

Appendix B

Existing Land Use Maps & 2025 Land Use Map Changes





North Fulton Land Use Map Changes

Table B-1: North Fulton –2025 Land Use Map Changes				
No.	Area	2015 Land Use	2025 Land Use	Comments/Rationale
1	Community Facilities	Reflects new schools and community facilities 5 acres and over		
2	Live-Work Neighborhood Nodes			
A	Birmingham	Commercial	Live Work	These intersections are appropriate for commercial, office and residential densities up to five units per acre.
B	State Route 9 (Webb-Bethany)	Commercial	Live Work	
C	Old Alabama at Jones Bridge	Commercial	Live Work	
D	State Bridge at Jones Bridge	Commercial	Live Work	
E	Abbotts Bridge at Jones Bridge	Commercial	Live Work	
F	Sargent and Jones Bridge	Commercial and Office	Live Work	
G	Old Medlock Bridge Road	Live Work	Live Work	
H	Medlock Bridge Road From State Bridge to Parsons Rd			
I	Arnold Mill and Green Road	Office	Live Work	
3	Live Work Community Nodes			
A	Medlock Bridge Road from Parsons to Bell Road	Live Work	Live Work	Show these intersections as appropriate for commercial, office and residential densities up to ten units per acre.
		Commercial	Live Work	
		Office	Live Work	
		Residential	Live Work	
B	State Bridge Road From the Chatthoochee to Old Medlock Bridge Road	Commercial Office Residential	Live Work	
4	Johns Creek Technology Park	Business Park, Office, Retail & R2-3	Business Park	BOC Motion on June 15, 2005
5	Rucker Road	R0-1	R1-2	Reflect existing development & sewer availability and Board Policy
6	Hopewell Road (Land Lots 980, 1037 & part of 1052)	R2-3	R1-2	Sewer may not be available in this area.
7	Hopewell Road (part of Land Lots 1053 and 1108)	R0-1	R1-2	Sewer is available in this area
8	Hopewell Road (LL1109)	R0-1	R2-3	Reflects Board Policy
9	Webb Rd (SR9 to Cogburn Road)	R0-1	Office	Provide a transition in land use from commercial to single family residential
10	Buice Road east of Water Plant	R1-2 & 2-3	R0-1	Protect existing neighborhoods
11	Morton and Jones Bridge	R1-2	R2-3	Reflect Board policy and provide transition
12	Arnold Mill Road at Chadwick Lane	R0-1	Commercial	Relocate commercial node to this intersection
13	Arnold Mill Road at Lackey Road	Commercial	R0-1	Commercial node does not extend to this parcel
14	Birmingham Hwy south of Birmingham Road	Commercial	AG	Commercial node does not extend to this parcel
15	Kimball Bridge LL 80, 81 & 93	R 2-3	R 1-2	As approved by BOC Motion on June 15, 2005
16	Kimball Bridge LL 860, 903,904,905 914,915,916,	R 8 to 12	R 3 to 5	As approved by BOC motion on June 15, 2005





