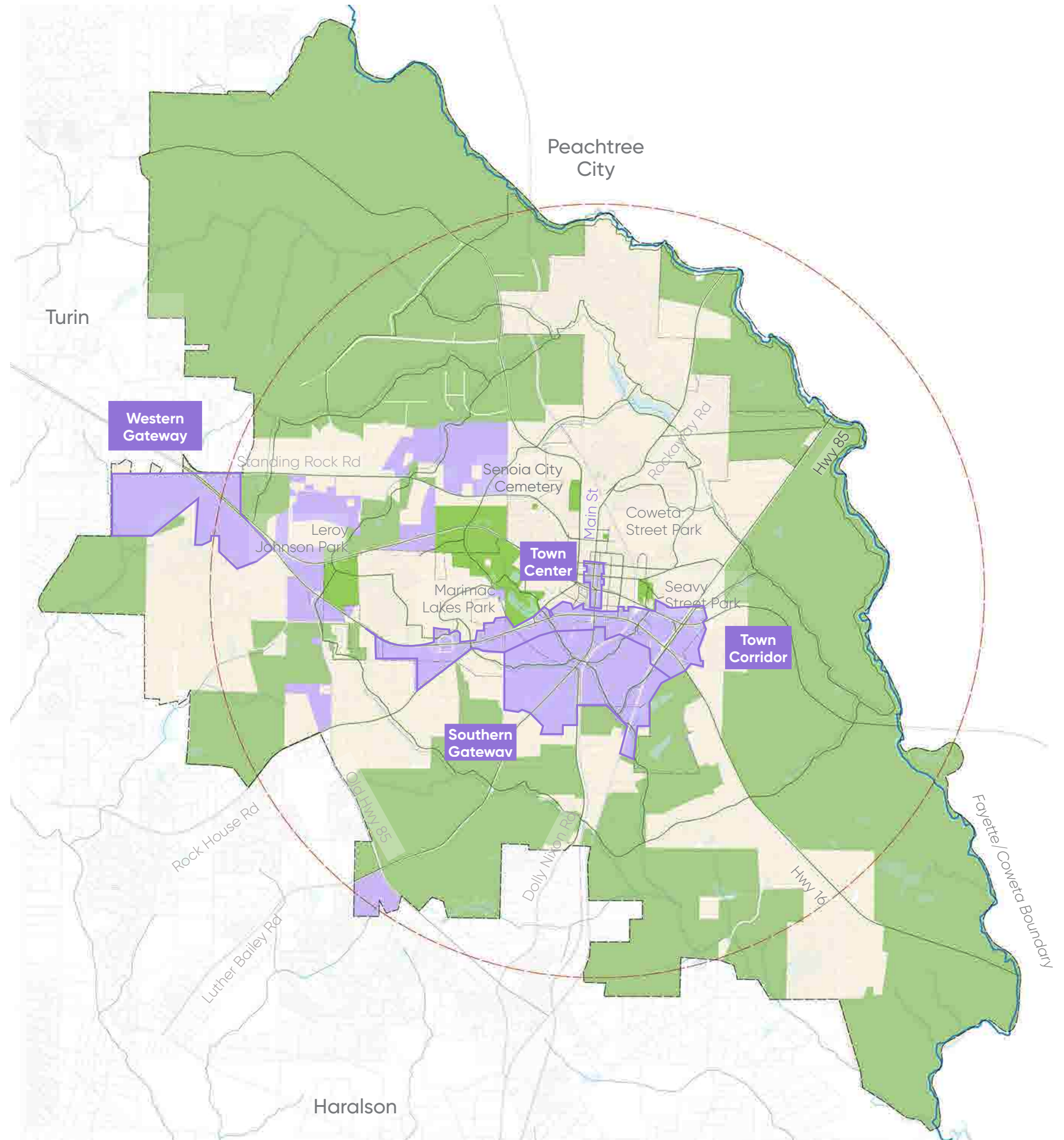
Growth Nodes & Conservation Cores

1. Align growth and mobility

to encourage active transportation

2. Preserve high-ecological value land

regionally & at parcel level



Legend

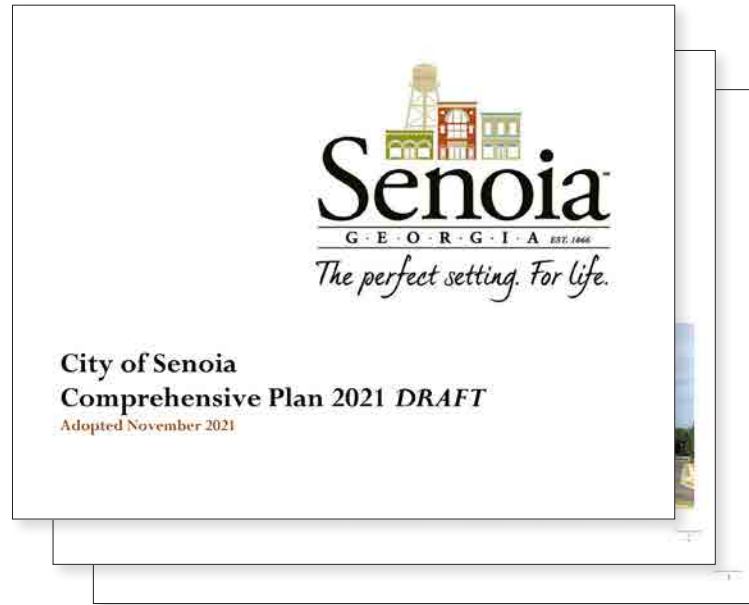
- - - City Limits
- - - Potential Annexation Boundaries
- Proposed Multi-Use Network
- - - Rail Lines
- Potential Growth Areas
- Potential Conservation Areas
- Parks and Cemeteries

How

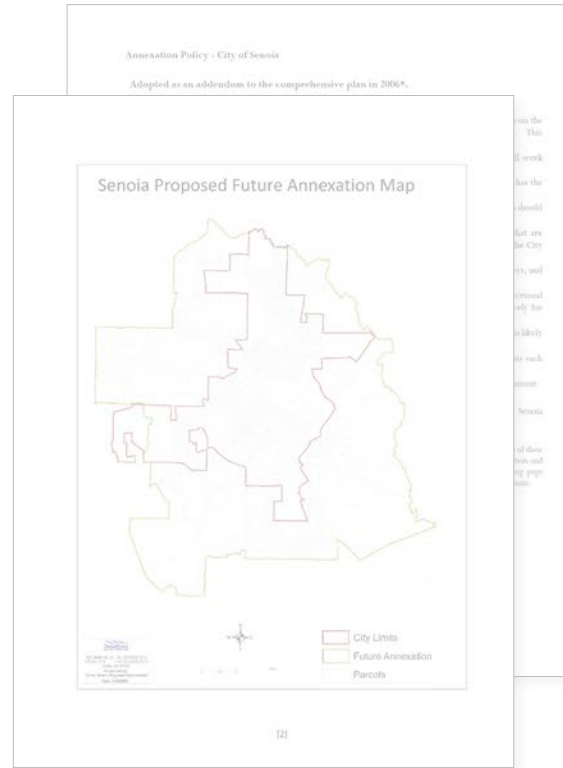
can we shape future decisions?

Policy Framework

ADVISORY



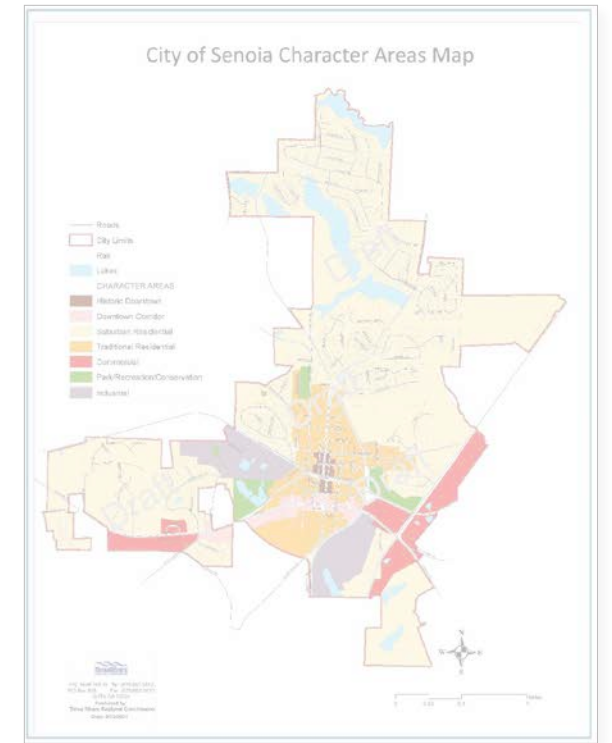
Comprehensive Development Plan



Annexation Policy



Character Areas

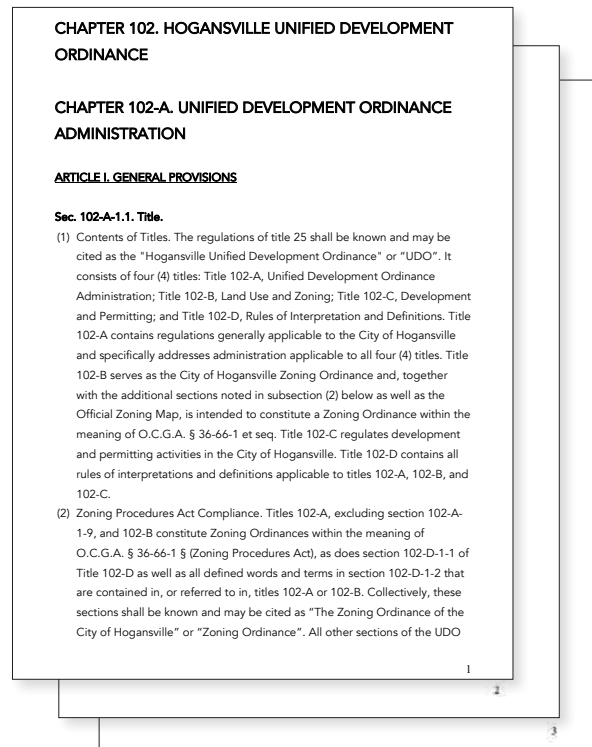


Character Areas Map (Land Use)

