# Growth & Conservation Workshop Part II

Street Plans | 04.29.24













# 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

Fall Charette Kick-off Workshop Fall Charette Wrap-up Presentation Growth & Conservation Workshop I

Growth & Conservation Workshop II

Town Plan & Unveiling Meeting

June 13, 2024

October 23, 2023

October 27, 2023

February 15

April 29 - May 1

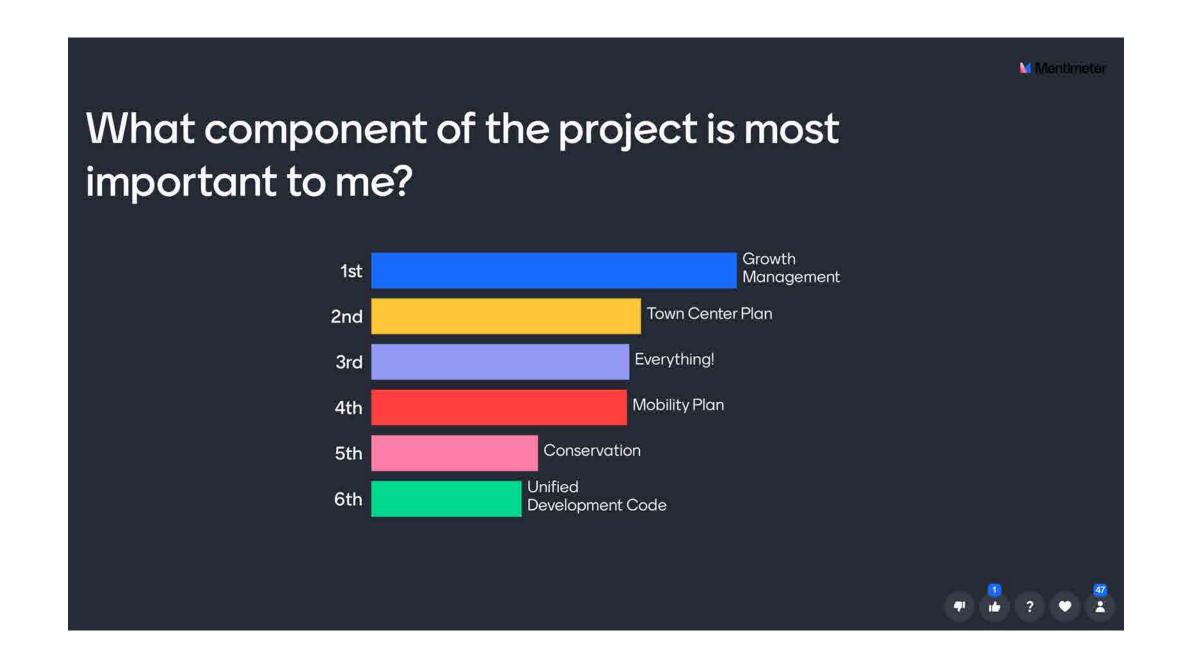
TBD







# **Your Core Values**

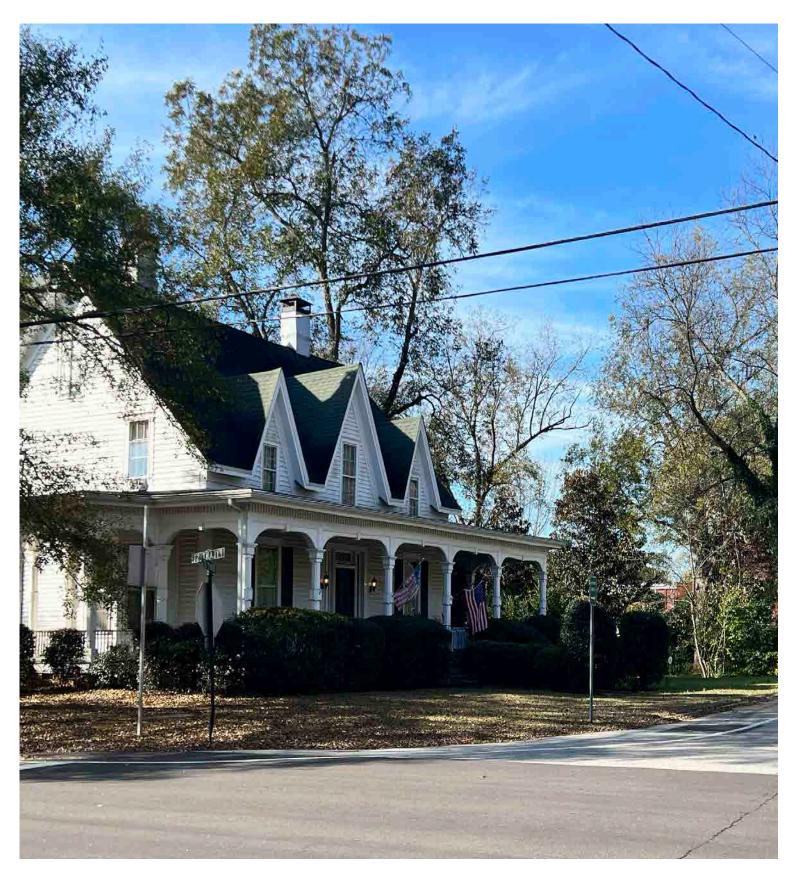


# What should growth and conservation look like?

# Understanding the town character

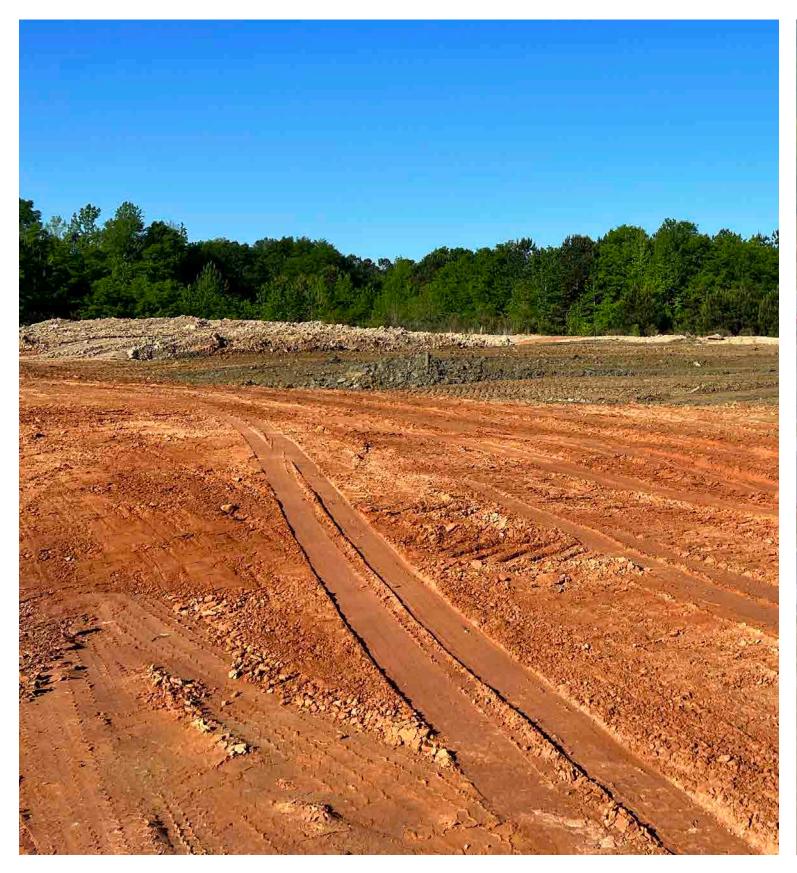


