

Forsyth County
Comprehensive Plan

Buford/GA 20 East Subarea
Land Use Report

September 25, 2003



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I. Introduction

A) Purpose

In preparing the 2003 Update to the Forsyth County Comprehensive Plan, the County initiated an ambitious public involvement process. In order to better analyze the County's needs and elicit a higher degree of community participation, the county was divided into ten planning subareas (**Figure 1**) with individual committees established to develop specific land use policies and a future land use map for their subarea. The subarea boundaries were determined by a variety of factors including: physical barriers, historical communities, economics and transportation corridors.



This information was gathered to help enable the community to look at where they are today, how they got there and where they want to go in the future. Included in this document are the findings from the land use inventory and assessment for the Buford/GA 20 East subarea, as well as the recommendations of the Buford/GA 20 East Subarea Advisory Committee. The membership of the committee and the meeting dates can be found in the **Appendix**.

B) Scope

The following report provides a current “snapshot” of the Buford/ GA 20 East subarea. First, a description of existing land uses in the subarea is provided, along with an existing land use map and summary table. This is followed by an inventory of environmentally sensitive areas. These two sets of information allow the community to identify those sections of the subarea that could potentially be developed in the future, as well as those areas that should be protected from development pressures.

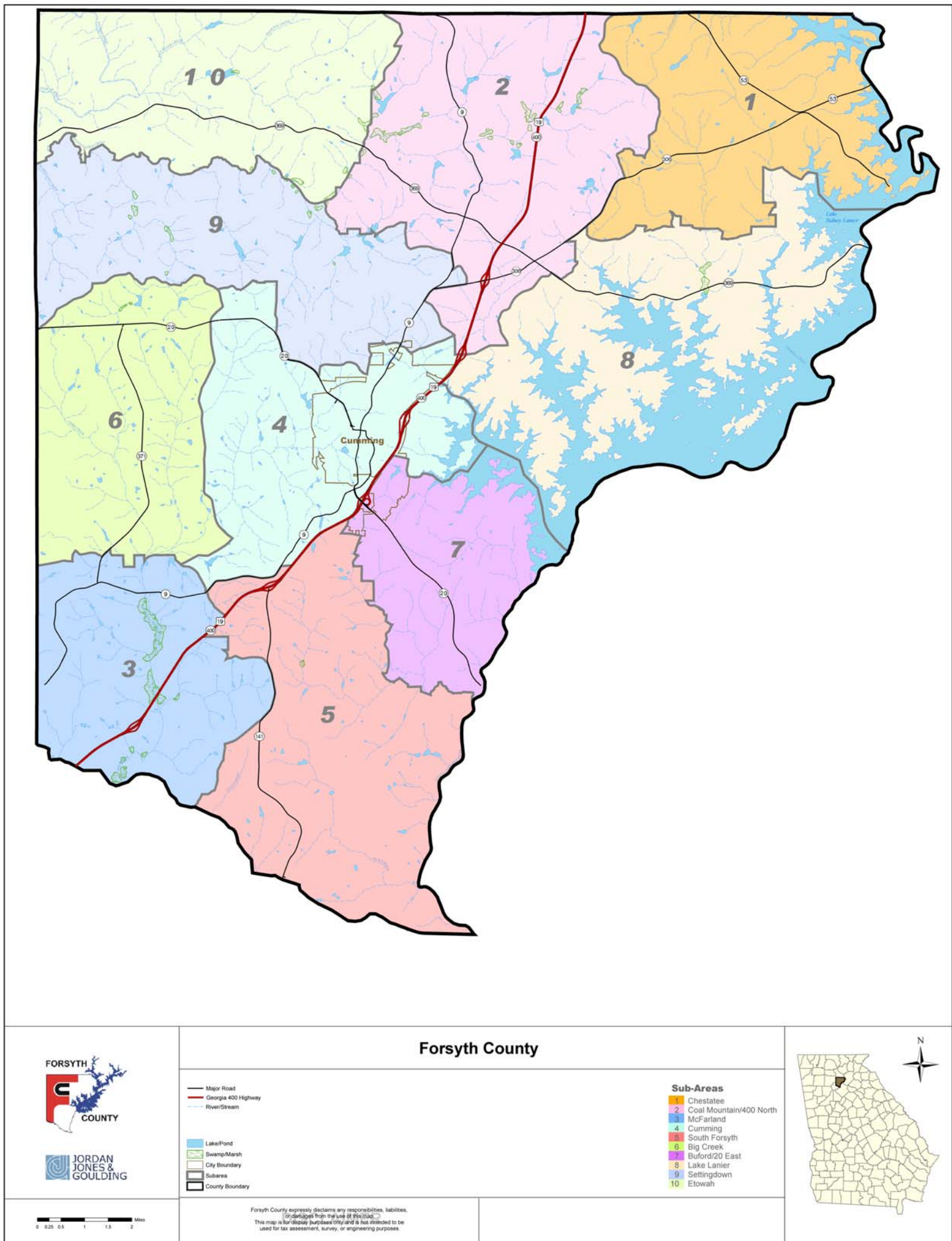
Following this inventory, there is an examination of the historic development patterns in the Buford/GA 20 East subarea. This includes a discussion of demographic changes in the subarea between 1990 and 2000, as well as an estimate of land consumption during the last decade. There is also a summary of the historical factors that have led to the current development patterns.

An examination of future development trends is also provided. This includes an assessment of the future sewer and transportation infrastructure needs, as well as the identification of transitional areas that could potentially be redeveloped. Forsyth County's land use polices are also examined in order to determine what is allowed to develop under the current regulations. Finally, this report includes the subarea vision and policy recommendations developed by the Buford/ GA 20 East Subarea Advisory Committee, and a copy of the future land use map for the subarea.

C) Location

The Buford/20 East subarea is located on the eastern side of Forsyth County. Buford Highway (GA Hwy 20) cuts diagonally through the center of the subarea. The general boundaries

Figure 1
Forsyth County Subarea Locations



include the Chattahoochee River and Gwinnett County to the east, the South Forsyth subarea to the south, the Cumming subarea to the northwest, and the Lake Lanier subarea to the northeast.

II. Inventory of Existing Conditions

A) Description of Existing Land Uses

A comprehensive land use survey was conducted for Forsyth County in the Summer of 2002 using tax parcel maps, aerial photographs and field review. In April 2003, JJG conducted a field review and a review of aerial photographs to verify the land uses in the Buford/GA 20 East subarea. These land uses are shown on **Figure 2** on the following page and summarized in **Figure 3** below.