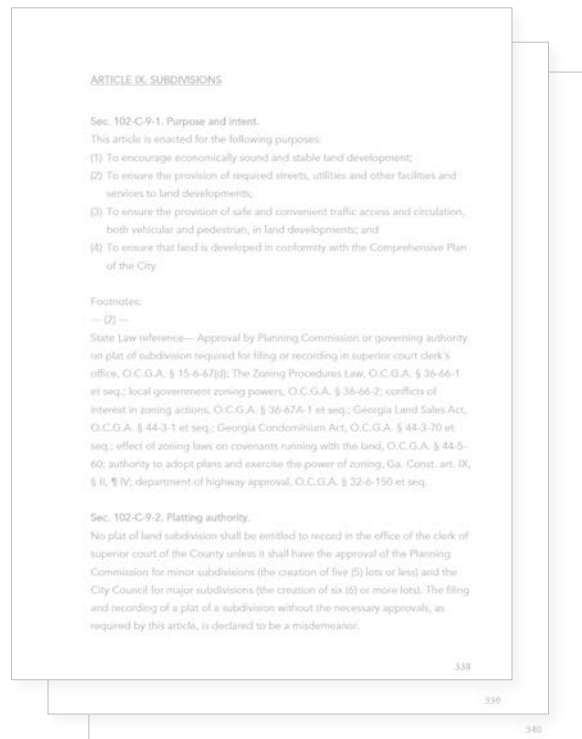


Unified Development Ordinance

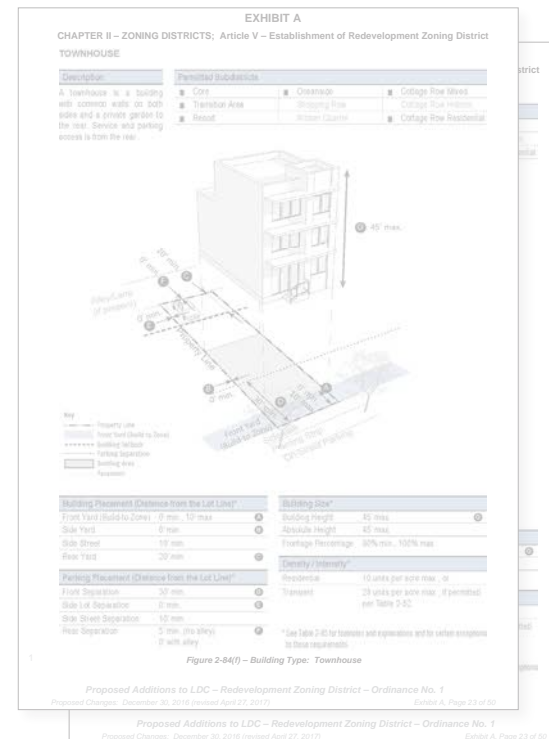
REGULATORY



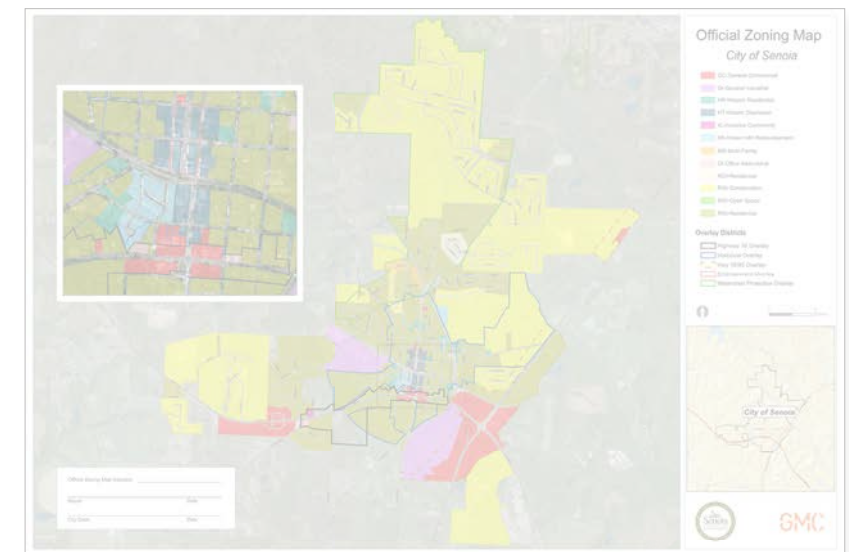
Subdivision Ordinance



Zoning Districts



Zoning Map

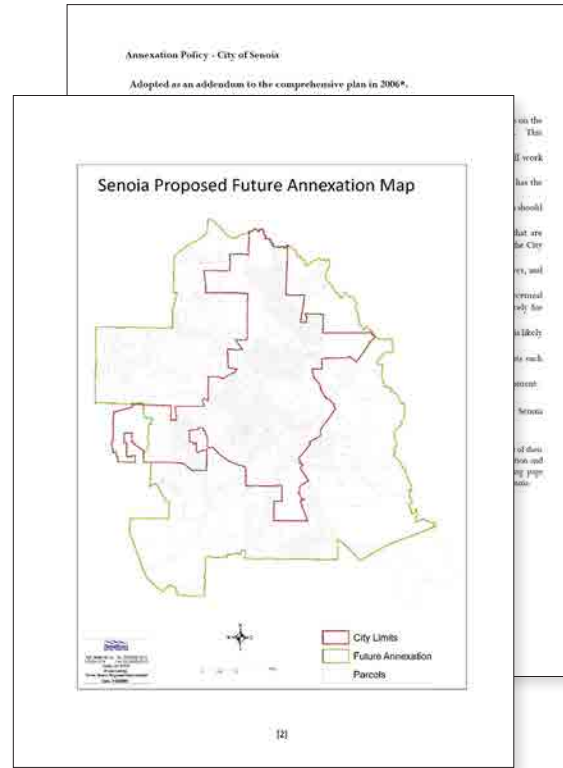


Policy Framework

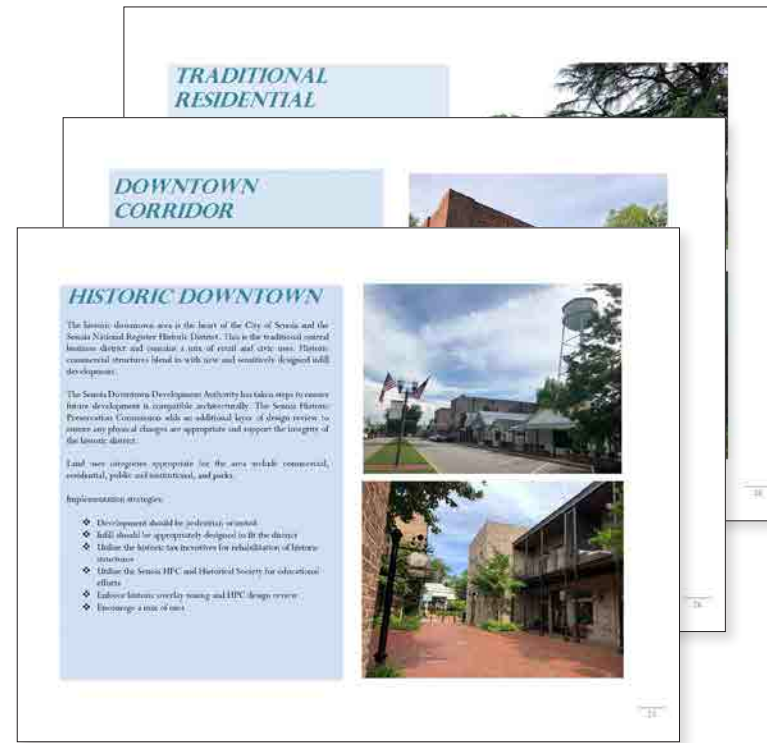
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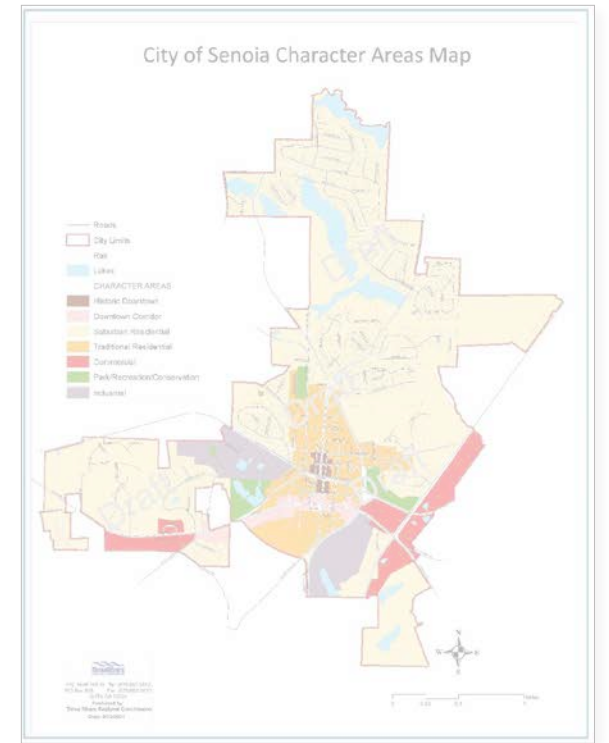
Comprehensive Development Plan



