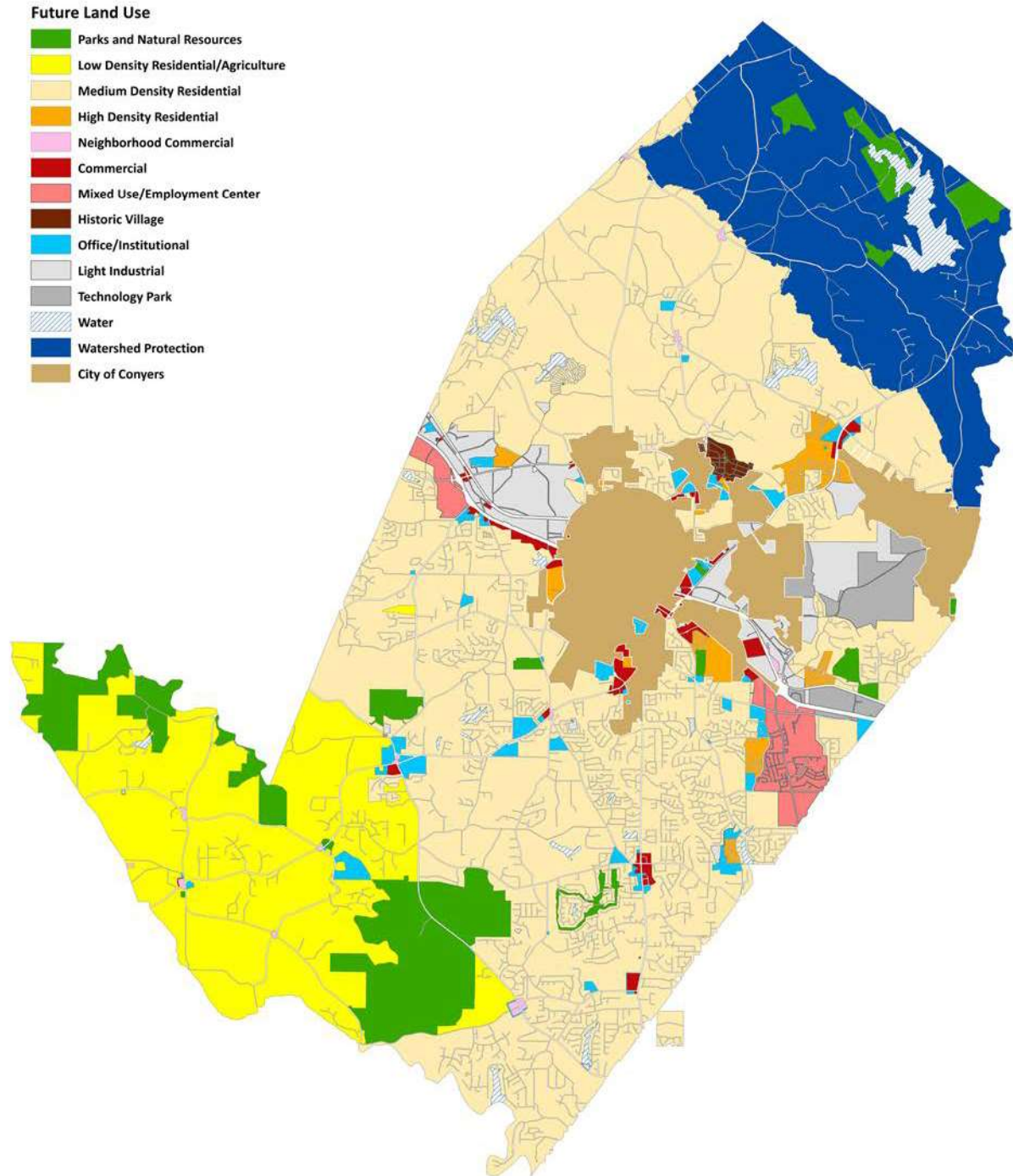


Future Land Use Map



Future Land Use Map Narrative

The colors of the Land Use Categories below coordinate with the colors of the Future Land Use Map.

	Parks/ Recreation/ Conservation This category includes land dedicated to public or privately owned active and passive recreation uses.
	Low Density Residential/ Agriculture This area is appropriate for single family detached residential dwellings (1 unit per 1 acre).
	Medium Density Residential This area is appropriate for single family detached residential dwellings (1-2 units per 1 acre).
	High Density Residential This area is appropriate for a variety of attached and multi-family residential units. These areas are appropriate for a density of 3-4 units per acre. High-density residential should be 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.
	Neighborhood Commercial This category includes limited retail and commercial services activities to serve the everyday needs of local residents. The basic character of this neighborhood should be designed to encourage the development of neighborhood scale shopping that offers both goods and projects and the furnishing of selected services.
	Commercial This category includes standard retail and commercial services activities. These establishments should be located appropriated transportation corridors to easily serve the public. Visual impacts should be minimized through design controls and landscaping.
	Mixed Use/ Employment Center This category includes residential, commercial, entertainment and public/ institutional land uses. Uses should be complemented with walking, biking and transit opportunities to provide alternative modes of transportation. Roadway improvements should carefully consider the scale of the area.
	Historic Village This category includes land that is part of the historic Milstead Village located north of Conyers.
	Office/ Institutional This category accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity, involve the manufacture, storage or distribution of products. This category includes small, single-occupant structures for professionals, as well as large office parks with a variety of tenants in multi-story buildings. This category also includes schools, colleges, hospitals, municipal community centers, churches, cemeteries, municipal buildings and post offices.

	<p>Technology Park</p> <p>This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping and signage are compatible with adjacent uses.</p>
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	<p>Light Industrial</p> <p>This category includes warehousing, distribution, trucking and manufacturing which are primary uses, manufacturing would be limited to assembly of small items with components made elsewhere. This category also includes the storage of large quantities of bulk materials or other uses that could have adverse impacts on adjacent properties, as well as public or private landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc.</p>
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	<p>Water/ Watershed Protection</p> <p>The area of Rockdale County within the Big Haynes watershed. This area is appropriate for conservation development, primarily consisting of single family detached residential units. (1 unit per 3 acres). Land that is included as a part of a lake or pond in the county is also identified.</p>
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