Figure 3: Buford/ 20 East Existing Land Use, 2003

Land Use	Acres	Percent
Residential	3,981.00	45.07%
Undeveloped	2,333.95	26.42%
Parks/Recreation/Conservation	1,089.95	12.34%
Road Right-of-way	736.95	8.34%
Commercial	298.42	3.38%
Agriculture	233.32	2.64%
Institutional/Public	158.98	1.80%
Buford/20 East Total	8,833.03	100.00%
Total Sq. Miles for Sub Area	13.8	--

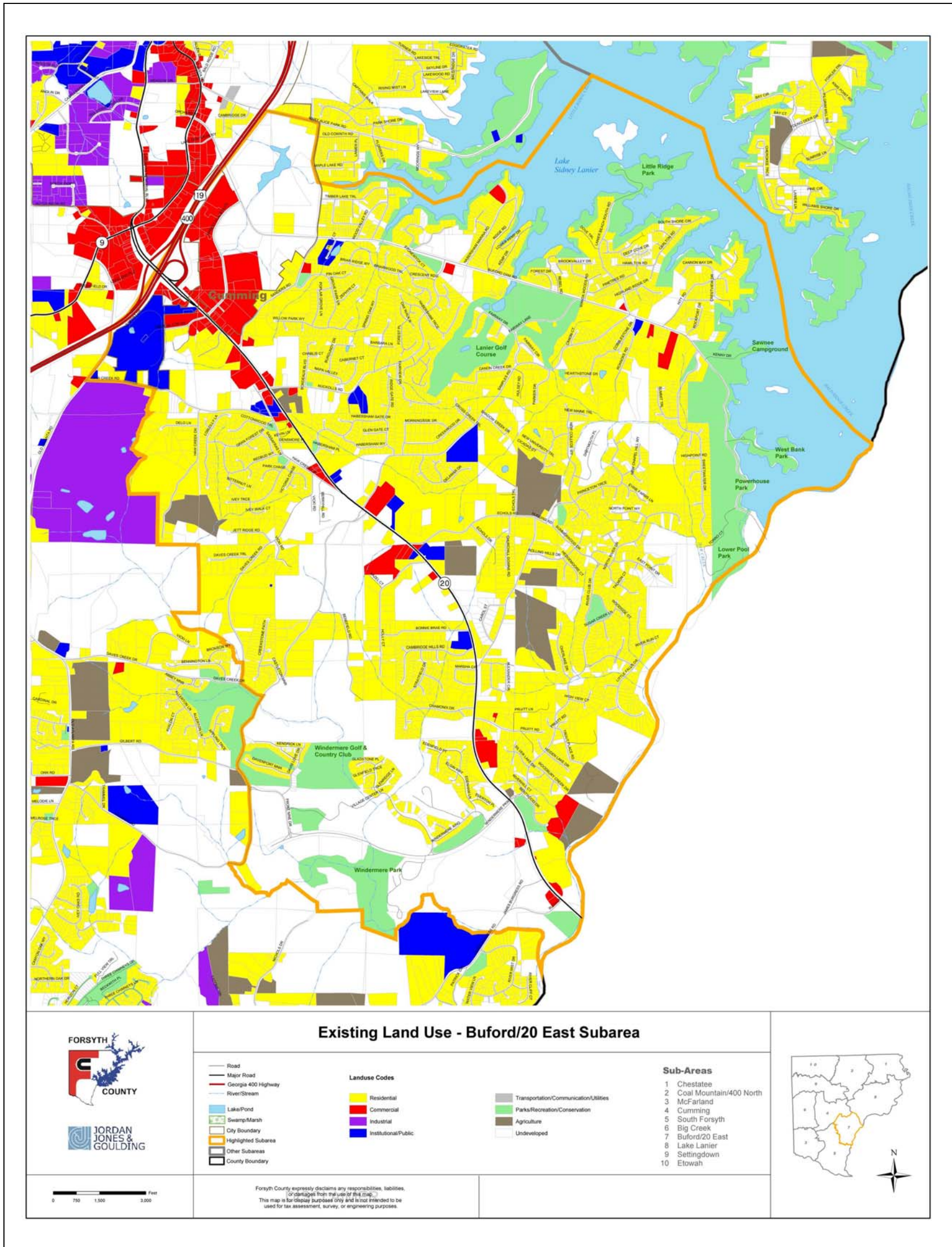
As indicated in the table above, the largest land use category in the Buford/GA 20 East subarea is residential land, comprising almost 45 percent of the subarea. Residential development is largely concentrated on the northern part of the subarea, particularly along the lake's perimeter. In fact, nearly all lake frontage parcels are either residential development or public conservation lands.

The second largest category is undeveloped land, which makes up almost 26 percent of the subarea. Undeveloped land is found primarily south of I-20 near Windermere Park and the Windermere Country Club. Much of this land will soon be developed as part of the Windermere mixed use development.

The third largest area is Parks/Recreation/Conservation which accounts for the large amount of land owned by the U.S. Army Corps of Engineers around Lake Lanier, and other private and public parks in the area. There is very little land in agriculture or industrial uses. Commercial uses are abundant in the western part of the subarea where the interchange of GA 400 and GA 20 in Cumming form a commercial hub. Some commercial development has moved down GA 20 toward the southern end of the subarea, but this development is widely scattered along the corridor.

Overall, this subarea has more of a bedroom community than other subareas, with its extensive amount of new residential growth. This is largely due to the impact of the lake, which has been well developed for many years. Future growth in the area will likely be caused by spillover growth from the North Fulton and Gwinnett areas.

Figure 2
Buford/GA 20 East Subarea Existing
Land Use



B) Environmentally Sensitive Areas

1. Historic Resources

In the mid-1990s a historic resources inventory was completed for Forsyth County. The Historic Resources Survey Report identified 490 historic resources in unincorporated Forsyth County. Eleven (11) of these historic resources were located in the Buford/GA 20 East subarea. None of these sites are on the National Register of Historic Places.