Annexation Policy



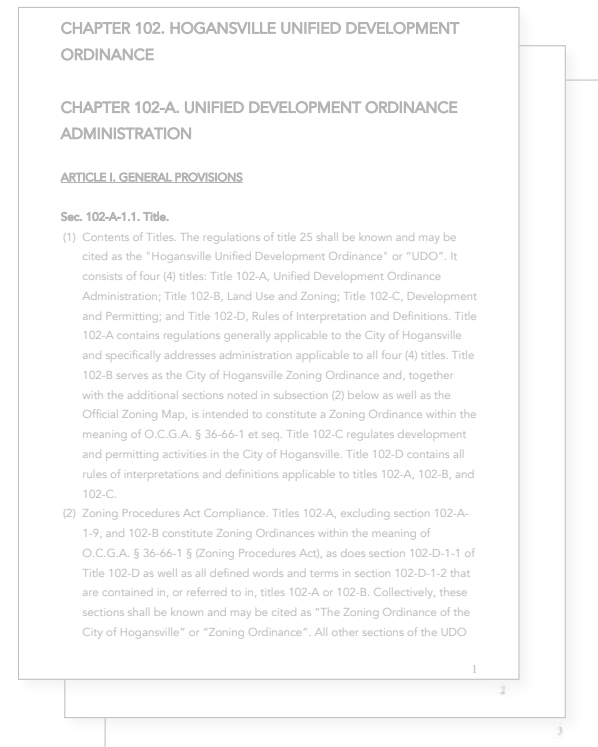
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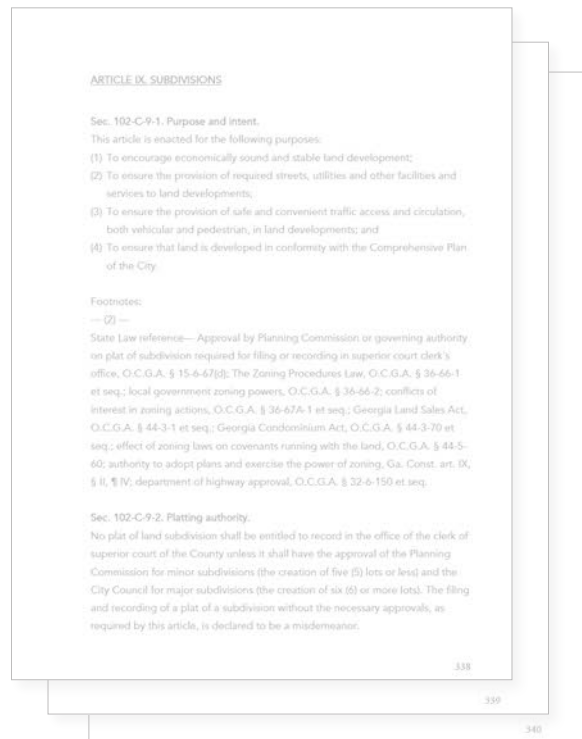
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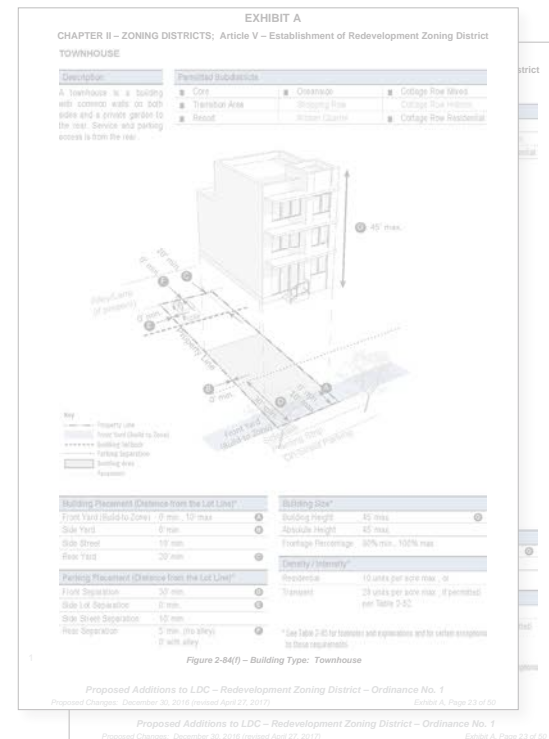
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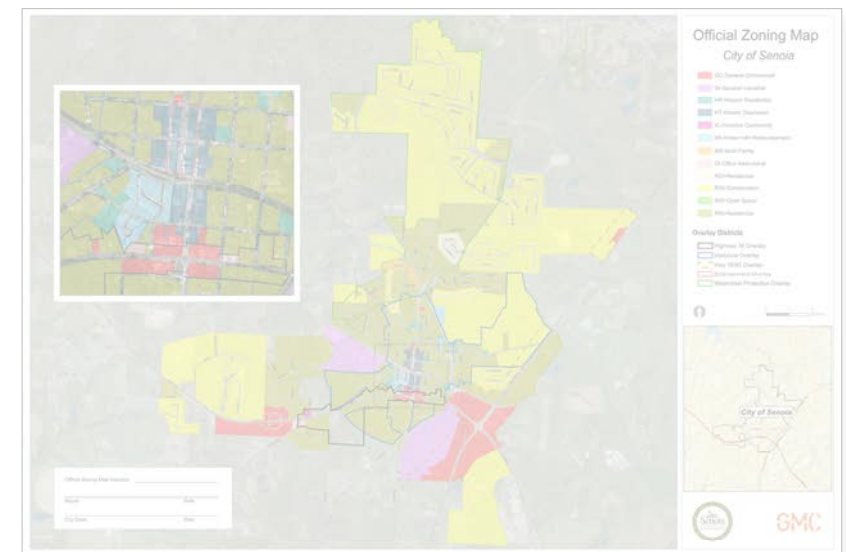
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Zoning Districts



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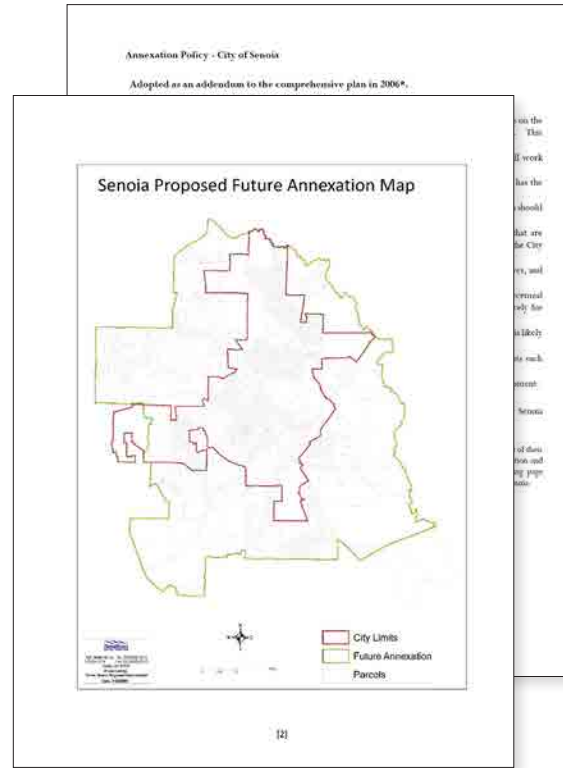


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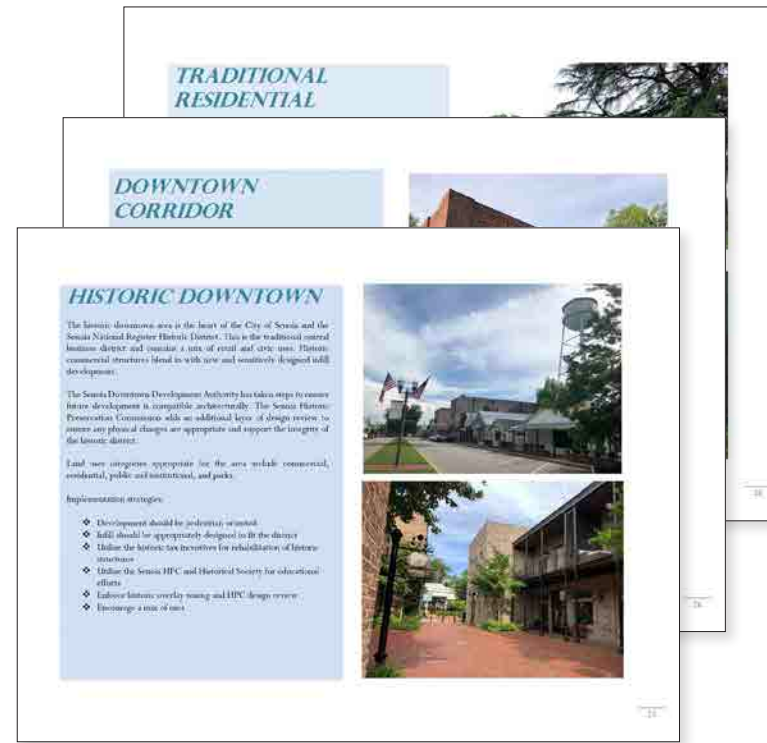
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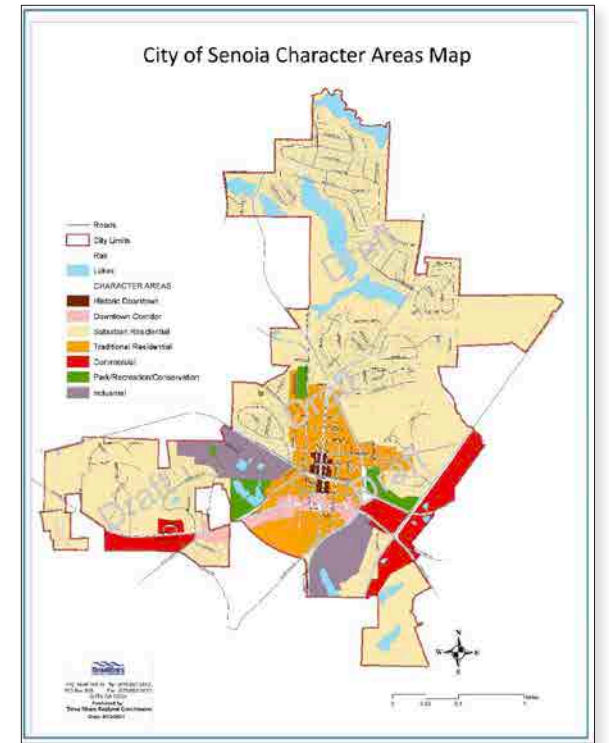
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Annexation Policy