# Understanding the town character





# 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

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







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

## Towr

Main Street Retail Large Commercial

Natural

Compact

# **Compact Development**



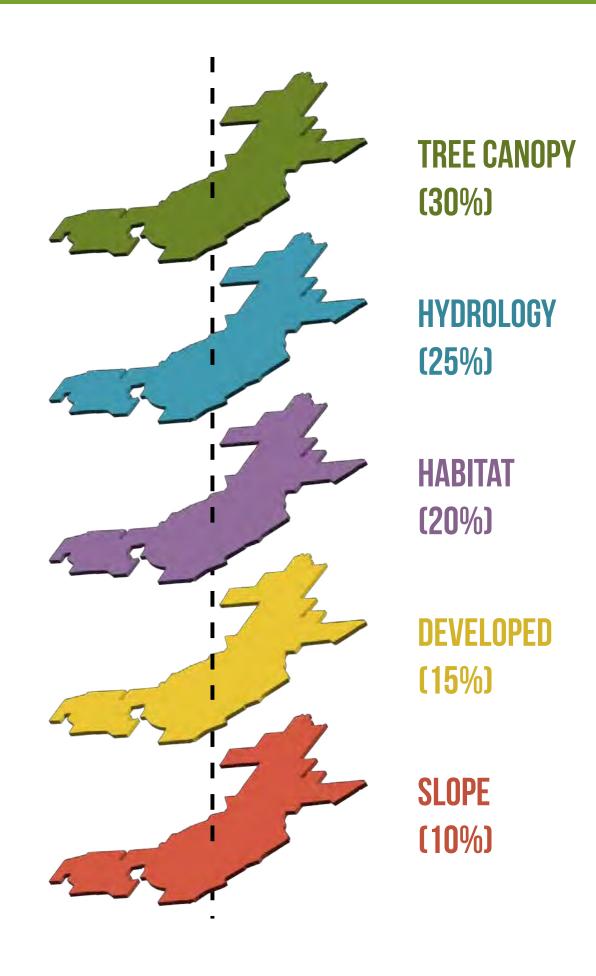
# Where should growth and conservation take place?

# **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 cateogry together for a final score per parcel
- 4. Identify clusters of high scoring, high ecological-value parcels

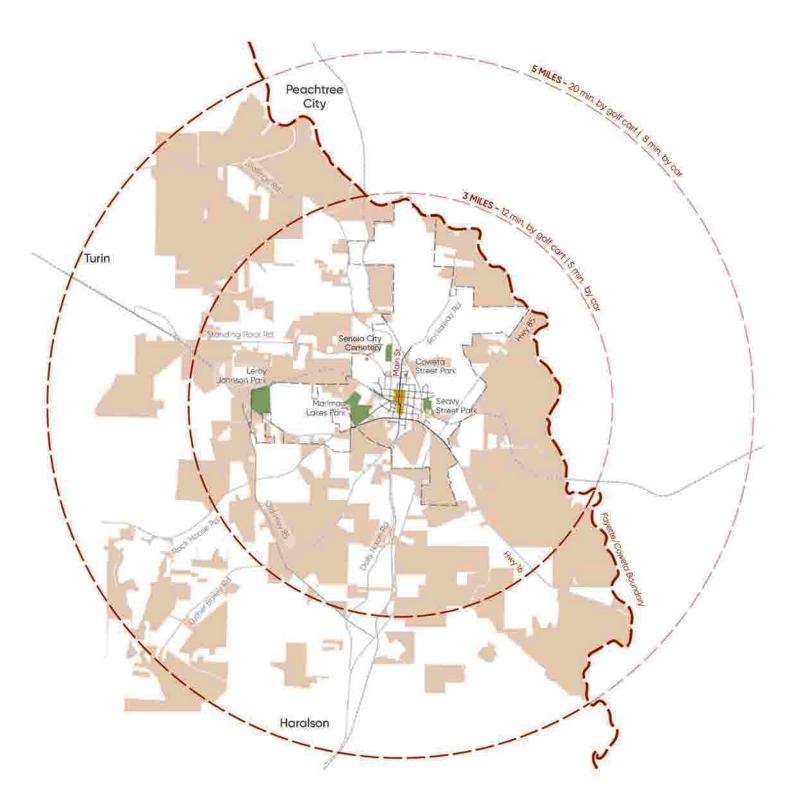
## Additional notes:

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

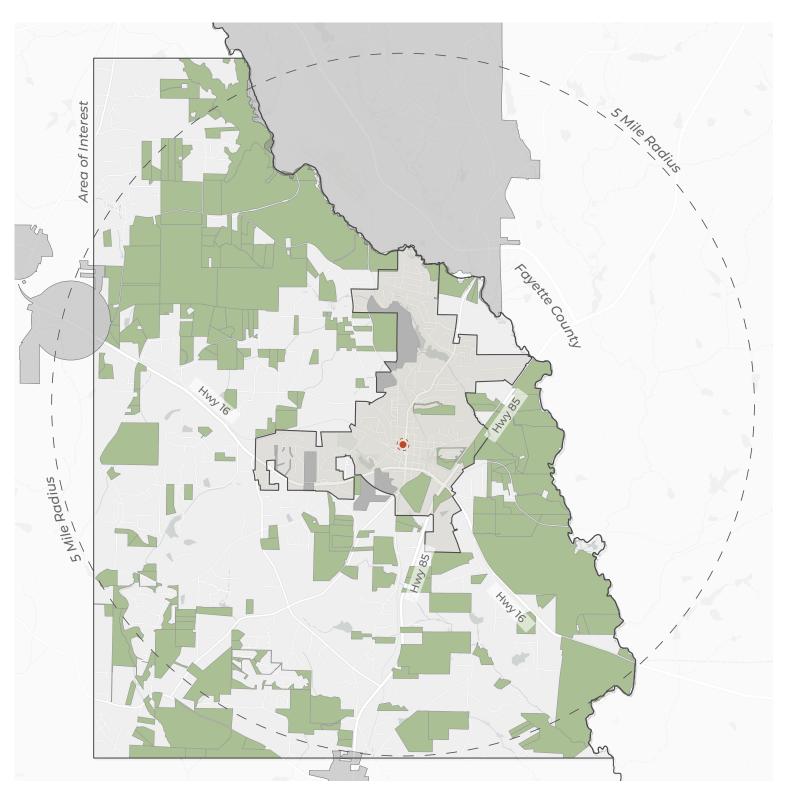




# Workshop Part I Feb. 15th, 2024



**Developable Parcels** 



**Highest Ecological Value Parcels** 

# Workshop Part I Feb. 15th, 2024



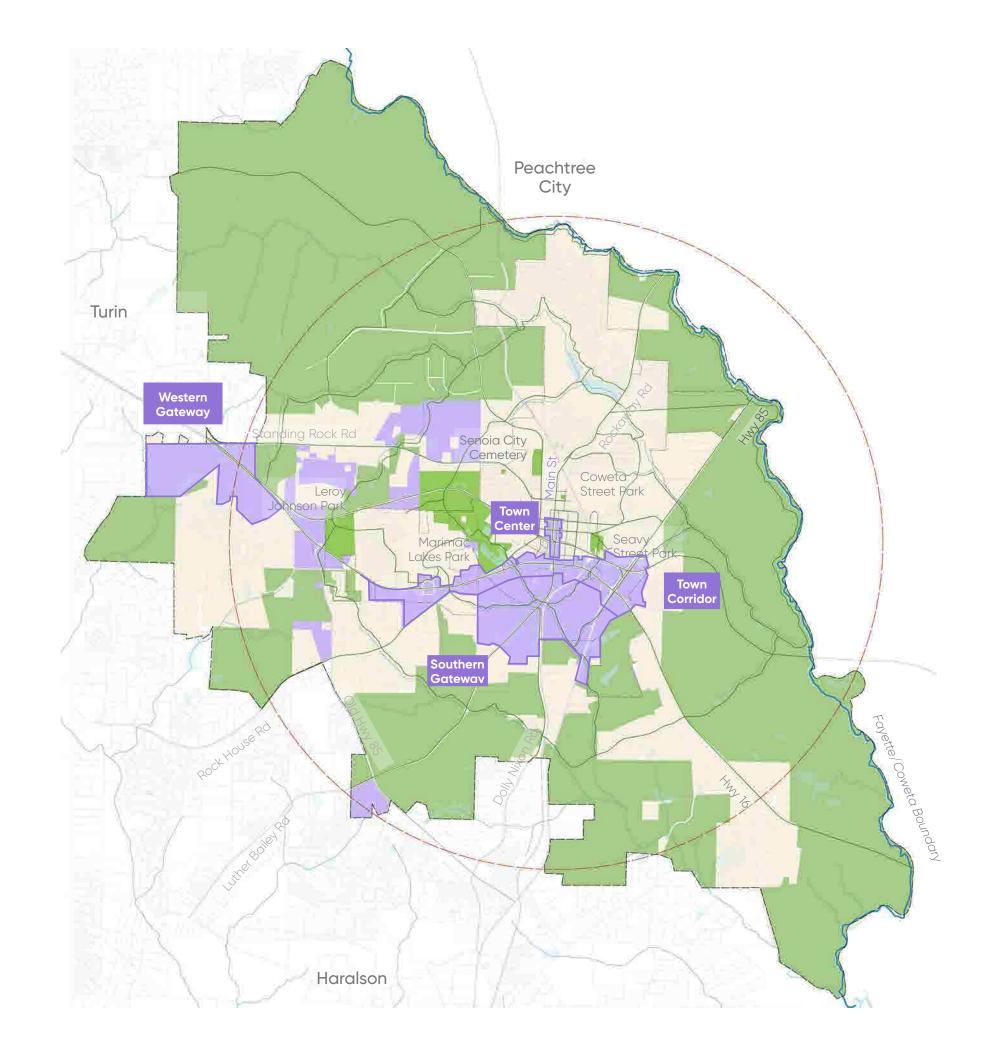


# Growth Nodes & Conservation Cores

Align growth and mobility
 to encourage active transportation

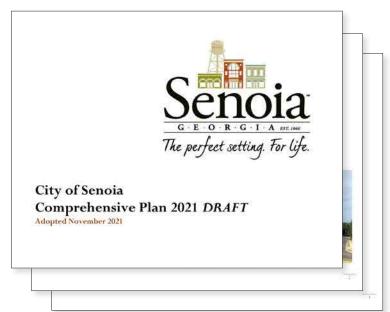
2. Preserve high-ecological value land regionally & at parcel level

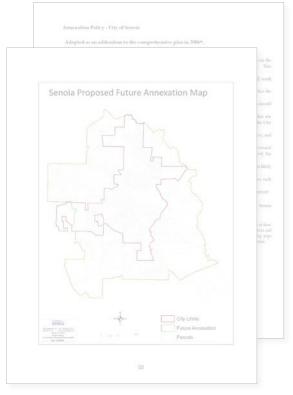




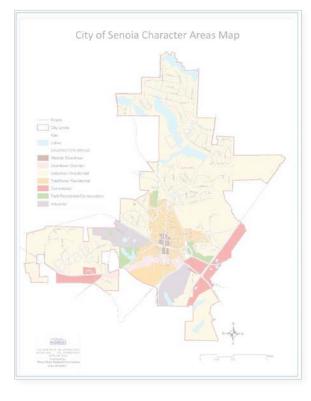
# How can we shape future decisions?

# Policy Framework









Character Areas Map (Land Use)



**Zoning Map** 

## **Comprehensive Development Plan**



## **Unified Development Ordinance**

### CHAPTER 102. HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE CHAPTER 102-A. UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATION ARTICLE I. GENERAL PROVISIONS Sec. 102-A-1.1. Title. (1) Contents of Titles. The regulations of title 25 shall be known and may be consists of four (4) titles: Title 102-A. Unified Development Ordinance Administration; Title 102-B, Land Use and Zoning; Title 102-C, Development and Permitting; and Title 102-D. Rules of Interpretation and Definitions, Title 102-A contains regulations generally applicable to the City of Hogansville 102-B serves as the City of Hogansville Zoning Ordinance and, together with the additional sections noted in subsection (2) below as well as the Official Zoning Map, is intended to constitute a Zoning Ordinance within the meaning of O.C.G.A. § 36-66-1 et seq. Title 102-C regulates development rules of interpretations and definitions applicable to titles 102-A, 102-B, and (2) Zoning Procedures Act Compliance. Titles 102-A, excluding section 102-A-1-9, and 102-B constitute Zoning Ordinances within the meaning of O.C.G.A. § 36-66-1 § (Zoning Procedures Act), as does section 102-D-1-1 of Title 102-D as well as all defined words and terms in section 102-D-1-2 that are contained in, or referred to in, titles 102-A or 102-B. Collectively, these sections shall be known and may be cited as "The Zoning Ordinance of the City of Hogansville" or "Zoning Ordinance". All other sections of the UDO