2. Water Resources

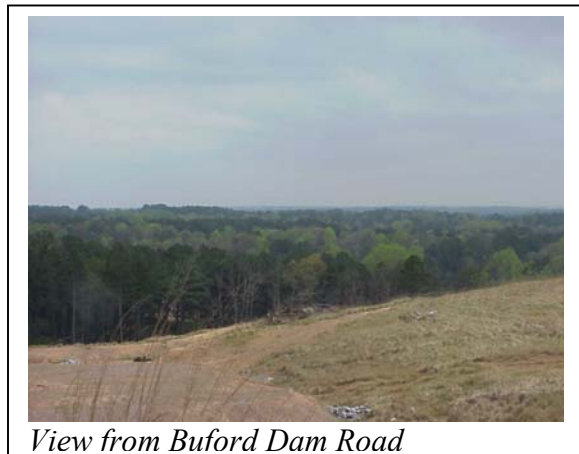
There are 782 acres of 100-year floodplains in the Buford/GA 20 East subarea. Development in these floodplains is regulated in this area by the Federal Emergency Management Agency, the Georgia Floodplain Management Program of DNR and by local ordinances. Most of the floodplain associated with the Buford/GA 20 East area is located along tributaries of the Chattahoochee River, such as Haw Creek and Daves Creek.

There are only 1,804 acres of land associated with groundwater recharge areas in the Buford/GA 20 East subarea. Significant recharge areas have been mapped by the Georgia Department of Natural Resources at the state level. If a significant recharge area is identified, the local government must comply with the Official Code Georgia Annotated 12-2-8. This Code outlines restrictions on locating landfills and hazardous waste facilities, above ground chemical or petroleum storage tanks, agricultural waste, impoundment sites, septic tank drain fields, slow rate land treatment, storm water infiltration basins, and waste treatment basins.

The largest recharge area in the Buford/GA 20 East subarea is located in the central portion of the subarea on either side of GA 20 near its intersection with Echols Road. This area boasts the majority of the subarea's agricultural land, but is primarily residential and undeveloped land. Since Forsyth relies on Lake Lanier for drinking water, the possibility of ground water contamination does not pose a significant threat to public safety.

3. Steep Slopes

There are 2,992 acres of steep slopes (15% grade or greater) in the Buford/GA 20 East subarea. These slopes are found mostly along the periphery of the subarea funneling water into the subarea's streams. Larger concentrations of steep slopes are found in the southern and eastern portions of the study area.



4. Conservation & Park Lands

There are several parks in this subarea, with the majority of them located near the older residential development by the lake. These parks include Lower Pool Park, West Bank Park, Powerhouse Park, Sawnee Campground and Little Ridge Park. Windermere Park is located in the southern portion of the subarea along James Creek, the only park not bordering the lake in the subarea. There are also two golf courses, the Windermere Golf and Country Club to the south and the Lanier Golf Course to the north.

The locations of the natural and cultural resources in the Buford/GA 20 East subarea are shown on the map included as **Figure 4**.

C) Historic Development Patterns

1. Demographics

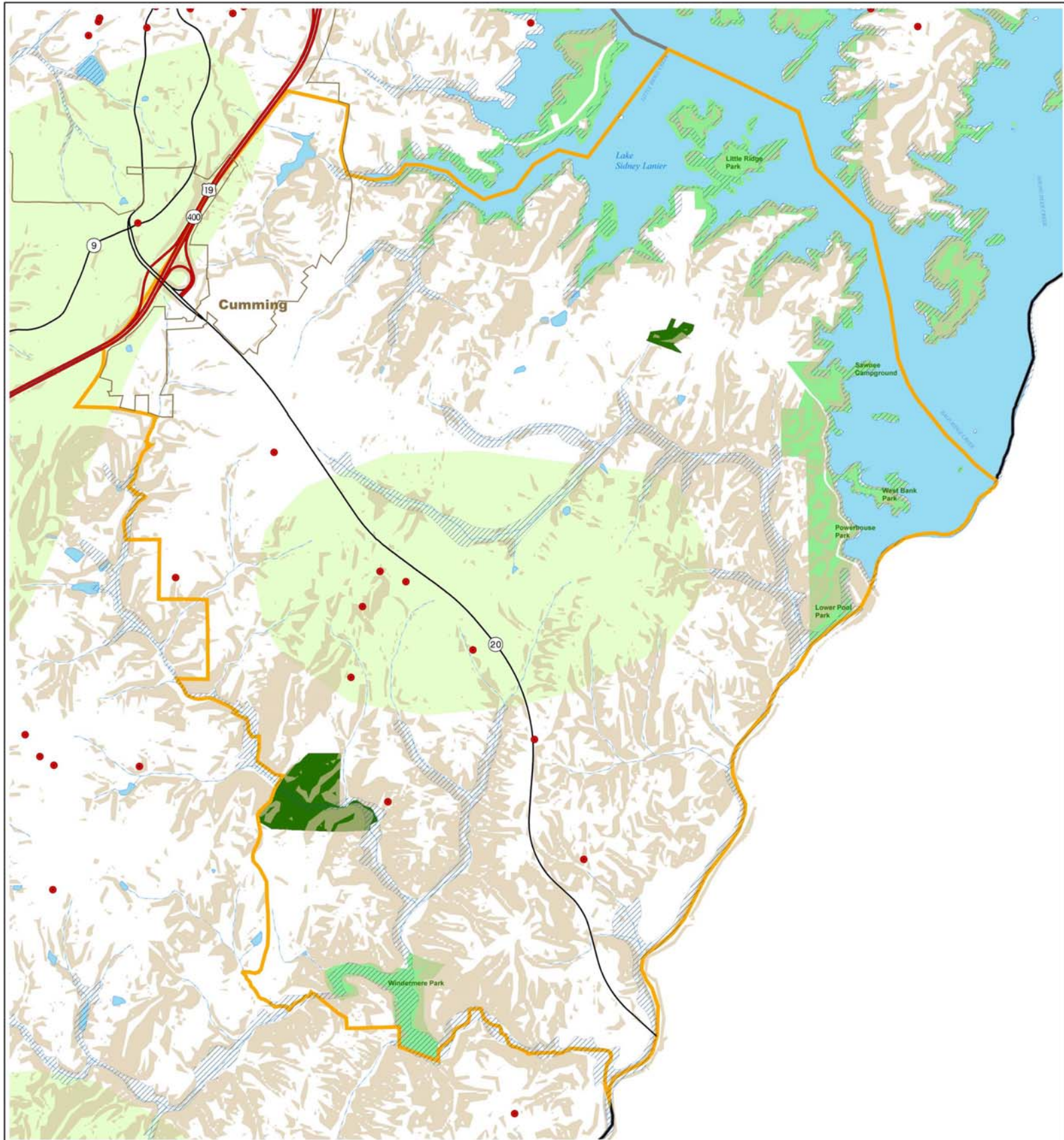
In 2000, the population of the Buford/GA 20 East subarea totaled 8,711. This is an increase of 118% percent since 1990, very similar to the county as a whole which grew at a rate of 123%. The population density of the area is 567 people per square mile, somewhat more dense than the county as a whole which has 436 people per square mile .