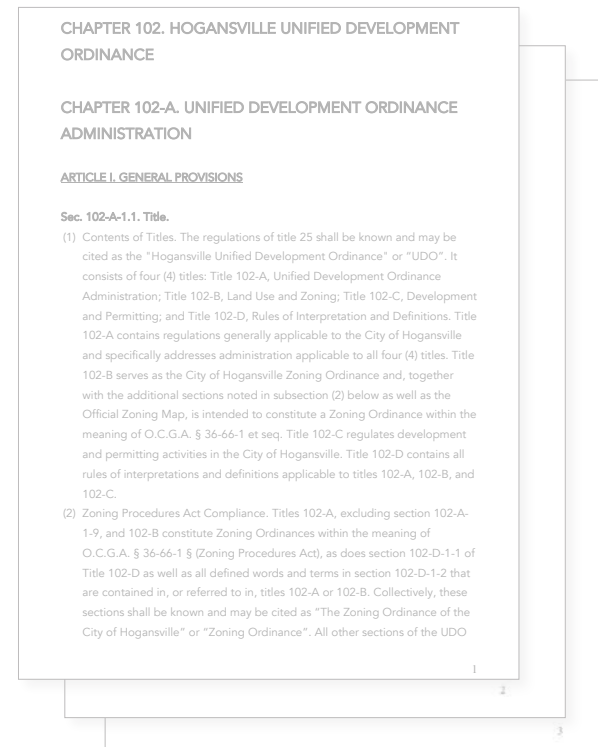
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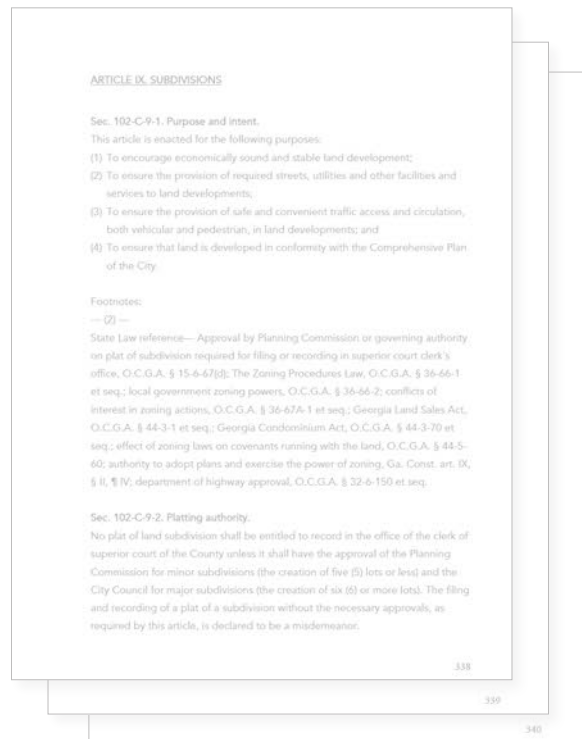
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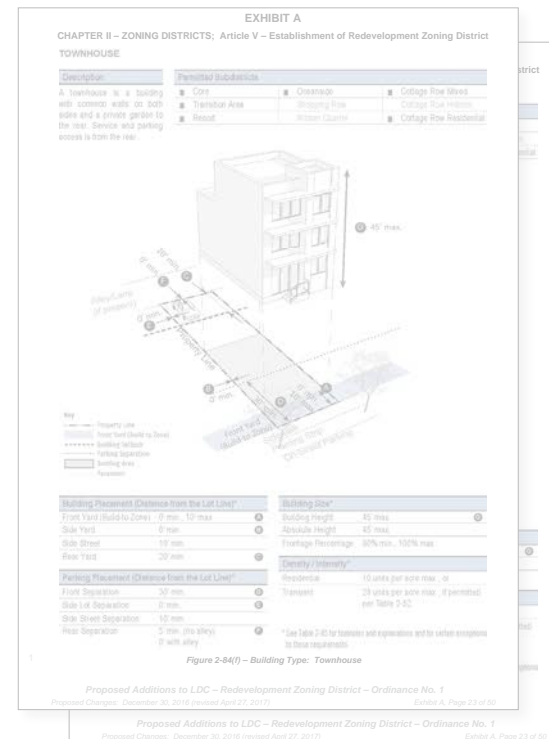
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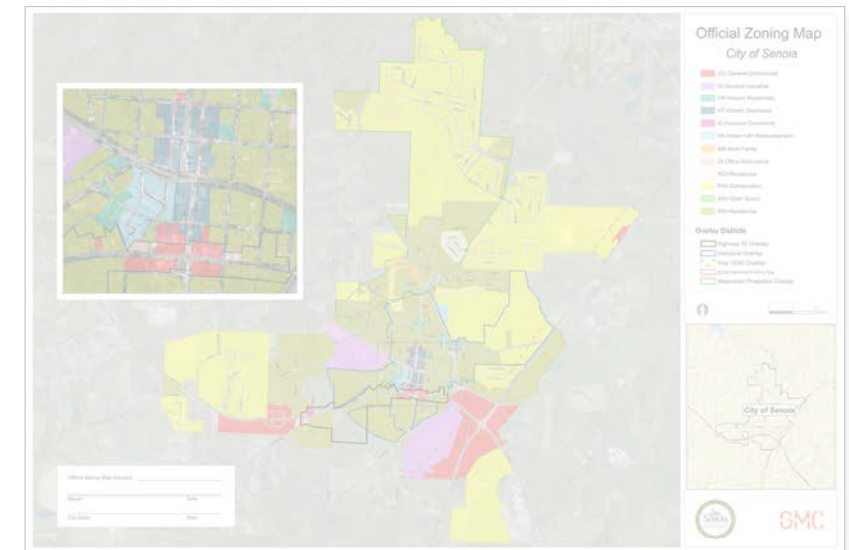
Subdivision Ordinance



Zoning Districts



Zoning Map



Policy Framework

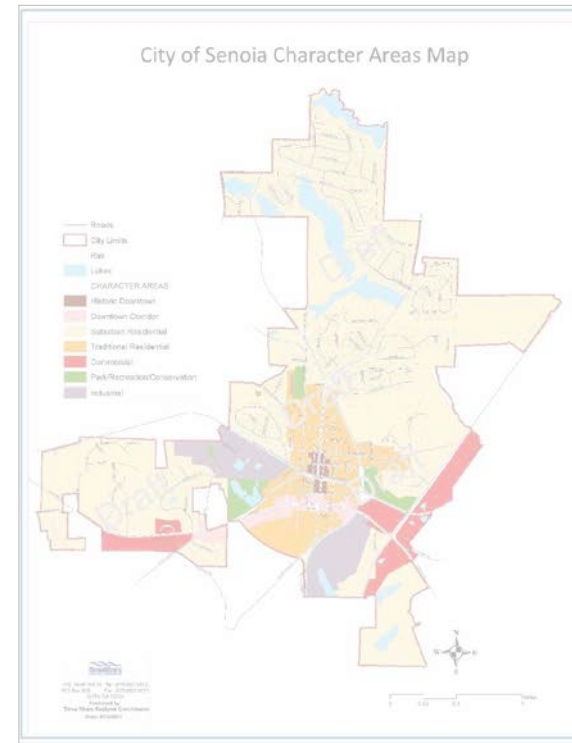
ADVISORY



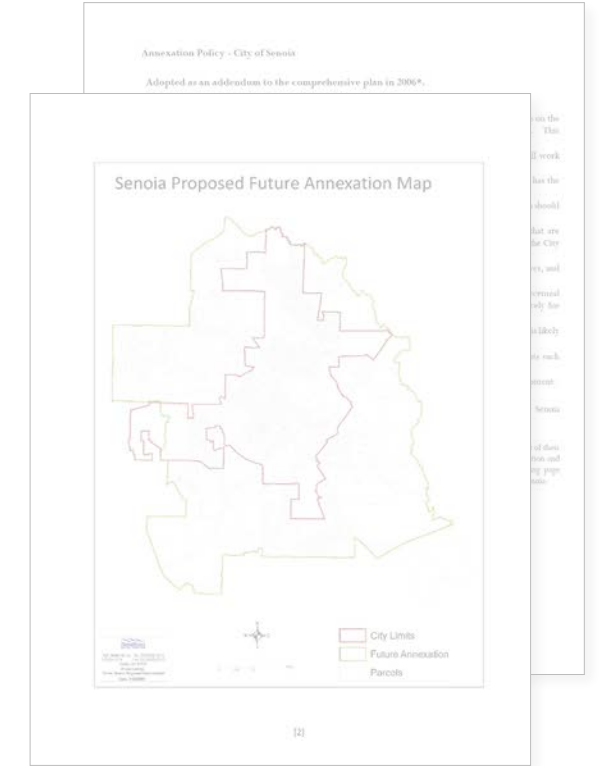
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Character Areas



Character Areas Map (Land Use)



Annexation Policy



Unified Development Ordinance



Zoning Districts

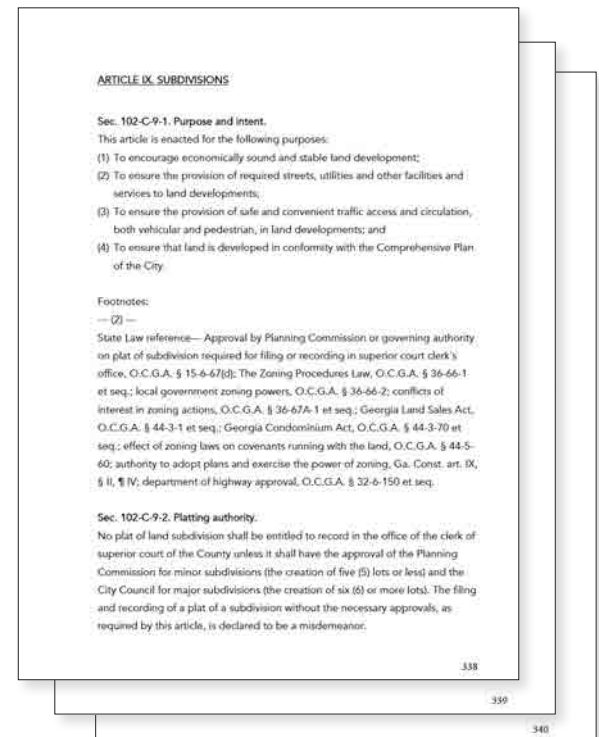
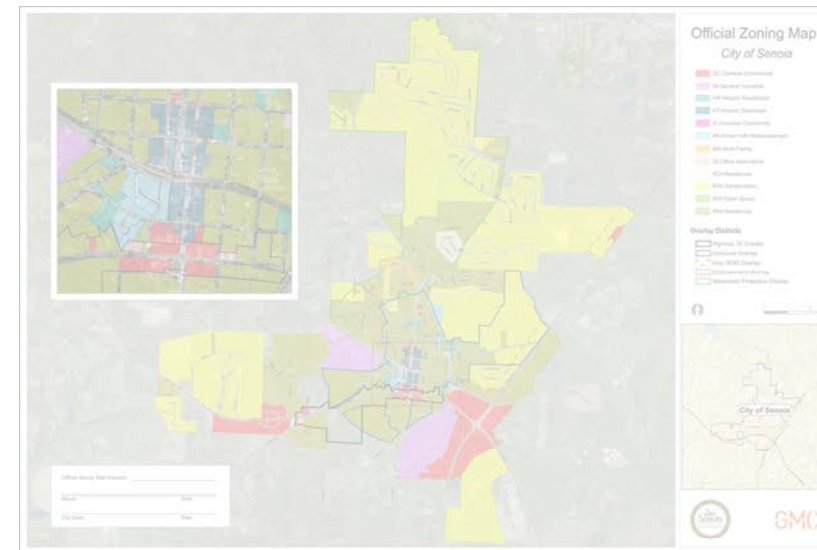
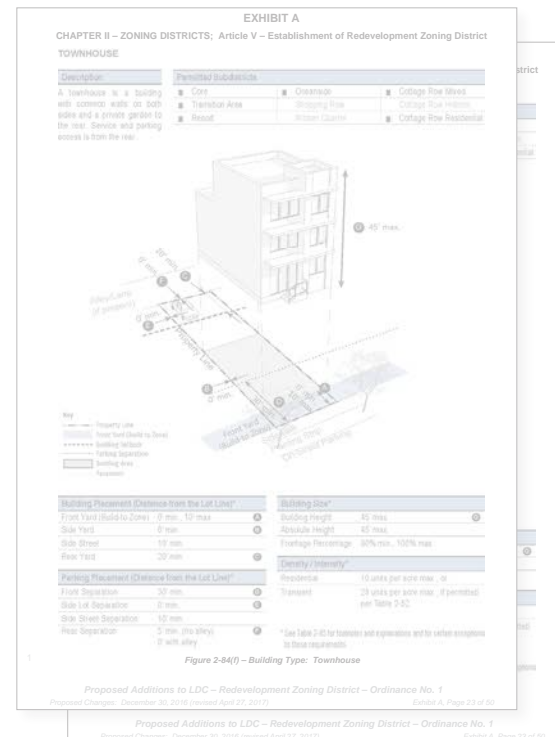
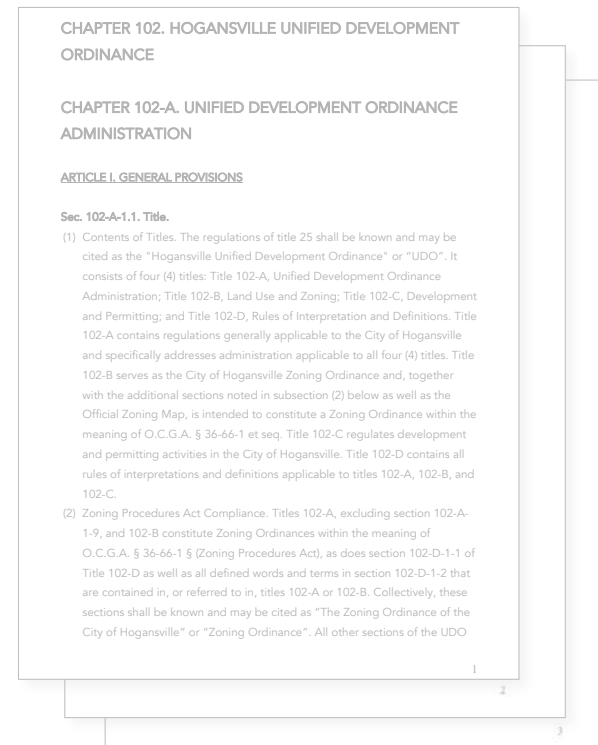