## **Annexation Policy**



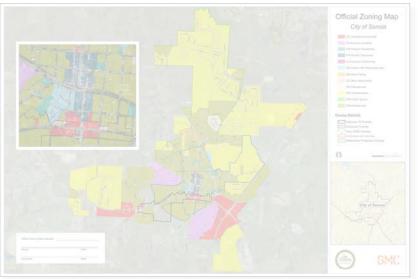
### **Subdivision Ordinance**

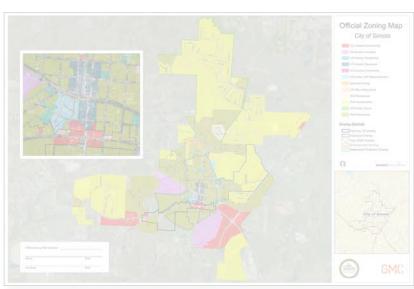


## **Zoning Districts**

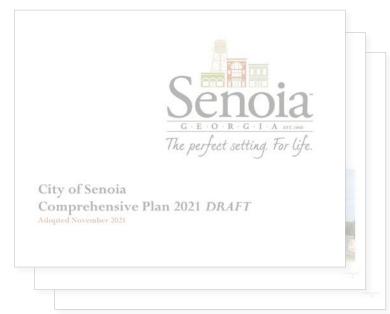
**Character Areas** 

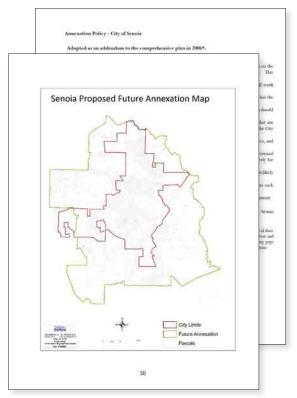




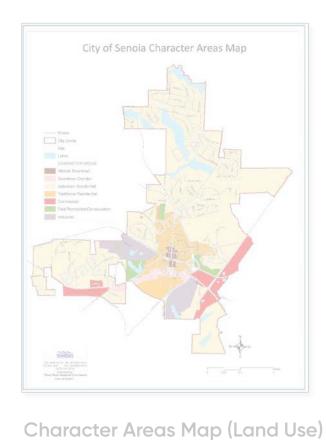


# **Policy Framework**





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## **Comprehensive Development Plan**



## **Annexation Policy**

## Character Areas



## **Zoning Districts**



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## **Zoning Map**

## **Unified Development Ordinance**

CHAPTER 102. HOGANSVILLE UNIFIED DEVELOPMENT
ORDINANCE

CHAPTER 102-A. UNIFIED DEVELOPMENT ORDINANCE
ADMINISTRATION

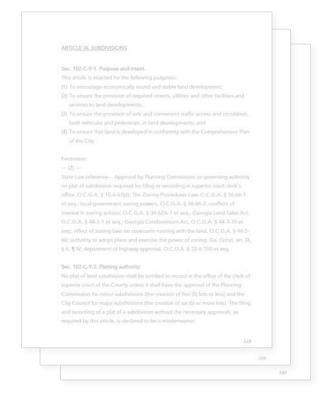
ARTICLE I. GENERAL PROVISIONS

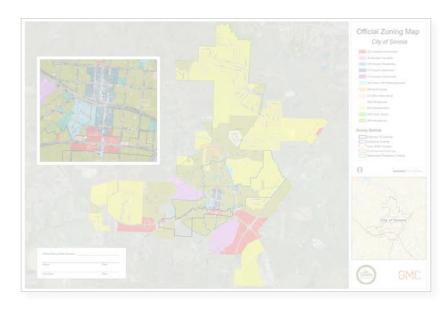
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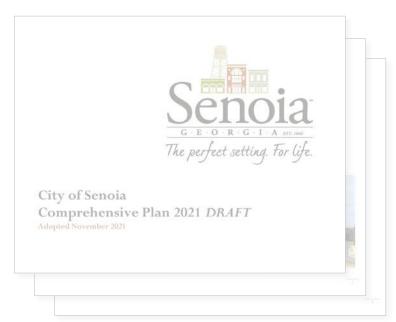
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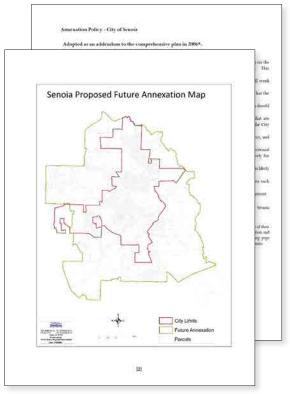
## **Subdivision Ordinance**



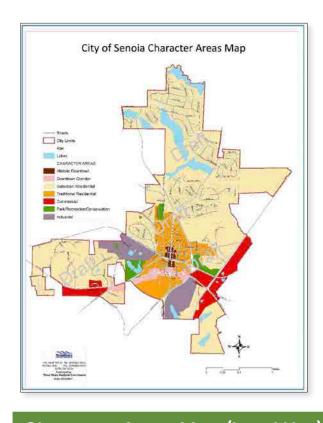


# **Policy Framework**









**Comprehensive Development Plan** 



**Annexation Policy** 

**Character Areas** 

**Zoning Districts** 



Character Areas Map (Land Use)



**Zoning Map** 

## **Unified Development Ordinance**

CHAPTER 102. HOGANSVILLE UNIFIED DEVELOPMENT
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ADMINISTRATION

ARTICLE I. GENERAL PROVISIONS

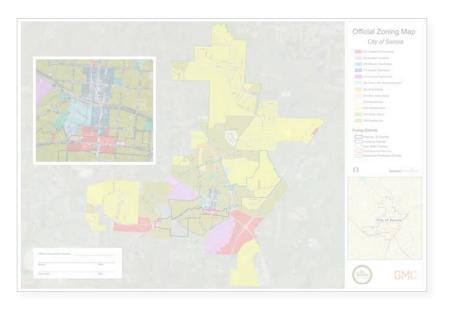
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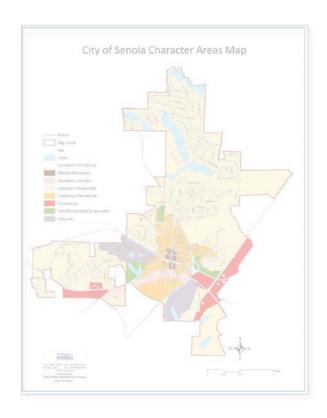
## **Subdivision Ordinance**

