



- Nodes:**
- A - Silver City
  - B - Matt
  - C - Coal Mountain
  - D - Hammond's Crossing
  - E - Chestatee
  - F - Lake Lanier / Mary Alice Park
  - G - Highway 20 (Community Node)
  - H - Highway 20 (Neighborhood Node)
  - I - Castleberry / Bethelview
  - J - South GA400 / Highway 141
  - K - Haw Creek
  - L - Peachtree Parkway
  - M - McFarland / Shiloh Rd.

**Character Areas**

- Lanier
- McFarland
- Etowah
- Sawnee Mountain
- Campground
- Big Creek
- Haw Creek and Daves Creek
- Vickery Creek
- North Georgia 400
- South Georgia 400
- Chestatee/Jot Em Down

**Nodes**

- Community
- Neighborhood
- Regional

## FUTURE CHARACTER:

Residential development within Campground should be distinct from smaller lot residential communities in adjacent character areas to the south. Although future residential developments may use medium-sized lots, it should be complementary in scale and style to the area's more rural character—to achieve this goal, strategies to preserve open space should be put into place. Slightly higher intensity development and building scales may be appropriate along SR 20. The Campground character area's future development should create commercial and business nodes along SR 20, forming a center for this community. Commercial uses outside of the nodes along Highway 20 should be limited and restricted to designated corridors. Linear, strip-mall-style development along SR 20 should generally be discouraged, but may be permitted with elevated design and placement criteria.

## APPROPRIATE ZONING

		Campground		
		Ch. Area	Nb. Node	Co. Node
Residential	RES1	✓	✓	
	RES2	✓	✓	✓
	RES3			✓
	RES4			
	RES6			
	MHP			
Commercial	NS		✓	✓
	UV			
	CBD	✓	✓	✓
	HB	✓	✓	✓
	HC	✓	✓	✓
Office	BP			
	O&I		✓	✓
	OR	✓	✓	✓
	OCMS			
Industrial	M1	✓	✓	✓
	M2			
	MINE			
Agricultural	A1	✓	✓	✓
	AgRES	✓	✓	✓
Mixed-use	MPD		✓	✓
	MUC			✓
	MUR			

## CLASSIFICATIONS: NON-RESIDENTIAL DESIGN GUIDELINES AND STRATEGIES

- Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors. Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses. Corridors that are currently designated as commercial corridors include Bethelview Road and Post Road.
- Non-Residential development outside of the Drew and Highway 20 Community Nodes should be lower in scale and intensity and reflect the architectural quality of the Campground area.

### Highway 20 Neighborhood and Community Nodes

- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.

		Lanier		Vickery Creek		Campground		
		Ch. Area	Co. Node	Ch. Area	Co. Node	Ch. Area	Nb. Node	Co. Node
Residential	RES1	✓		✓		✓	✓	
	RES2	✓		✓	✓	✓	✓	✓
	RES3			✓	✓			✓
	RES4		✓		✓			
	RES6		✓		✓			
	MHP							
Commercial	NS	✓	✓	✓	✓		✓	✓
	UV		✓		✓			
	CBD	✓	✓	✓	✓	✓	✓	✓
	HB	✓				✓	✓	✓
	HC	✓	✓		✓	✓	✓	✓
Office	BP		✓		✓			
	O&I		✓	✓	✓		✓	✓
	OR	✓	✓	✓	✓	✓	✓	✓
	OCMS		✓	✓				
Industrial	M1	✓	✓	✓	✓	✓	✓	✓
	M2							
	MINE							
Agricultural	A1	✓		✓		✓	✓	✓
	AgRES	✓	✓	✓	✓	✓	✓	✓
Mixed-use	MPD		✓		✓		✓	✓
	MUC		✓		✓			✓
	MUR							

ZONING CATEGORIES				
Residential	Res1, Single Family	Office	BP, Business Park	
	Res2, Single Family		O&I, Office and Institutional District	
	CR2, Single Family Community Residential		OR, Office Residential District	
	Res3, Single Family		OCMS, Office Commercial Multiple Story District	
	Res4, Single Family		Industrial	M1, Restricted Industrial District
	Res6, Multi-Family			M2, Heavy Industrial District
	MHP, Manufactured Home Park			MINE, Mining Operations District
Commercial	NS, Neighborhood Shopping District	Agricultural	A1, Agricultural District	
	UV, Urban Village District		AgRES, Agricultural Residential District	
	CBD, Commercial Business District	Mixed-use	MPD, Master Planned District	
	HB, Highway Business District		MU6 Mixed-use 6 du/ac	
	HC, Heavy Commercial District		MU12 Mixed-use 12 du/ac	

**NODE CATEGORIES**

**Regional Node**
 **Community Node**
 **Neighborhood Node**