Zoning Map



Subdivision Ordinance

REGULATORY



Compact Development



Regional Scale Conservation



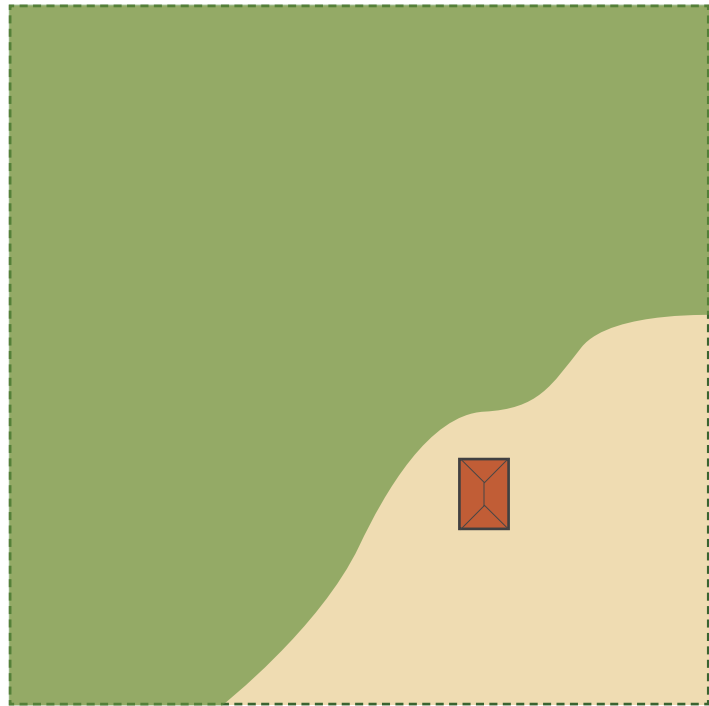
Site Scale Conservation



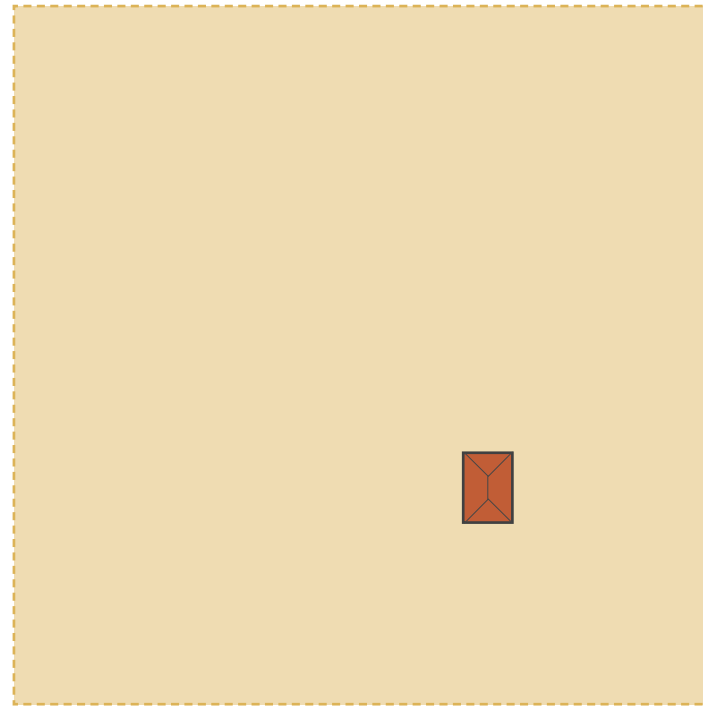
Density v. Lot Size

R-40: 1 unit / acre

R-40C: 0.9 unit / acre



Rural lot = 1 acre

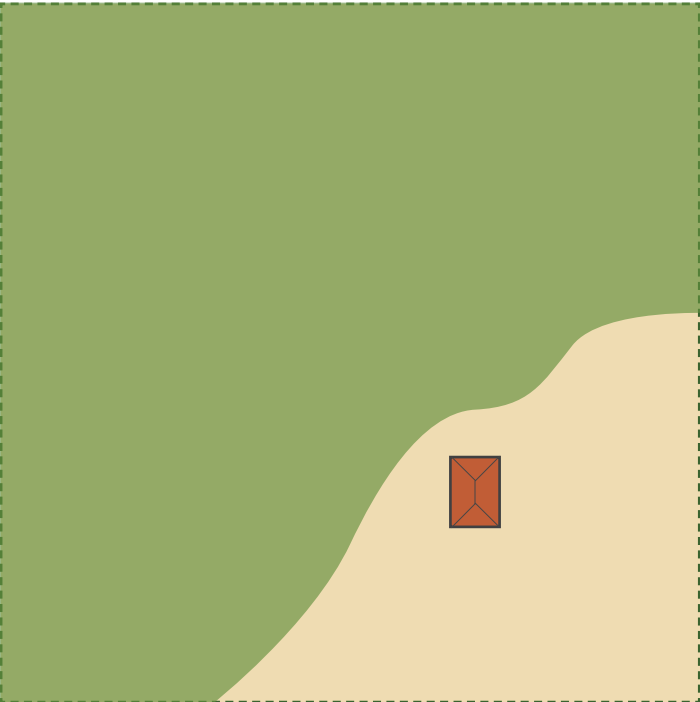


Suburban lot = 1 acre

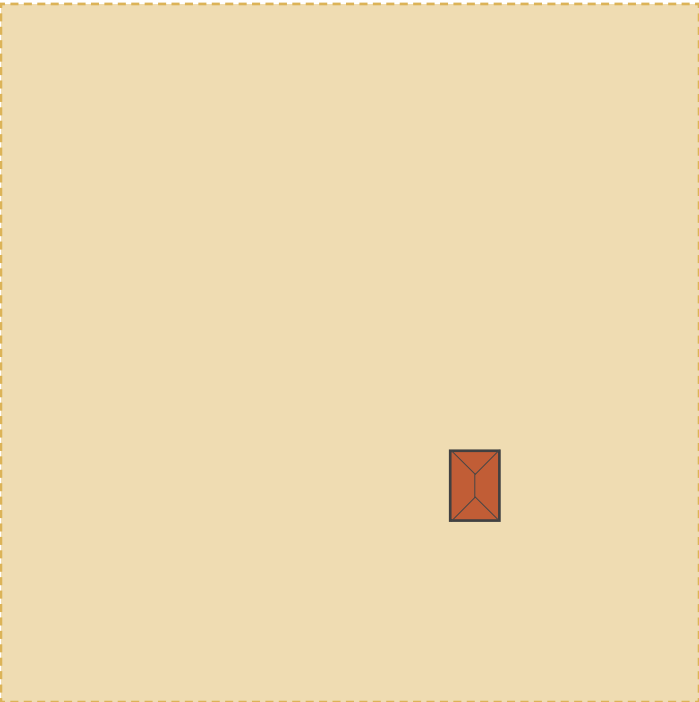
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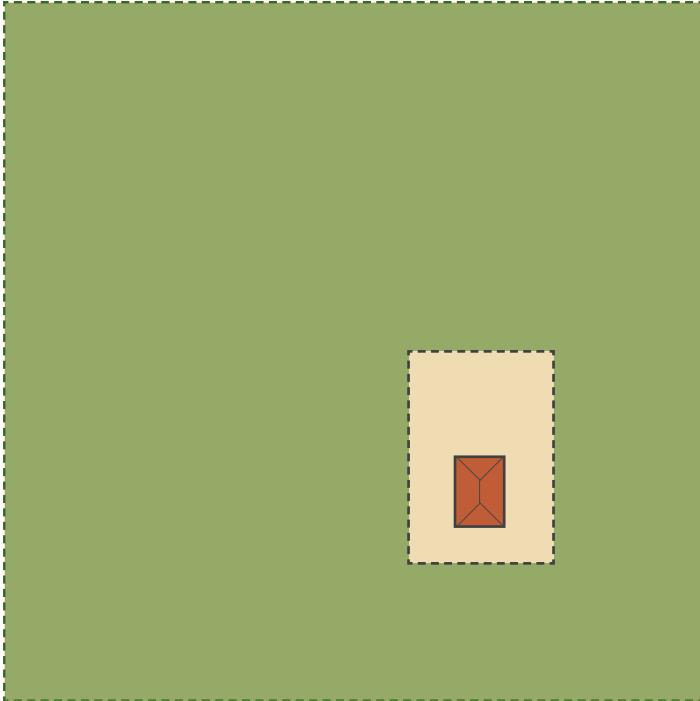
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Rural lot = 1 acre