The Buford/GA 20 East subarea is 96 percent white, similar to the county which is 95 percent white. The age distribution figures indicate the majority of residents in this area are between 30-39 years (nearly 20 percent) with the 5 to 17, 40 to 49 and 50 to 64 age cohorts all very close behind. The largest increase in age distribution has been for the 50 to 64 age cohort, with children under 5 coming in second. The 40 to 49 and 5 to 17 age cohorts are also experiencing large growth rates. By contrast, the slowest increase of any age cohort was the 22 to 29 group which grew by less than 5 percent. **Figure 5** provides a comparison of the demographic statistics for the area for 1990 and 2000.

The number of housing units in the Buford/GA 20 East subarea increased notably during the 1990s. In 1990, there were 1,764 housing units and by 2000 the number of units increased to 3,287, an 86 percent increase. While the population increased at nearly the same rate as the county (118 percent compared to 123 percent), housing units lagged slightly behind in proportion as the county housing unit growth rate exceeds 116 percent and Buford/GA 20 East stands at 86 percent. This suggests that in comparison to the county, housing sizes are becoming slightly larger, an expected phenomenon given the amount of families in the subarea. During the 1990s the vacancy rate was more than cut in half, dropping from 13.3 percent in 1990 to 4.9 percent.



Figure 4
 Buford/GA 20 East Natural and Cultural Resources








 <p>FORSYTH COUNTY</p>  <p>JORDAN JONES & GOULDING</p>	<p align="center">Natural and Cultural Resources - Buford/20 East Subarea</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> — Major Road — Georgia 400 Highway — River/Stream — Lake/Pond — Swamp/Marsh — City Boundary — Highlighted Subareas — Other Subareas — County Boundary </td> <td> <ul style="list-style-type: none"> • Historic Sites ▨ 100-Year Flood Zone ▨ Steep Slopes > 15% ▨ Public Conservation Lands ▨ A2 - Agricultural Zoned Property ▨ Recharge Areas </td> </tr> </table>	<ul style="list-style-type: none"> — Major Road — Georgia 400 Highway — River/Stream — Lake/Pond — Swamp/Marsh — City Boundary — Highlighted Subareas — Other Subareas — County Boundary 	<ul style="list-style-type: none"> • Historic Sites ▨ 100-Year Flood Zone ▨ Steep Slopes > 15% ▨ Public Conservation Lands ▨ A2 - Agricultural Zoned Property ▨ Recharge Areas 	<p>Sub-Areas</p> <ol style="list-style-type: none"> 1 Chestatee 2 Coal Mountain/400 North 3 McFarland 4 Cumming 5 South Forsyth 6 Big Creek 7 Buford/20 East 8 Lake Lanier 9 Settingdown 10 Etowah 
<ul style="list-style-type: none"> — Major Road — Georgia 400 Highway — River/Stream — Lake/Pond — Swamp/Marsh — City Boundary — Highlighted Subareas — Other Subareas — County Boundary 	<ul style="list-style-type: none"> • Historic Sites ▨ 100-Year Flood Zone ▨ Steep Slopes > 15% ▨ Public Conservation Lands ▨ A2 - Agricultural Zoned Property ▨ Recharge Areas 			
	<p align="center"><small>Forsyth County expressly disclaims any responsibilities, liabilities, or damages from the use of this map. This map is for display purposes only and is not intended to be used for law assessment, survey, or engineering purposes.</small></p>			

Figure 5
Buford/GA 20 East Subarea Demographics
1990 – 2000

	1990	2000	Percent Change
Total Population	3,990	8,711	118.3%
<i>Racial and Cultural Distribution*</i>			
White	3,973	8,451	112.7%
Black or African-American	1	37	4,301.1%
Asian	6	44	612.0%
Hispanic or Latino of any race	48	256	438.2%
<i>Age Distribution</i>			
Under 5	326	758	132.7%
5 to 17	670	1,635	144.0%
18 to 21	183	241	31.9%
22 to 29	557	582	4.4%
30 to 39	825	1,729	109.5%
40 to 49	660	1,579	139.4%
50 to 64	515	1,555	202.0%
65 and over	302	632	109.1%
<i>Housing</i>			
Total Units	1,764	3,287	86.3%
Occupied	1,529	3,125	104.4%
Vacancy Rate	13.3%	4.9%	-8.4%%
Owner Occupied	1,260	2,888	129.2%
Renter Occupied	269	237	-11.9%
* Note: The racial and cultural distribution numbers total to a sum larger than the total population. Hispanic is a cultural descriptor and is not exclusive of race.			

in 2000. The housing units in this area are largely owner-occupied at 92 percent, while the remaining 8 percent are renter-occupied. The number of owner-occupied units increased by 104 percent during the 1990s.

2. Development Activity

It is estimated that since 1990 approximately 15 percent, or 1500 acres have been developed in this subarea. The majority of this development has been residential. Within the city limits of Cumming, some new big box commercial and the hospital have also been built around the intersection of GA 20 and GA 400.

One of the tools the JJG team used to evaluate development activity in the County is the occurrence of Developments of Regional Impact (DRIs) since 1990. A DRI review is required by law to be completed for large-scale developments that are likely to have impacts outside of the jurisdiction(s) where they are located. The Georgia Planning Act of 1989 authorized the Department of Community Affairs (DCA) to establish procedures for intergovernmental review of these large-scale projects. More than 40 DRI reviews have been completed in Forsyth County since 1990, with two of these developments slated to occur in the Buford/GA 20 East subarea. One of these

developments, the Windermere project, is a mixed-use project with office, commercial, housing and recreational uses proposed. This project will take up much of the undeveloped land in the southern tip of the subarea. The second development is the Chattahoochee River Club, a single-family housing development near River Park Court in the southeastern section of the subarea.