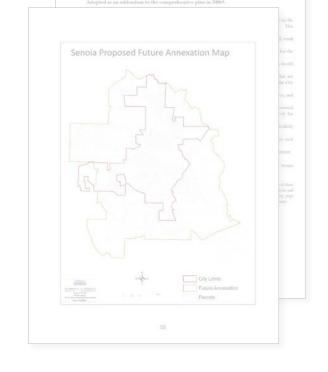








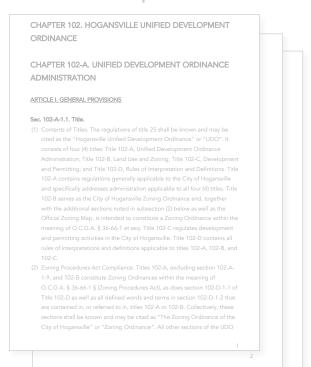




**Comprehensive Development Plan** 



## **Unified Development Ordinance**



**Character Areas** 



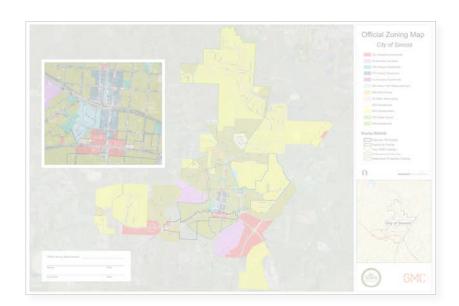
## **Zoning Districts**



Character Areas Map (Land Use)