Suburban lot = 1 acre

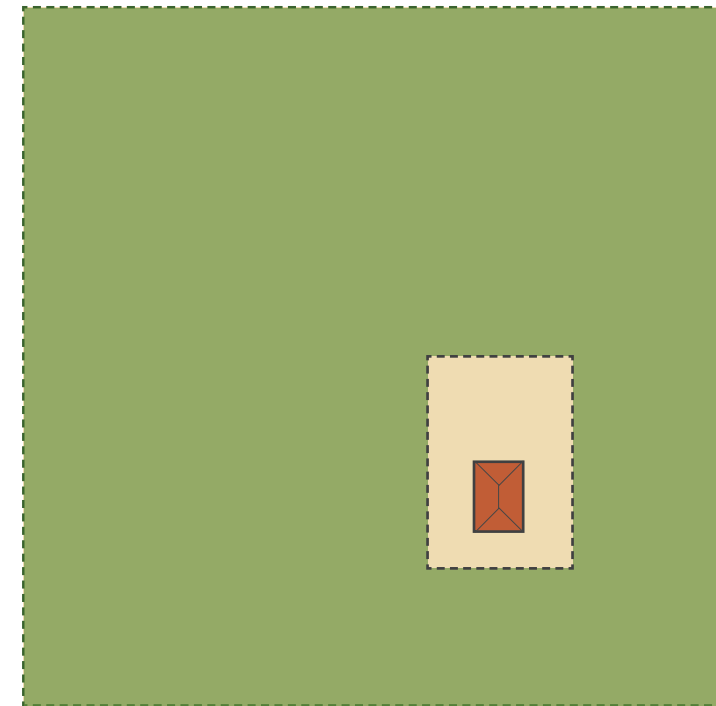


50'x150' single-family lot

Subdivision Regulation

50x150' lot on an acre

17% disturbed
83% preserved



50'x150' single-family lot

We can preserve most of the land!
75% is a reasonable requirement

Fieldstone as an example...210 acres



2016



2023

Neighborhood



Allows for everything in conservation and rural districts plus:

Large Homes



Medium Homes



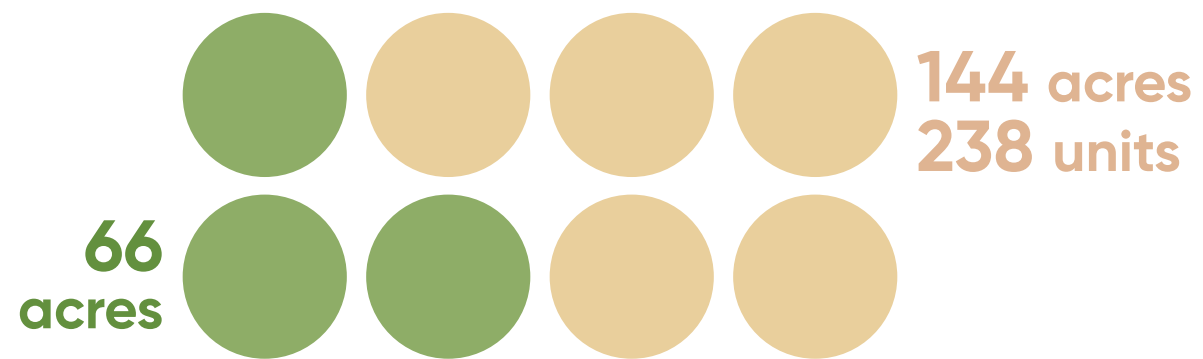
Cottages



Duplexes

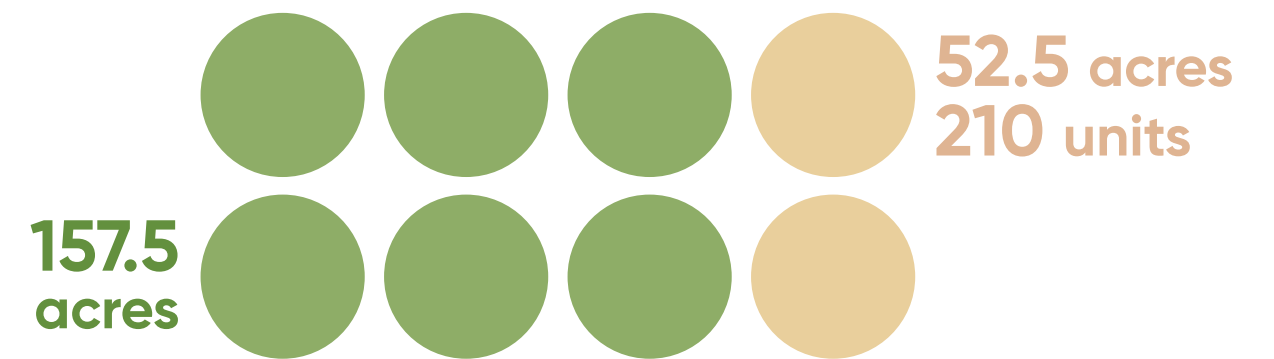
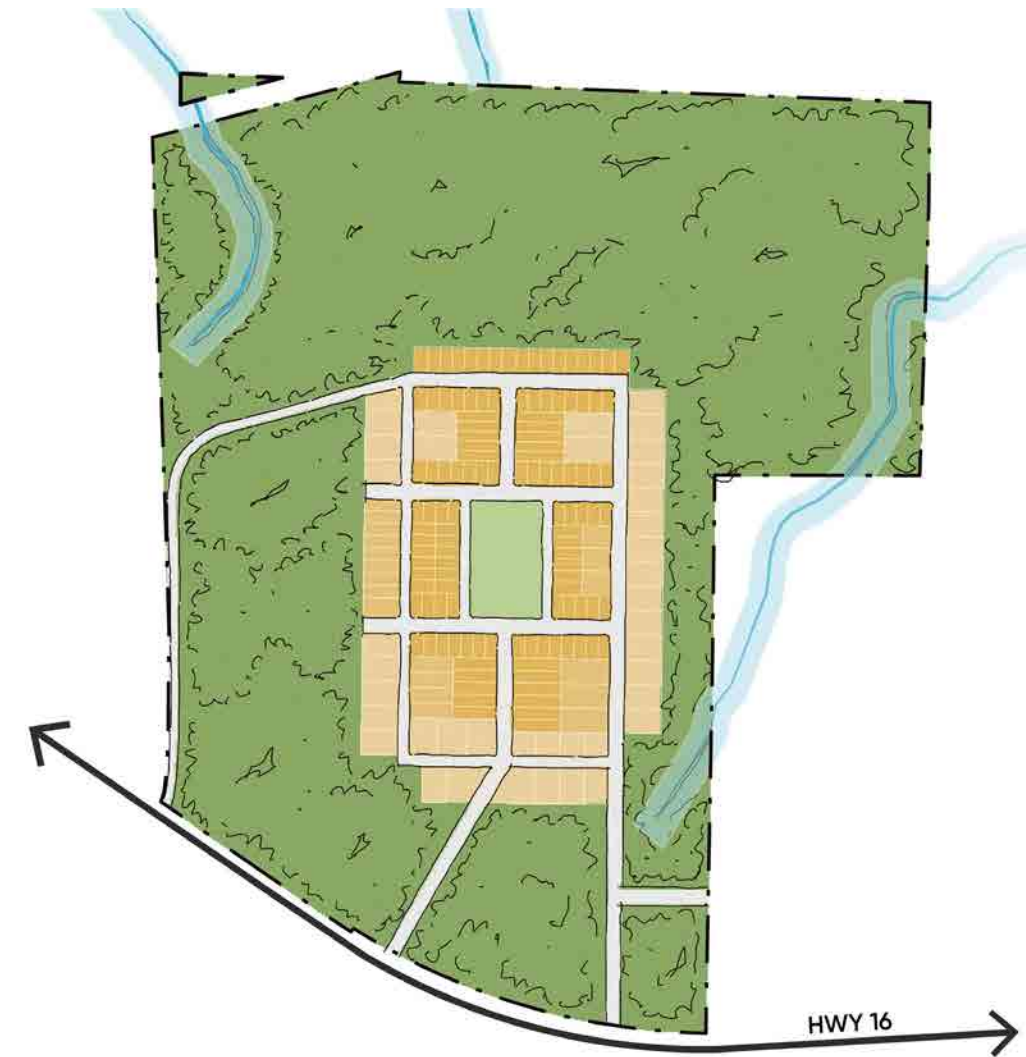


On-site conservation



Less than 40% of site is preserved

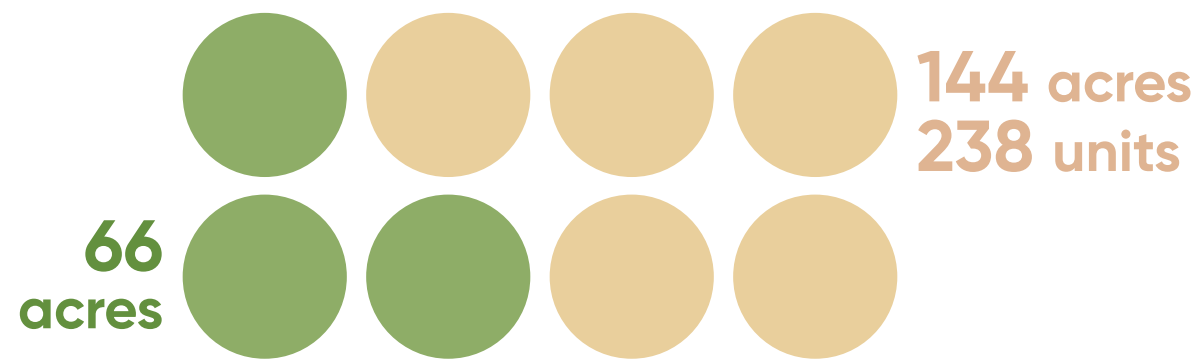
Sprawl Development
(Fieldstone)