Sandy Springs Land Use Map Changes

Table B-2: Sandy Springs - 2025 Land Use Map Changes

No.	Area	2015 Land Use	2025 Land Use	Comments/Rationale
1	Community Facilities	Reflects new schools and community facilities five (5) acres and over		
2	Central Sandy Springs			
A	Roswell Road from Abernathy Road to Glenridge Drive	Commercial, Office, Multi-Family	Live Work Neighborhood and Community	Reflect new policies
B	Lake Forrest at I-285	R0-1, Office and R3-5	R3-5 & Live Work Neighborhood level	Provide transitional land use between Town Center & existing single family.
3	Perimeter-GA 400 Area	Live Work	Live Work-N,C,R	Reflect proposed policies
A	District 17, LL 22, Peachtree Dunwoody & Spalding Dr	Live Work, R0-1, R3-5 & R20+	R3-5	Proposed consistent Policy
B	Hunters Branch Drive	R2-3	R1-2	Protect Single Family Neighborhoods
4	Roswell Rd North of Abernathy			
A	Roswell Road	Commercial	Identify Nodes at Major Intersections	<u>Community node:</u> Roswell Rd & Dunwoody Pl. <u>Neighborhood nodes:</u> Roswell Rd at Northridge Rd Roswell Rd at Dalrymple Rd
B	District 17, LL 25	R12-20	R8-12	Reflect apartment densities
C	District 6, LL 368	Commercial	Office	Reflect policy of no commercial on west side of Roswell Rd
5	Powers Ferry Road at I-285			
A	North of I-285	Office-High Intensity	LW- Community (R up to 10 units/acre)	Reflect new Live Work policies
B	South of I-285		LW - Neighborhood	
C	Land Lot 174, District 17, River Oaks & Heritage Condos	R 3-5	R1-2	Protect existing single family neighborhoods
6	Western Sandy Springs			
A	Heard's Ferry at Northside Dr	R<1	R0-1	Reflect consistent policy. Protect existing single family neighborhoods by reflecting existing zoning and development. Make land uses consistent on both sides of the road
B	Heards Ferry Rd – northside, LL 172 & 167, District 17	R1-2	R0-1	
C	Riverside Drive, LL 167	R1-2	R0-1	
D	Northside Dr (Powers Ferry Landing to Mount Vernon Rd)	R1-2	R0-1	
E	Mount Paran Road, Land lots 137&120	R1-2 & 2-3	R0-1	
F	West side of Long Island Dr between I-285 & Mount Vernon Hwy & along Mt Vernon Hwy in Land Lot 123, 17 th dist	R0-1	R1-2	Show transitional land use between low density and medium density residential developments.
G	Mount Vernon Hwy, Eastside	R2-3 & R0-1	R2-3	Reflect existing development.
H	Johnson Ferry Rd, LL 126	R0-1	R1-2	
7	Highpoint Land Use Changes			
A	Glenridge Drive, LL 38	R5-8	R3-5	Protect existing single family neighborhoods by providing consistency in policies within neighborhoods and along the
B	Beachland Drive, LL 68	R2-3	R1-2	
C	Peachtree-Dunwoody Rd	R20+	R0-1	





Table B-2: Sandy Springs - 2025 Land Use Map Changes

No.	Area	2015 Land Use	2025 Land Use	Comments/Rationale
	(Apts)			Peachtree-Dunwoody Road corridor south of the Glenridge Connector
D	Land Lots 14 & 15	R1-2 and 2-3	R0-1	
E	Roswell Road Live Work Nodes	Commercial	Live Work Neighborhood	Roswell Rd at Windsor Pkwy & Belle Isle Intersections
8	Central Sandy Springs			
A	Hammond Hills & Vernon Woods	R1-2	R2-3	Reflect zoning and development density
B	Spalding Woods Neighborhood	R3-5	R2-3	
C	455 Abernathy Road	Office	R2-3	Policy: Corridor should be residential
9	Dunwoody Area Land Use Plan Changes			
A	District 6, land lots 365 & 366	Office	PRC	Chattahoochee River Park land
B	District 6, LL 356, 357 & 361	R1-2	R0-1	Protect SF neighborhoods
C	Mount Vernon & Spalding, LL's 312, 335, 336, & 343	R1-2	R0-1	Protect SF neighborhoods