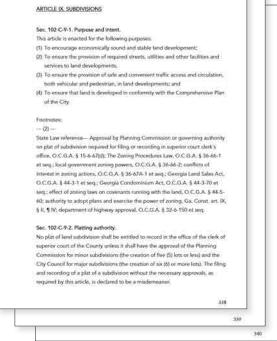
## **Zoning Map**



**Annexation Policy** 



## **Subdivision Ordinance**



# **Compact Development**



# Regional Scale Conservation



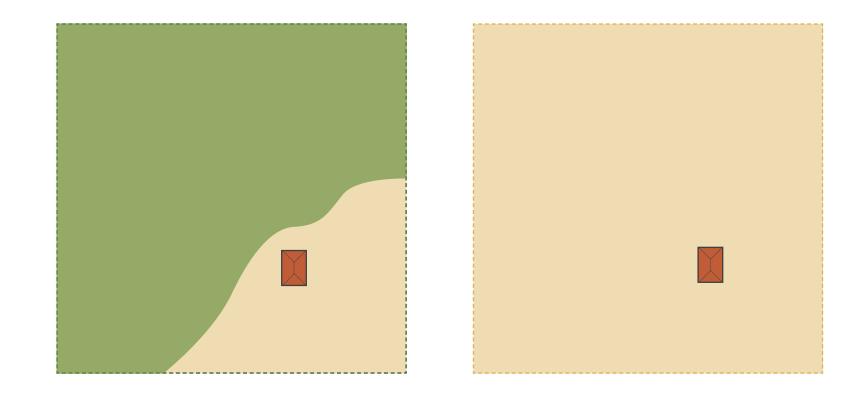
# **Site Scale Conservation**



# Density v. Lot Size

R-40: 1 unit / acre

R-40C: 0.9 unit / acre



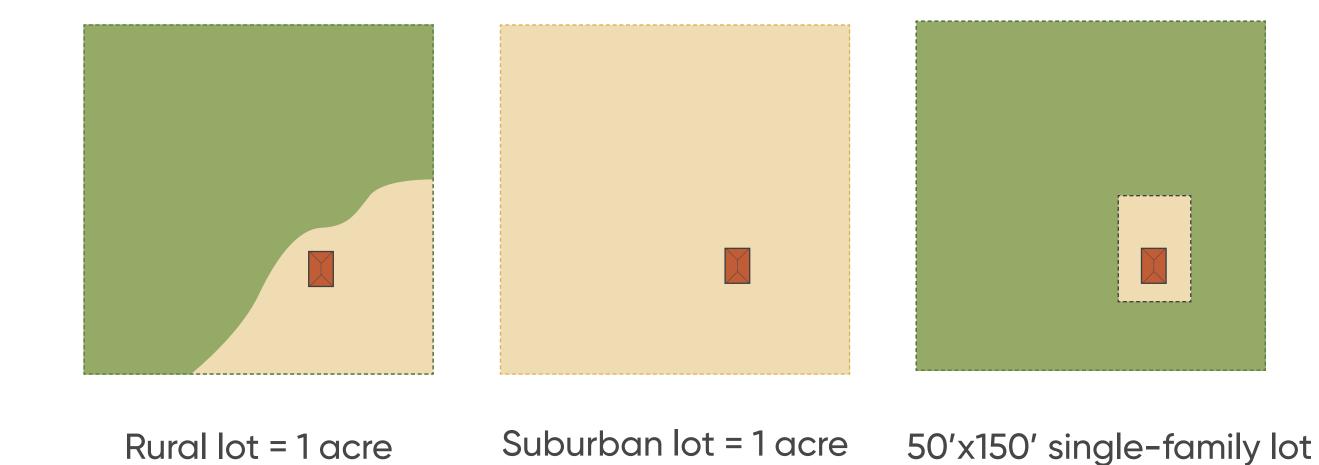
Rural lot = 1 acre

Suburban lot = 1 acre

# Density v. Lot Size

R-40: 1 unit / acre

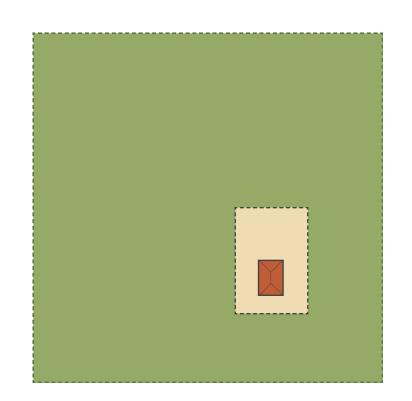
R-40C: 0.9 unit / acre



# **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

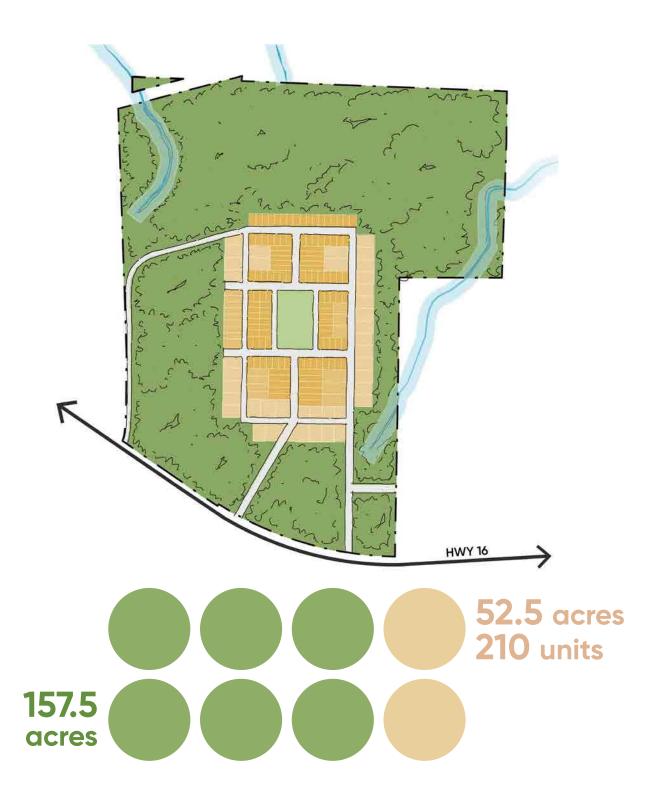


# **On-site conservation**



Less than 40% of site is preserved

Sprawl Development (Fieldstone)