75% of site is preserved

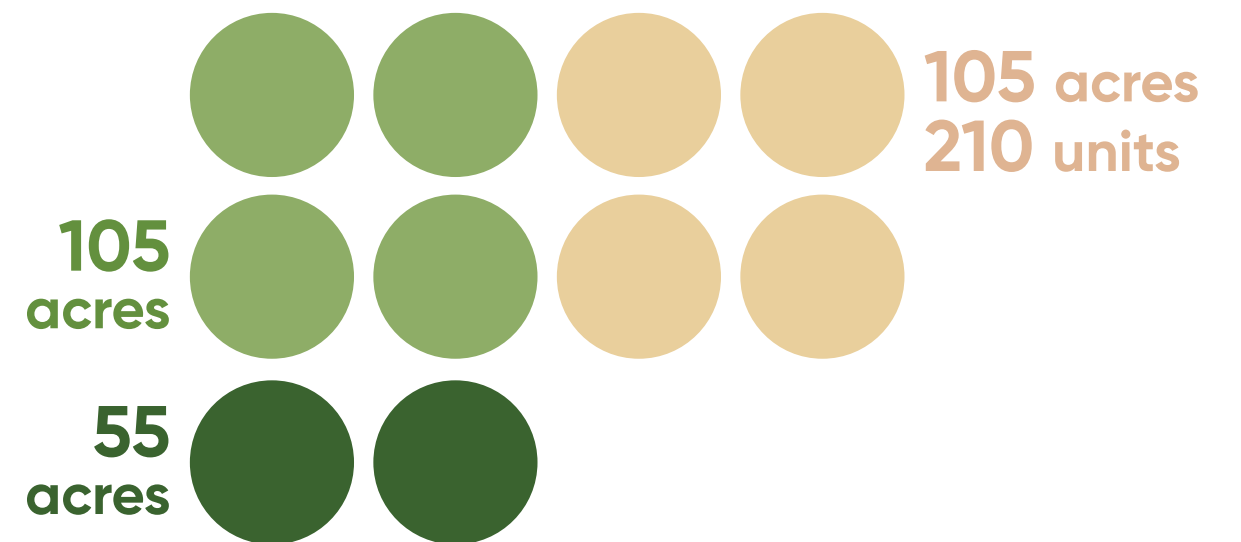
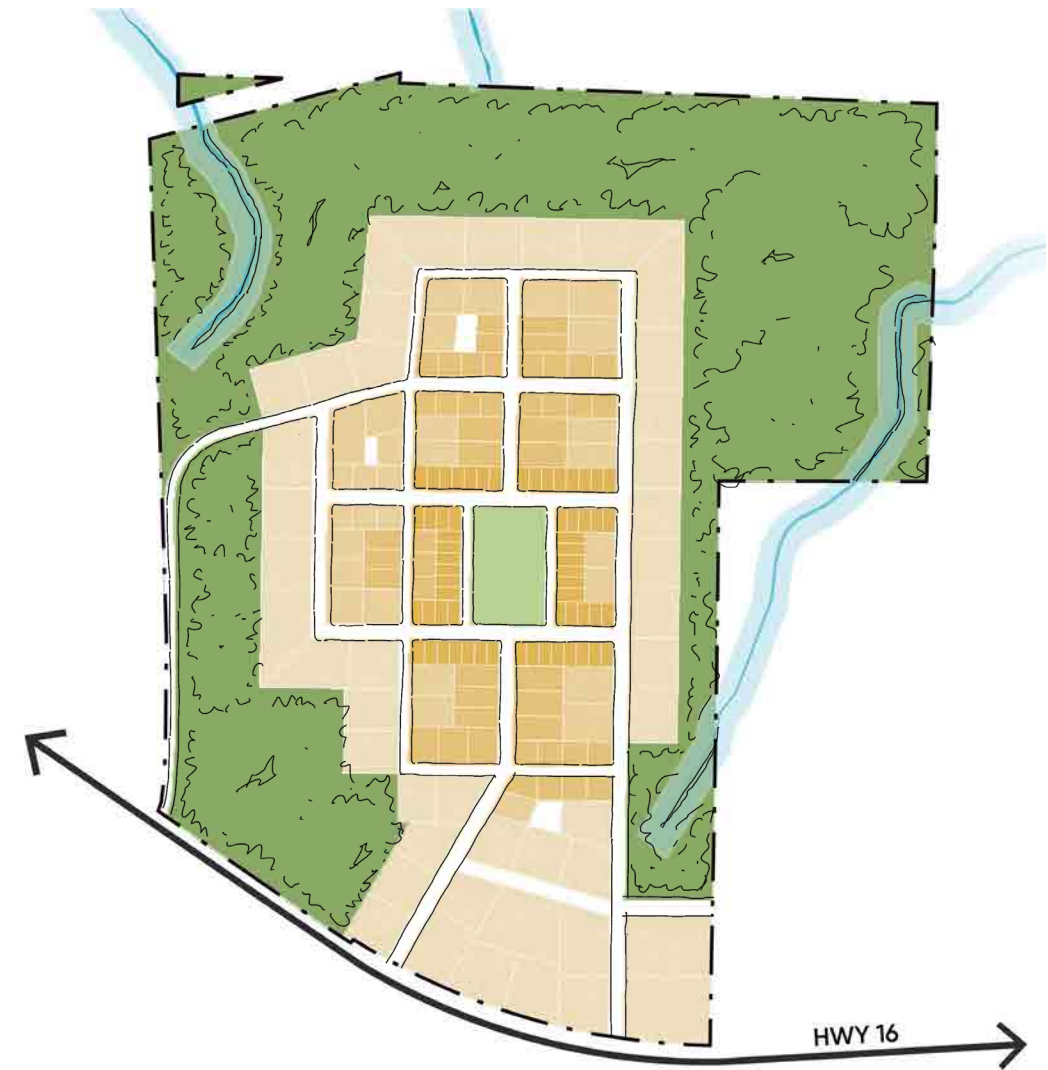
Compact Development

On-site conservation

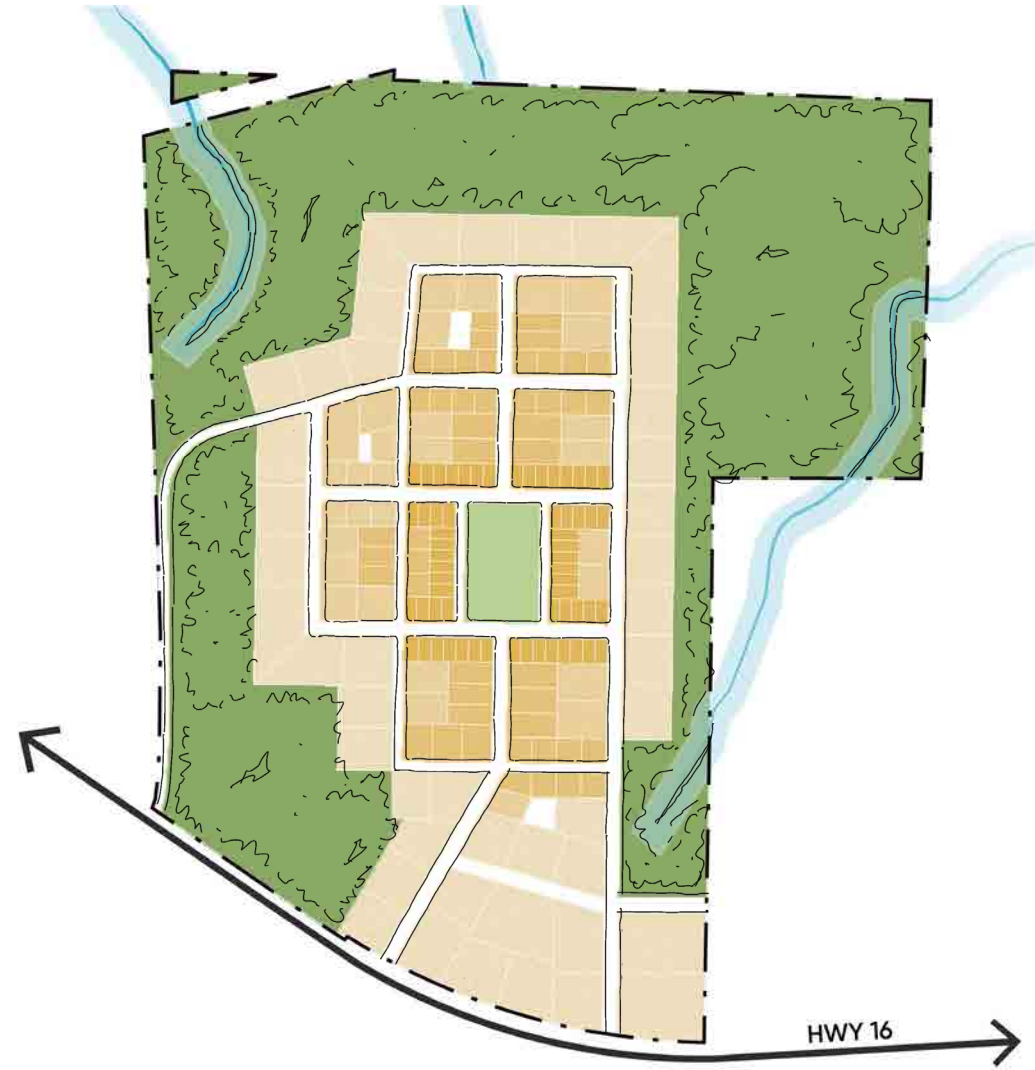


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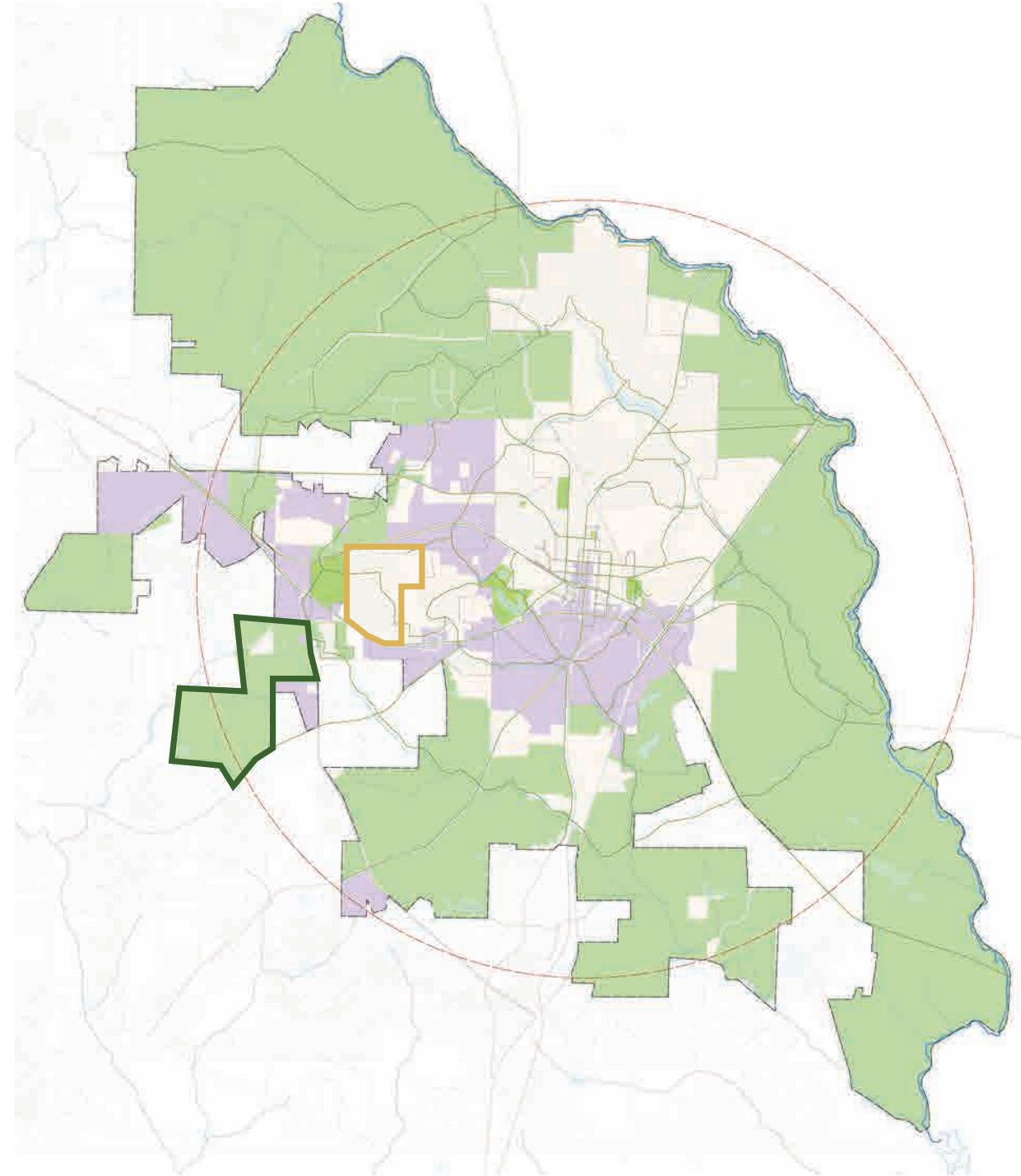
Sprawl Development
(Fieldstone)