Southwest Fulton Land Use Map Changes

Table B-3: Southwest Fulton - 2025 Land Use Map Changes

No.	Area	2015 Land Use	2025 Land Use	Comments/Rationale
1	Intersection of Cascade and Fairburn Roads	Residential, Commercial, Retail and Service, Business Park	Live-Work Community Up to 9 residential units/acre	Recent rezoning cases, existing natural hazards (floodplains), and development patterns support the community live-work designation.
2	Intersection of Boat Rock Road and Camp Creek Parkway (northeast and southeast quadrants)	Live-Work	Live-Work Community Up to 9 residential units/acre	Redefined type of live-work based on new live-work land use categories.
3	Intersection of Boat Rock and Camp Creek Parkway (southwest quadrant-linear strip)	Business Park	Live-Work Community Up to 9 residential units/acre	Changed to reflect current rezoning and new mixed use development.
4	Intersection of Campbellton, Boat Rock and New Hope Roads	Retail and Service	Live-Work Community Up to 9 residential units/acre	Development patterns and the community's vision support the community live-work re-designation.
5	Fulton Industrial Boulevard (south side) from Camp Creek Parkway to Campbellton Road	Industrial	Business Park	Business Park provides a transition between industrial uses along Fulton Industrial Boulevard and single family residential neighborhoods to the east and south.
6	Campbellton Road and Camp Creek Parkway	Live-Work	Live-Work Community Up to 9 residential units/acre	Redefined type of live-work based on new live-work land use categories.
7	Stonewall Tell Road and Camp Creek Parkway	Residential 1-2 units/acre	Residential 2-3 units/acre	Parcels are adjacent to areas designated as 2-3 units/acre as well as to a retail parcel being developed as a regional shopping destination. The change is consistent with residential land use in Southwest.





Table B-3: Southwest Fulton - 2025 Land Use Map Changes				
No.	Area	2015 Land Use	2025 Land Use	Comments/Rationale
8	Camp Creek Parkway and Butner Road	Live-Work, Retail and Service, Residential 8-12 units/acre, Office	Live-Work Community, Residential up to 9 units/acre and Open Space	Current development patterns, presence of natural hazards (floodplains), and transit infrastructure support the community live-work, open space, and residential designations at the node and along Camp Creek.
9	Fulton Industrial Boulevard and I-20	Retail and Service and Industrial	Retail and Service	Parcels are adjacent to areas designated as retail and service. Changing land use designation from industrial to retail and service will create a commercial node at intersection of FIB and I20.
10	Campbellton Road and Wallace Road	Retail and Service	Residential 2-3 units/acre	Parcels are adjacent to areas designated as 2-3 units/acre
11	I-20 and Fulton Industrial Boulevard	Retail and service and Industrial	Live Work Regional at intersection (126 acres) and Live Work Community surrounding it (650 acres)	The change in land use will promote revitalization and to serve as a live work center for this community.
12	I-285 and Cascade Road	Residential 3 to 5	Office	Change reflects proximity to I-285 and access management issues with parcel location.

South Fulton Land Use Map Changes

Table B-4: South Fulton - 2025 Land Use Map Changes				
No.	Area	2015 Land use	2025 Land use	Comments/Rationale
1	The South Fulton Parkway bounded by Cedar Grove Road on the East and Cascade Palmetto Highway on the West.	1 unit or less per acre	Extended the Live-Work corridor to Cascade Palmetto Highway.	This is an administrative change to include the existing mixed use development that has occurred beyond the live-work corridor.
2	Intersection of South Fulton Parkway and Stonewall Tell Road	3-5 units per acre residential ring with a live-work designation internal to the intersection	Live-Work Community designation with a max density of 9 units/ acre. This node is one mile in diameter, being the centerline of the intersection.	The South Fulton Parkway is a development highway, with the road capacity to support higher density. Public meetings revealed that citizens groups and developers alike supported that staff's recommendation to increase density at the intersections.
3	Intersection of South Fulton Parkway and Campbellton-Fairburn Road	3-5 units per acre residential ring with a live-work designation internal to the intersection	Live-Work Community designation with a max density of 9 units/ acre. This node is one mile in diameter, being the centerline of the	The South Fulton Parkway is a development highway, with the road capacity to support higher density. Public meetings revealed that citizens groups and developers alike supported that staff's recommendation to increase density at the