D) Future Development Trends

1. Future Infrastructure

One of the primary drivers of development is the provision for public infrastructure, particularly sewer and roads. The availability of sewer allows for higher density land uses such as apartments or small-lot subdivisions (less than one-half acre lots). Roads are also primary drivers of change because they provide access to desired destinations, such as jobs and shopping. Better access leads to a higher land value and a greater likelihood of more intense uses.

There are several transportation improvements planned for the Buford/GA 20 East subarea. By 2005, the eastern section of GA 20 will be expanded to four lanes, the middle section (between Samples Road and Nuckolls Road) will be expanded to six lanes, while the remaining section stretching to GA 400 will go from four to six lanes. No further improvements are expected until 2020, when the section of GA 20 east of Samples Road will be upgraded again, this time to six lanes.



Currently, only the area northeast of GA Hwy 20 in the Buford/GA 20 East subarea has sewer service. This well developed northern half of the subarea falls within the Cumming sewer service area. The southern half of the subarea falls under the county's sewer service area and is slated for sewer expansion over the next five to ten years.

One of the strongest influences on the future development of the Buford/GA 20 East subarea will be continued expansion of the Atlanta urbanized area. Over the last ten years, this southern half of the County has experienced intense development pressure, and this pressure is moving northward along either side of GA 400. Because of this growth pressure, land values in the southern portion of the county are likely to continue to rise making it more economical for higher density development, particularly for those areas closest to GA 400. The residential component of the subarea should continue to thrive as GA 20 provides good east-west access and access to GA 400. As undeveloped land becomes scarcer in the subarea and the southern portion of the county, the demand for more intensive residential development will intensify.

2. Transitional Areas

There are still large tracts of available land for development in the Buford/GA 20 East subarea, so the likelihood of redevelopment is small. Generally, it is more expensive to tear down or renovate existing structures compared to constructing new, so as long as land is available with the same locational benefits as existing structures, new construction is likely to locate on vacant land.

The one major exception to this in the Buford subarea is the aging residential structures along Lake Lanier. There are several small older homes close to the lake that are likely to be redeveloped in the future. The value of lake front property has been rising steadily over the past ten years, as new residents have been moving into the County. Consequently, it is not unusual to find older homes located next to a newly constructed high-end single-family home near the lake. It can be expected that over time, most of these older houses will be replaced with new construction. As this transformation takes place, these smaller non-conforming lots will have to be brought up to existing County standards.

3. Land Use Policies





The 2015 Future Land Use map for the Buford/GA-400 subarea identifies over 60 percent of the area to be developed as large-lot single-family houses, 15 percent to be developed as commercial, industrial, and office/institutional uses, and 25 percent to be conserved as parkland and open space. Current land use policy was analyzed by examining the primary tools of land use including the Unified Development Code and the Land Use Element of the Comprehensive Plan. The JJG team also examined the current zoning and 2015 Future Land Use maps to determine any implications that might arise from those elements.

A difference exists between the way land is currently zoned in Forsyth County and the Future Land Use map. In order to achieve the future land uses that are envisioned in the Comprehensive Plan, large amounts of land would have to be re-zoned. Rezoning would have to occur not only within land use categories, but significant amounts of land would have to be rezoned into entirely different categories. **Figure 6** on the following page shows the amount of land that would have to be rezoned to provide consistency with the 2015 Future Land Use map.

Figure 6
Buford/GA-400 Rezoning to Match the 2015 Future Land Use Plan

			Future Land Use Category				
				60%	3%	5%	7%
			Conservation and Park *	Single Family Residential	Office/ Institutional	Industrial	Commercial
Current Zoning Category	36%	Agriculture	8%	26%	1%	<1%	<1%
	55%	Single-Family Residential	15%	31%	<1%	3%	5%
	2%	Multi-family Residential	<1%	1%			<1%
	1%	Office Institutional	<1%	<1%	<1%	<1%	
	6%	Commercial	1%	2%	1%	1%	<1%

* Note: Conservation and park land can be associated with any zoning category.

-  Indicates that a rezoning is not required to be consistent with the future Land Use Plan
-  Indicates potentially difficult rezoning
-  Indicates rezoning that might be moderately difficult
-  Indicates potentially easy rezoning

The chart included as **Figure 6** shows the amount of land within the Buford/GA 20 East subarea that is intended for conversion from a current zoning category (rows), to a future land use category (columns). Individual cells of the table are currently zoned within a particular category (shown by the row) and intended for a particular future land use category (shown by the column). Percentages within each cell indicate the percentage of total land area that is categorized by a particular zoning category/future land use category combination.

The colored areas of the chart indicate land that is currently intended for a future land use that is different from the way the land is currently zoned. At the present time, approximately 57% of the Buford/GA 20 East subarea is intended to perform the same use as it is currently allowed by zoning (shown by the white areas). To achieve the land uses shown in the current future land use map, 5% of the land will require significant rezonings. Areas shown in red represent required “downzonings” – zoning changes that are traditionally difficult to perform because they further restrict the use of the land. This comprises approximately 38% of the subarea. Areas shown in green represent required “upzonings” – zoning changes that are traditionally easier to perform because they generally increase the allowable uses of the land. This comprises approximately 40% of the subarea.

Approximately 36% of the Buford/GA 20 East subarea is currently intended to be moved away from agricultural zoning, to a mixture of residential (26%) and other uses (2%). Eight percent of the land, currently zoned agricultural, is intended for conservation and/or park use (primarily flood plain). Although the current land use regulations allow single-family residences on land zoned agricultural, this represents a significant conversion of the land’s purpose.

Over the next 10 to 20 years, the Buford/GA-400 area is likely to experience a rapid increase in population. Employment opportunities are likely to take the form of retail and service oriented businesses catering to the needs of future homeowners. The eventual form and density that this future development will take is strongly dependent on the provision of sewer and road improvements. There are no immediate plans now to extend sewer into the area, but the investment in new roads will increase property values and lead to further market interest in single-family residential development.

E) Trend Scenario

1. Methodology

As part of the JJG team's examination of current land use policies and their potential impacts, an analysis of current development trends for the Buford/GA 20 East subarea was performed. It was based upon the existing 2015 Future Land Use map, rezoning history, and real estate market preferences. This analysis had no specific time horizon. It is intended to gain an understanding of the ultimate impact of future development, if such development follows existing trends and is guided by existing land use policy.