Off-site conservation & density bonus



Increased density on-site in exchange for off-site conservation



Village



Allows for everything in neighborhood districts plus:

Triplexes & Quadplexes



Townhomes & Live/Work



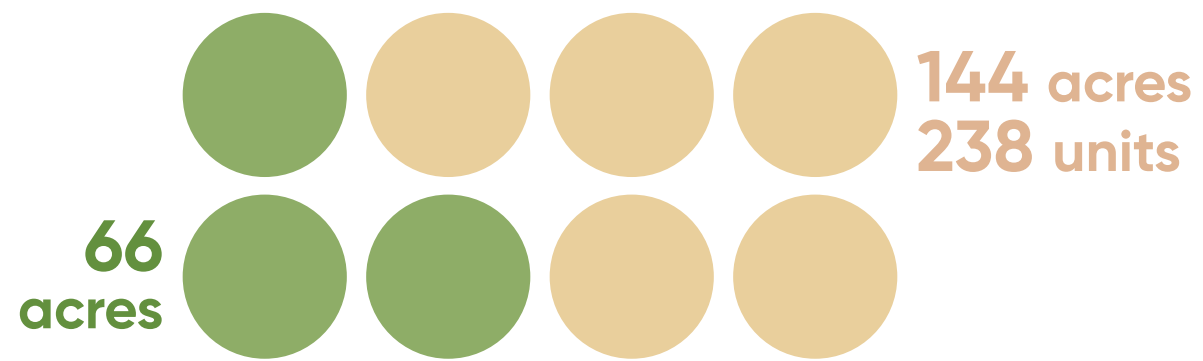
Lofts



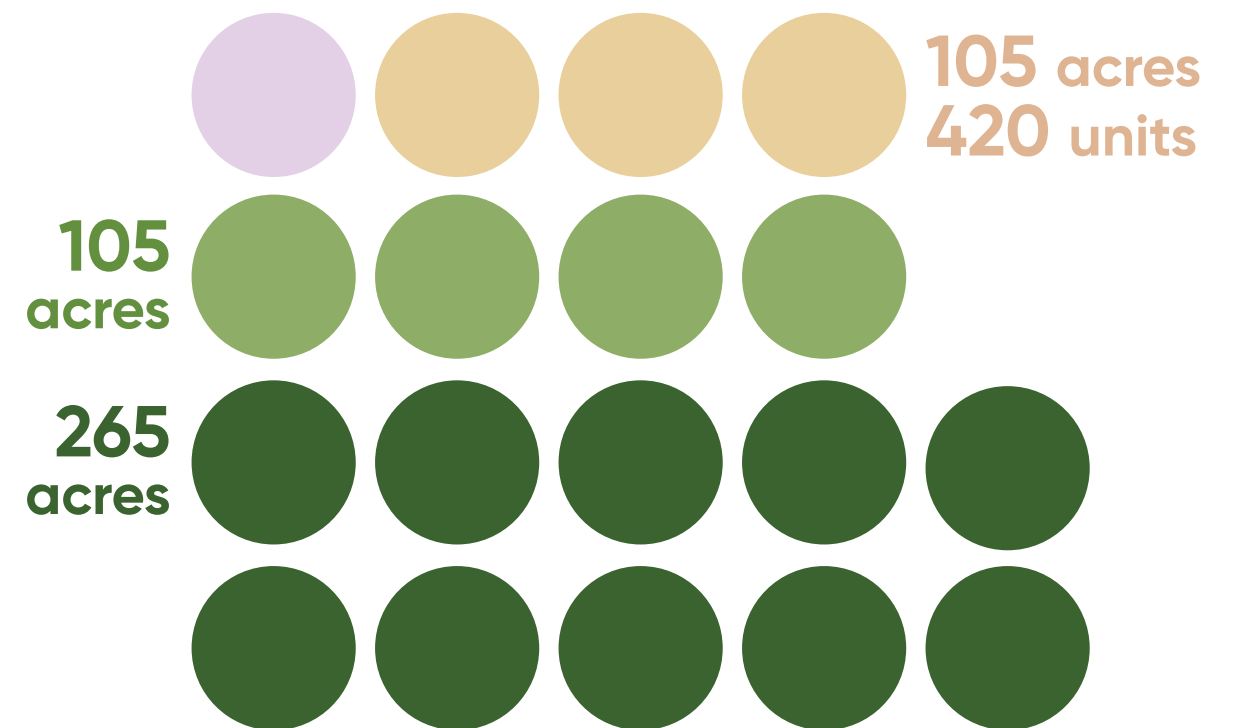
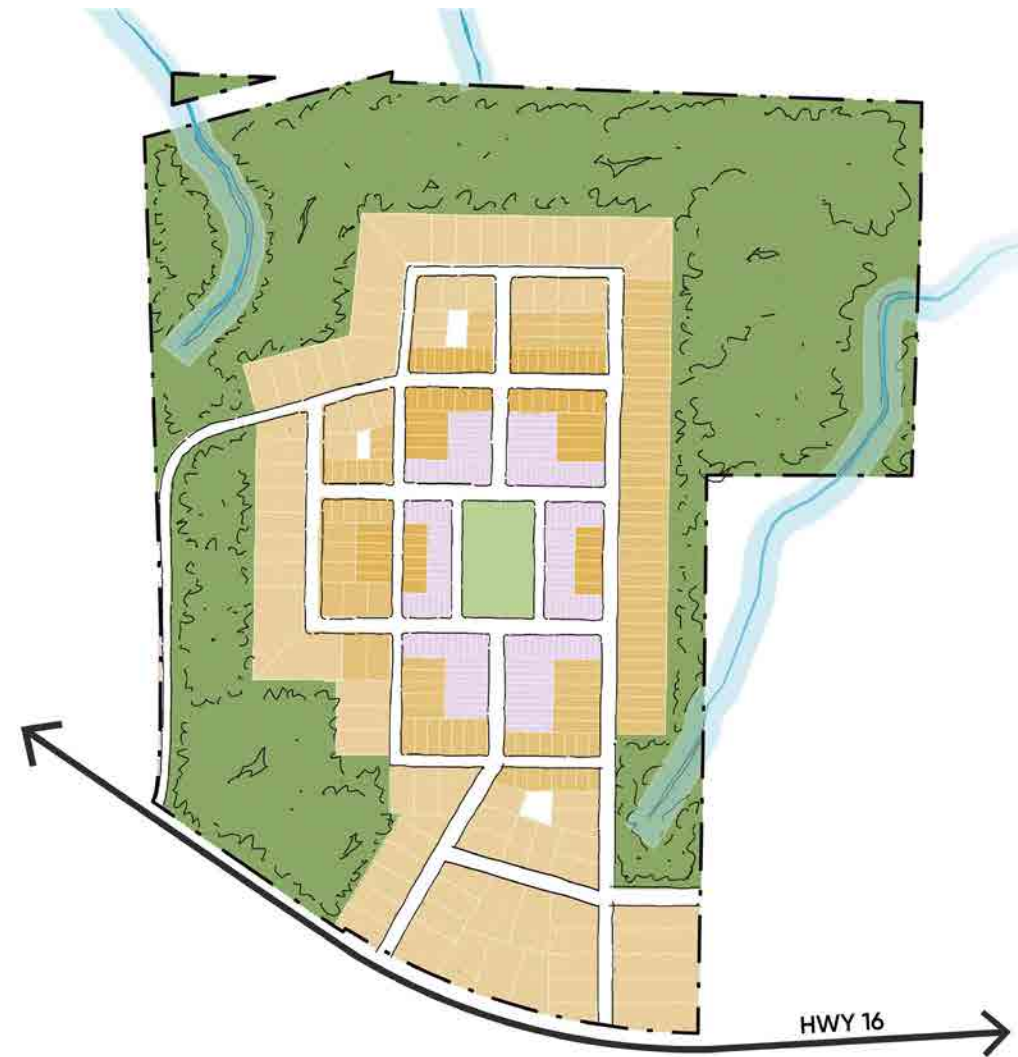
Small Retail



Off-site conservation & density bonus



Sprawl Development
(*Fieldstone*)



Subdivision Requirements



	Fieldstone Today	75% On-site Conservation	50% On-site Conservation	50% On-site Conservation & Density Bonus
Zoning District	40-C (.9u/acre density)			
Total Area (acres):	210	210	210	210
Total Units:	238	210	210	420
Density:	1.13u/acre	1u/acre	1u/acre	2u/acre
Developed/Disturbed Land (acres):	144 (68.5% of gross acreage)	52.5 (25% of gross acreage)	105 (50% of gross acreage)	105 (50% of gross acreage)
Civic Space	N/A	3.3 acres (6.25% of disturbed land)	3.3 acres (3.14% of disturbed land)	3.3 acres (3.14% of disturbed land)
Greenspace Conservation (On-site)	66 acres (31.5% of gross acreage)	157.5 acres (75% of gross acreage)	105 (50% of gross acreage)	105 (50% of gross acreage)
Greenspace Conservation (Off-site)	N/A	N/A	52.5 acres (25% of gross acreage)	52.5 acres (25% of gross acreage) + 210 acres (density bonus conservation requirement)
Total Greenspace Conservation	66 acres (31.5% of gross acreage)	157.5 acres (75% of gross acreage)	157.5 acres (75% of gross acreage)	367.5 acres (75% of gross acreage + density bonus)

Come back on Wednesday at 6pm!