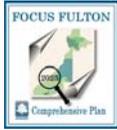


Table B-4: South Fulton - 2025 Land Use Map Changes

No.	Area	2015 Land use	2025 Land use	Comments/Rationale
4	Intersection of South Fulton Parkway and Cedar Grove Road	3-5 units per acre residential ring with a live-work designation internal to the intersection	Live-Work Community designation with a max density of 9 units/ acre. This node is one mile in diameter, being the centerline of the intersection.	The South Fulton Parkway is a development highway, with the road capacity to support higher density. Public meetings revealed that citizens groups and developers alike supported that staff's recommendation to increase density at the intersections.
5	The property before and after each active node along the South Fulton Parkway.	Live-Work	Live-Work Neighborhood with a maximum density of 5 units per acre	The area is intended to serve as lower density transition area between each high density activity node at the intersections. This transition is designed to prevent to the corridor from stripping out with high density throughout the corridor.
6	Three Village Activity Nodes in the Chattahoochee Hill Country west of Cascade Palmetto Highway	Live-Work	Live-Work Regional with a maximum density of 14 units per acre	This CHC Plan already permits up to 14 units per acre in the village. The live-work designation makes the village consistent with the new live-work standards.
7	A ½ mile band on the edge of the live-work corridor either side of the South Fulton Parkway	1 to 2 units From Stonewall Tell to Cedar Grove Road along the South Fulton Parkway, and 1 unit or less from Cedar Grove to Cascade Palmetto Highway	1 to 3 units per acre	Establish a transitional land use buffer adjacent to the South Fulton Parkway to serve as a buffer to the higher density along the parkway and the low residential density. BOC Motion on June 15, 2005.
8	Old National Highway between Old Bill Cook Road and Jonesboro Road	Retail-Commercial	Live-Work Neighborhood with a maximum density of 5 units per acre	The live-work neighborhood designation will provide the opportunity to bring buildings closer to the street, provide pedestrian friendly developments which include a housing component and help reignite an older commercial corridor. This is also consistent with the recommendations from the Old National LCI Study.
9	Roosevelt Highway between Ben Hill Road on the West and I-285 on the East	Retail-Commercial	Live-Work Neighborhood with a maximum density of 5 units per acre	This will help redevelop and stimulate an economic development. The live-work neighborhood designation will provide the opportunity to bring buildings closer to the street, provide pedestrian friendly developments which include a



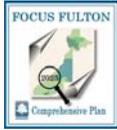


Table B-4: South Fulton - 2025 Land Use Map Changes

No.	Area	2015 Land use	2025 Land use	Comments/Rationale
				housing component and help reignite an older commercial corridor.
10	Intersection of Fulton Industrial Boulevard/Cascade Palmetto Highway and Campbellton Road	Business Park and Residential 3 to 5 units per acre	Commercial at the immediate corner, and Residential 5 to 8 units per acre	Consistent with recent rezoning to townhouse and single family residential at 6.35 units per acre
11	The Cedar Grove Community bounded by Campbellton-Fairburn Road on the east, Cascade Palmetto Highway on the North and west and the South Fulton Parkway on the South.	1 unit or less per acre	1 to 2 units/acre	This area was originally one unit or less due to the lack of infrastructure planned for this area. Public Works has plans to sewer this area in the immediate future.
12	Intersection of Lee Mills Road and Spence Road	Commercial/ Retail Services	Residential 1 to 2 units/ acre	Preserve the existing residential surrounded by industrial uses at the intersection of Lee Mill Road and Spence Road by Changing existing commercial land uses to residential 1 to 2 units/acre.
13	Welcome All Rd and Scarborough Rd.	Industrial and Business Park	Residential 3 to 5 units per acre	The residential land use will serve as a transition to current residential development patterns across the street
14	Stonewall Tell Corridor	Residential 1 to 2 units per acre	Office	Reflects existing County facilities and future office development.