In order to accomplish this analysis, the JJG team made several assumptions including:

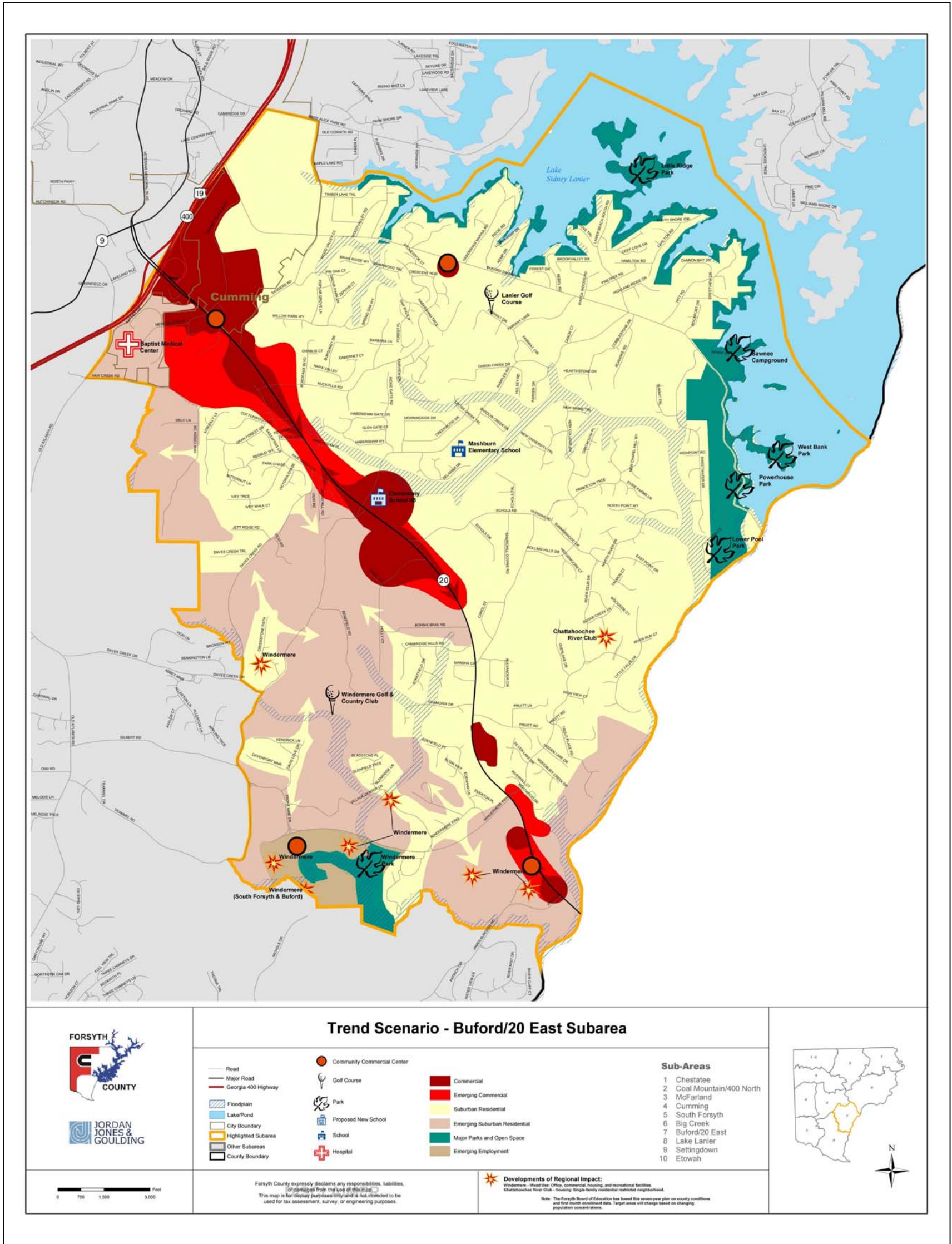
- ◆ Areas that are designated as having future land uses that are more intensive than their existing land uses will be redeveloped;
- ◆ Future development within broad land use categories (for example, "Commercial") will consist of a mix of uses and intensities that mirror the county-wide proportions of land that are currently zoned within that category;
- ◆ Future development restrictions (for example, minimum lot sizes, maximum floor-area-ratios) will be based upon those that are currently expressed in the Unified Development Code;
- ◆ "Density shifting" to accommodate land lying within flood plains will continue to be permitted. In other words, parcels that contain part of their land within flood plains will be allowed to develop at the maximum density permitted, based on the area of the entire parcel, not just the part that is outside the flood plain;
- ◆ Moderately sloping land (>15% but less than 30%) that is designated residential, will eventually be developed; and
- ◆ Sewer and water services will be extended to all areas that require them.

2. Trend Scenario Map

A Trend Scenario map was created in order to illustrate this future land use scenario and it is included on the following page as **Figure 7**. The future that this map indicates is not a given, but a likely scenario of how the area will develop over the next 20 years. This map shows that commercial areas will continue to expand along GA 20, filling in most of this route north of Echols Road and up to GA 400. Little additional commercial growth is likely along the southern strip of GA 20. Residential development will continue to take place along vacant parcels near GA 20, and will begin to fill in the lesser developed southern half of the subarea. As land becomes more scarce in the southern half of the county over the next couple of decades, some of this development may take place at higher densities, particularly as sewer is made available. However, the county is likely more than a decade away from seeing this trend begin.

The implications of this trend scenario include increased demands on public infrastructure, such as schools, water, sewer, roads, police and fire protection. It also indicates that the dramatic changes that the area has experienced over the past ten years are only the beginning of additional changes for the area if current trends continue. The question that this planning exercise poses is one that the citizens of the Buford/GA 20 East area have to answer, and that is "Is this the future that we envision for our community?"

Figure 7
Buford/GA 20 East Trend Scenario



III. Subarea Committee Recommendations

There were two meetings held from May to July 2003 to discuss the development of a land use plan for the Buford/GA 20 East subarea. A list of the meeting dates can be found in the **Appendix**. At the first meeting the inventory of existing conditions for the subarea was presented, and the participants were asked to help craft a vision for the subarea. At the second meeting, a draft land use plan map was presented along with the draft vision and participants were asked to fill out comments cards, which were presented to the subarea committee for discussion and review. The result of this meeting was a revised land use plan map and a list of policy recommendations that the subcommittee would like to present to the Countywide Land Use Steering Committee for possible inclusion in the county's Comprehensive Plan. The results of these meetings are presented below.