75% of site is preserved

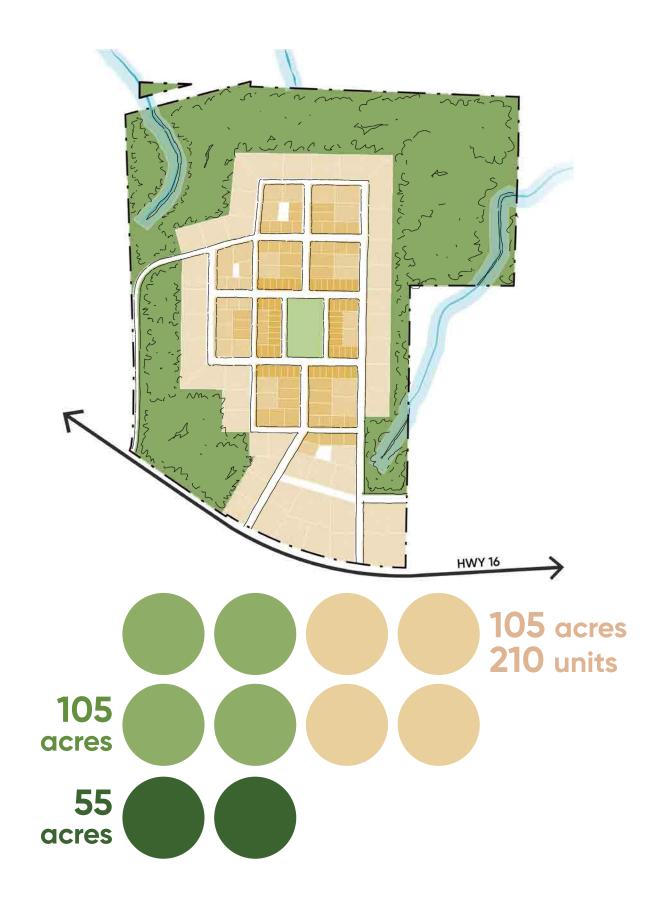
**Compact Development** 

# **On-site conservation**

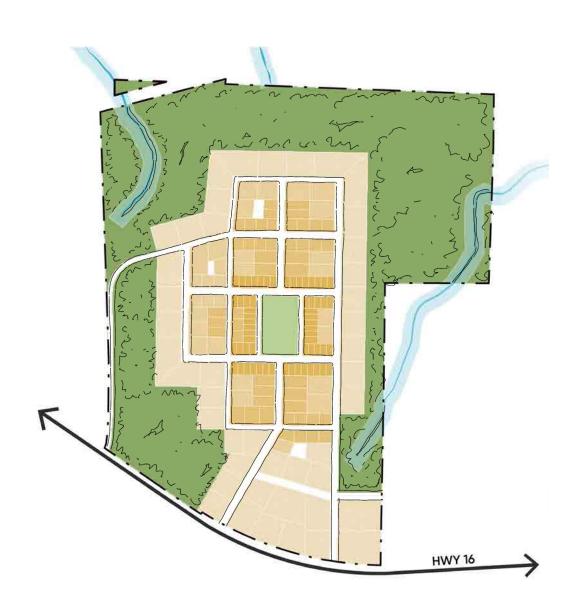


Less than 40% of site is preserved

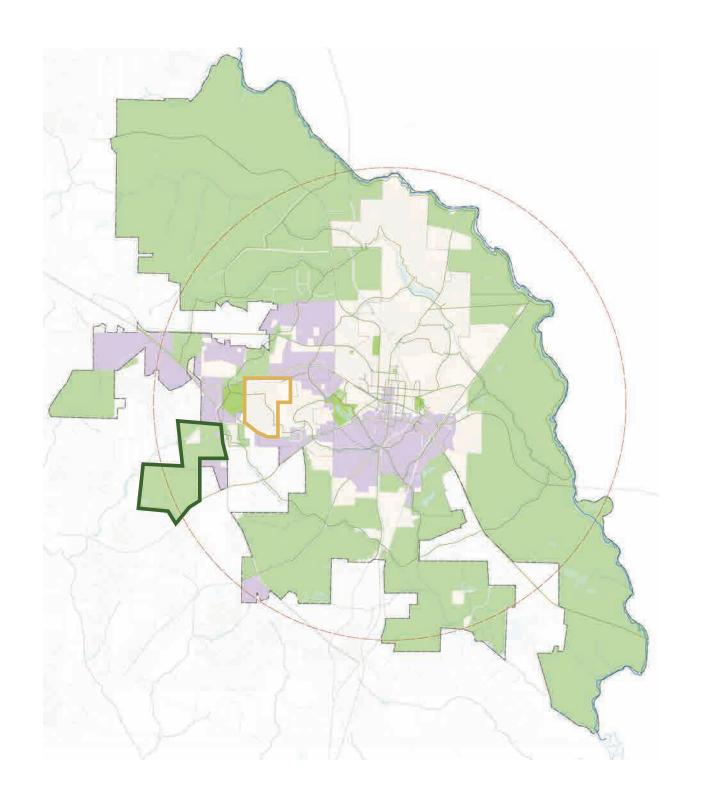
Sprawl Development (Fieldstone)



# Off-site conservation & density bonus



Increased density onsitein exchange for off-site conservation



# Village



Allows for everything in neighborhood districts plus:

Triplexes & Quadplexes



Townhomes & Live/Work



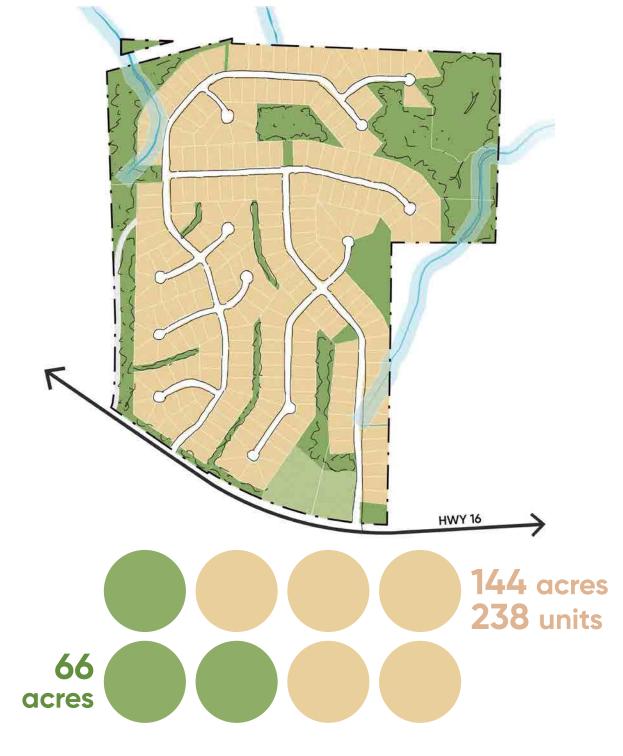
Lofts



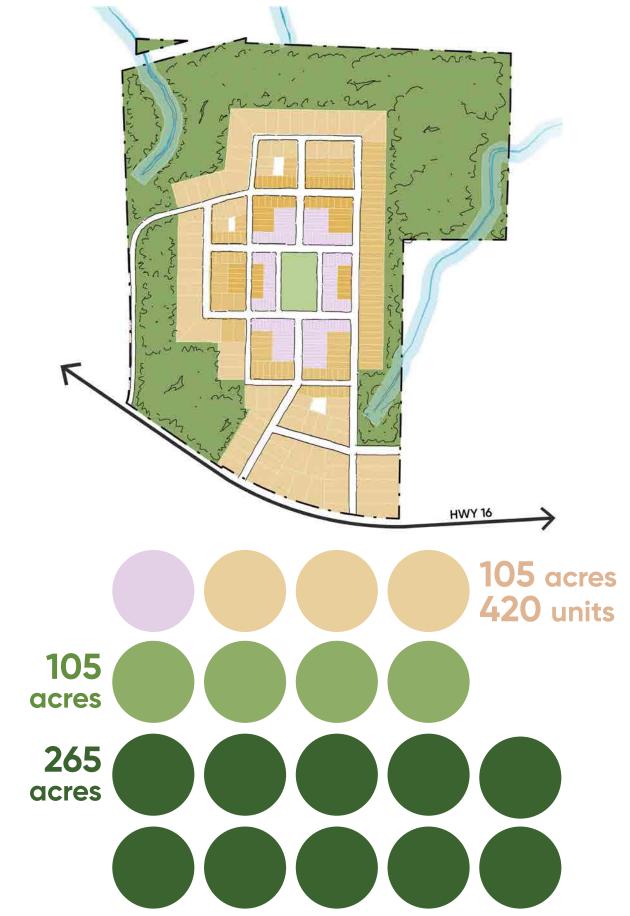
Small Retail



# Off-site conservation & density bonus



Sprawl Development (Fieldstone)

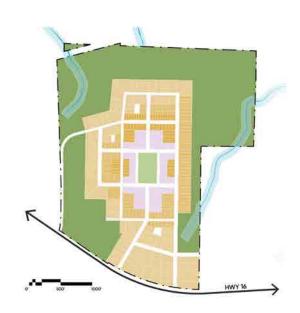


# **Subdivision Requirements**









	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 conser- vation 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!