A) Buford/GA 20 East Subarea Vision

- The Buford/ 20 East subarea will primarily have residential character with convenient access to recreational, shopping and employment opportunities.
- The GA 400 and GA 20 highway corridors will continue to be an asset for residents of this subarea, providing a connection to jobs and commercial areas.
- New activity centers will be located near the intersection of GA 20 and Sanders Road and GA 20 and Windermere Parkway.
- Appropriate design standards will be adopted to promote quality development throughout the subarea.
- A network of greenways will run throughout the subarea with passive parks and connected trails.
- The subarea's valuable natural resources, including Lake Lanier and the Chattahoochee River, will be preserved for future generations through appropriated buffers and impervious surface restrictions.

B) Policy Recommendations

- Update the Unified Development Code to reflect the Future Land Use Plan.
- The County needs to prepare a Greenway Master Plan that includes connected greenways throughout the County. Existing natural features such as stream banks and groundwater recharge areas could be utilized.
- Need more land in public parks.
- Current Tree Ordinance needs to be strengthened, with a focus on preserving existing trees and requiring more trees in parking lots.
- Control the quality of development along SR 20 with design standards.
- Connect Activity Centers to residential neighborhoods with sidewalks.
- Limit impervious surfaces, promote pervious surfaces.
- Design standards should promote light colored roof tops to reduce urban heat islands and require lighting to face downward.

C) Buford/GA 20 East Land Use Plan Map

The future land use plan is an extension of the goals and values of the community and a culmination of the subarea planning effort. This future land use map is intended to depict a 2025 future land use scenario. The acreages and percentages of each land use are compiled in **Figure 8** and a map showing the location of future land uses is included in **Figure 9**.

There are fourteen land use designations depicted on the future land use map, including three residential designations and six commercial/industrial/mixed-use designations. Below is brief definition of each.

Low Density Residential - This category is intended for single-family detached residential dwellings typically on septic sewer systems. Minimum lot size is 30,000 square feet, or the overall density is up to 1.5 units per acre. Institutional uses that are considered complimentary in this area include churches, schools, and libraries.

Medium Density Residential - Consists of single-family detached residential dwellings typically on sewer, with overall densities from 1.5 to 2.5 units per acre. Institutional uses that are considered complimentary in this area include churches, schools, and libraries. Private recreational uses, such as golf courses, tennis courts, walking trails and swimming pools are encouraged in these areas in developments greater than 50 lots.

High Density Residential - Typical uses include single-family detached and attached dwellings (such as townhouses) as well as multifamily condominiums and apartments, at densities of up to 6 units per acre. These developments should incorporate some amount of central outdoor public space for their residents. A limited number of churches, schools, libraries, other miscellaneous institutional uses and daycare facilities would be complimentary in these areas. An urban-density residential area is usually located near areas of high employment concentration, large commercial nodes, transportation nodes and mixed-use developments. It is essential that these developments include proper buffering between adjacent land uses.

Office Transitional - The Office Transitional category is intended to allow for the redevelopment or transition of residential uses along major roadways to office professional uses. It also allows for new office development that is constructed in a manner consistent and in keeping with the surrounding residential uses. The physical character and design of proposed new structures should be compatible with existing establishments. This category includes small single occupant structures for doctors and or accountants, as well as larger offices with multiple tenants. Businesses that are allowed in this category may provide a product directly to customers on the premises as an accessory to the service, but do not, as a primary activity, involve the manufacture, storage, or distribution of products. These areas should provide employment opportunities in close proximity to residential areas while providing a transition between the more intense commercial areas and residential neighborhoods.

Neighborhood Commercial - This category includes a limited range of retail and service activities to serve the everyday needs of local residents. Limitations should apply to both size and character of individual establishments. The basic character of this category is one that encourages and assures a compatible mixture of residential, office and retail types of land uses. Businesses in this land use

category should be designed to encourage the development of neighborhood scale shopping that offers both goods and products, and the furnishing of selected services.

General Commercial - This category includes standard retail and commercial service activities such as shopping centers, general retailers, specialty shops, grocery stores, drug stores, banks, restaurants, theatres, hotels, dry cleaners and entertainment facilities. These establishments should be located on appropriate transportation corridors to easily serve the public. Visual impacts of these developments should be minimized by requiring buffers, landscaping, and architectural controls.

Activity Center - The Activity Center land use category includes commercial, entertainment, limited residential, and public/institutional land uses typically found in a central business district. The commercial business district (CBD) and urban village (UV) zoning classifications are considered appropriate for developments proposed within the Activity Center classification. Developments within the Activity Center classification may be encouraged to consider additional zoning classifications, based on future revisions to the Forsyth County Unified Development Code. The types of uses that are desirable in this area would be restaurants, specialty retail, governmental offices, low-intensity offices (e.g. accountant or real estate office) and appropriate parking. Uses should be complemented with walking, biking and transit opportunities to provide alternative modes of transportation. Also, any roadway improvements that are considered for this area should carefully consider the scale of the area. Residential uses shall be considered accessory and limited to townhouses or apartments mixed into the commercial establishments. Commercial uses must be developed or present first in comparable scale before residential uses can be permitted for construction.

Corridor Commercial - The Corridor Commercial category is intended to focus on major transportation corridors, which presently contain a mix of agricultural, residential, commercial, and industrial land uses. Such corridors are unlikely to experience small scale, low or medium density residential development over the course of the planning period.

Developments within the corridor commercial classification will focus on land uses of varying intensity that will allow for the appropriate transition between high-intensity development abutting the transportation corridor as well as provide for a continued decrease of intensity as the development moves away from the transportation corridor. The physical character and design of proposed developments should be compatible with surrounding uses. Inter-parcel connectivity and side street access should be encouraged to minimize curb cuts and improve traffic flow.

Typical uses include standard retail and commercial service activities such as shopping centers, general retailers, specialty shops, grocery stores, drug stores, banks, restaurants, theatres, hotels, dry cleaners, entertainment facilities, multiple tenant offices, small single occupant structures, and entrances to residential subdivisions located outside the corridor commercial designation. The transitional nature of the category should be supported through the use of buffers, landscaping, and architectural controls to minimize the impacts on lower intensity land uses.

Industrial - The primary purpose of this category is to provide for areas where light industrial uses can be located. These light industrial uses include light manufacturing, warehousing, wholesale/distribution and assembly. More intensive industrial uses that are characterized by noise, fumes, vibration and other forms of pollution that might be viewed as objectionable by surrounding

uses are acceptable only on a case-by-case basis if well screened and buffered from other uses. Limited commercial uses are also allowed in industrial areas if they compliment existing industrial uses, such as cafeterias and day cares.

Public / Institutional - Includes uses such as schools, colleges, hospitals, municipal community centers, churches, cemeteries, municipal buildings and post offices.

Public Park - This category includes land dedicated to active and passive recreation uses. These areas are publicly owned and may include sports fields, recreation areas, greenways, and similar uses.

Private Park - Privately owned land that is used for active and passive recreation. This may include subdivision amenities areas, golf courses and Army Corps of Engineers recreation areas.

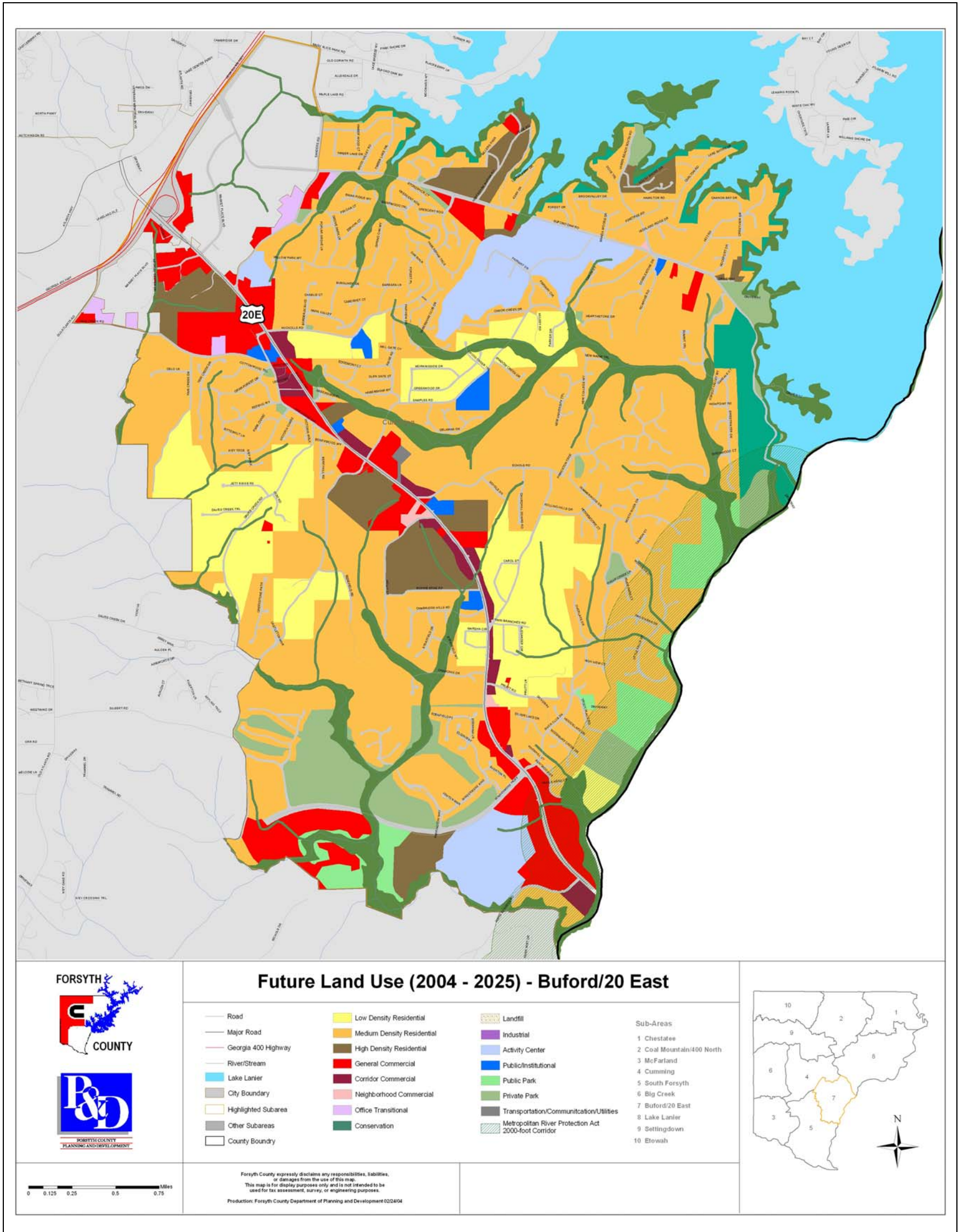
Conservation - This classification includes environmentally sensitive areas that are regulated at the local and state levels. Areas included in this category are the 35 ft. buffer along all county streams, a 100 ft. buffer along the Etowah River and land that is part of the 100-year floodplain of local waterways. This land has the potential to be used as public greenways or multi-purpose paths. Land classified as Conservation alerts government officials and property owners to the presence of environmental conditions that shall be factored into the rezoning and permitting process.

Transportation / Communication / Utilities (TCU) - This category includes such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc. These uses may be either public or private.

Figure 8
Buford/20 East Future Land Use, 2025

Land Use	Acres	Percent
Medium Density Residential	4,039	45.7%
Low Density Residential	946	10.7%
Road Right-of Way (TCU)	742	8.4%
General Commercial	568	6.4%
Cumming	508	5.8%
Private Park	507	5.7%
High Density Residential	403	4.6%
Activity Center (Commercial)	365	4.1%
Public Park	260	2.9%
Conservation (Lake Lanier US Corps land only)	302	3.4%
Corridor Commercial	85	1.0%
Public/Institutional	53	0.6%
Office-Transitional	40	0.5%
Neighborhood Commercial	9	0.1%
Transportation/Communication/Utilities	6	0.1%
Industrial	0	0.0%
Total Land Acreage	8,833	100.0%

Figure 9
 Buford/GA 20 East 2025 Future Land Use Plan



Appendix

A. Buford/GA 20 East Subarea Advisory Committee

Michael Ecols
Steve Carter
Chuck Perry
Prescott Eaton

B. Meeting Dates

Buford Hwy/20 Subarea Public Visioning Workshop – May 20th at 6:30 PM in the West Hall Cafeteria, South Forsyth High School

Buford Subarea Advisory Committee Meeting - July 24th at 6:00 PM in the Deer Creek Shores Presbyterian Church Fellowship Hall.