

6.1. Inventory

Murray County's existing land use patterns have a direct impact on the county's future growth potential; therefore, an analysis of these existing patterns is important as the basis for the preparation of the future land use plan. Existing land use in Murray County was derived from tax parcel data maintained by the Tax Assessor's Office. The land use categories used in the inventory are based on standards established by the Georgia Department of Community Affairs and include the following:

Residential. This category includes land used for single family and multi-family residential uses.

Commercial. This category includes land used for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial. This category includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Public/Institutional. This category includes certain state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. For example, publicly owned parks are included in the Park/Recreation/Conservation category, while landfills would fall under the Industrial classification.

Transportation/Communication/Utilities. This category includes such uses as roads, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

Park and Recreation. This category includes land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, golf courses, recreation centers, or similar uses.

Conservation. This category includes land dedicated to conservation uses and includes nature preserves, wildlife management areas, national forests, wetland mitigation sites, and other similar conservation lands.

Forestry. This category includes land dedicated to commercial timber or pulpwood harvesting or other similar commercial forestry uses. Woodlands not in active forestry use are classified as "undeveloped – mostly wooded."

Agriculture. This category includes land dedicated to agriculture or farming uses. Other unwooded, rural lands which are not actively being used for agriculture is classified as "undeveloped – mostly unwooded."

Undeveloped. This category is divided into three classifications: subdivided, mostly wooded, and mostly unwooded.

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Table 6-A provides a breakdown of land use types by acreage and percentage of total land area. Maps of existing land use are provided on the following pages in Figures 6-A, 6-B, and 6-C.

Table 6-A. Existing Land Use

Land Use	Murray County		Chatsworth		Eton	
	Acres	%	Acres	%	Acres	%
Residential	26,289	12%	788	26%	79	11%
Single Family	25,054	11.3%	709	23.6%	75	10.3%
Multi Family	203	0.1%	64	2.1%	3	0.4%
Mobile Home Park	1,032	0.5%	15	0.5%	1	0.1%
Commercial	767	0.3%	250	8.3%	16	2.2%
Industrial	1,651	0.7%	600	20.0%	111	15.3%
Public or Institutional	3,094	1.4%	278	9.3%	53	7.3%
Transportation, Communication, or Utilities	13,136	5.9%	345	11.5%	96	13.2%
Road Right-of-Way	4,641	2.1%	313	10.4%	79	10.9%
Rail Right-of-Way	314	0.1%	27	0.9%	17	2.3%
Utilities	8,181	3.7%	5	0.2%	0	0.0%
Parks, Recreation, Conservation	55,411	25.1%	30	1.0%	4	0.6%
Parks and Recreation	4,126	1.9%	30	1.0%	4	0.6%
Conservation	51,285	23.2%	0	0.0%	0	0.0%
Agriculture	36,957	16.7%	164	5.5%	161	22.2%
Forestry	18,601	8.4%	0	0.0%	0	0.0%
Undeveloped	62,761	28.4%	547	18.2%	205	28.3%
Subdivided	2,715	1.2%	239	8.0%	10	1.4%
Mostly Wooded	2,827	1.3%	186	6.2%	118	16.3%
Mostly Unwooded	57,219	25.9%	122	4.1%	77	10.6%
Water	2,387	1.1%	30	1.0%	0	0.0%
TOTAL	221,054	100%	3,032	100%	725	100%

Sources: Murray County Tax Parcel Data and NGRDC GIS

6.1.1. Residential Land Uses

Approximately 12% of the land, or 26,289 acres, in Murray County is used for residential purposes. Nearly 95% of the land used for residential purpose is single-family in nature. Residential land uses account for 26% of land area in Chatsworth and 11% in Eton.

Residential land uses have been grouped into the following categories:

Single Family. All land area or part of area with principal structures consisting of single family detached housing. As discussed previously in the housing element, Murray County has a wide range of single family housing types, including stick-built and manufactured housing.



Several new subdivisions are being developed throughout Murray County. This one is located near the new middle school.

The majority of the new subdivisions being developed are located close to or in Chatsworth and Eton, or near the new schools. Little subdivision development is occurring in the southernmost or northernmost portions of the county. Vacation and "second home" development is beginning to occur on Fort Mountain.

Multi-Family. All land area with principal structures consisting of attached housing types including duplexes, triplexes, quadruplexes, townhouses, and apartments.

Mobile Home Parks. All land area with principal structures consisting of mobile homes and trailer homes in mobile home parks.



New residential developments are being built on Fort Mountain.

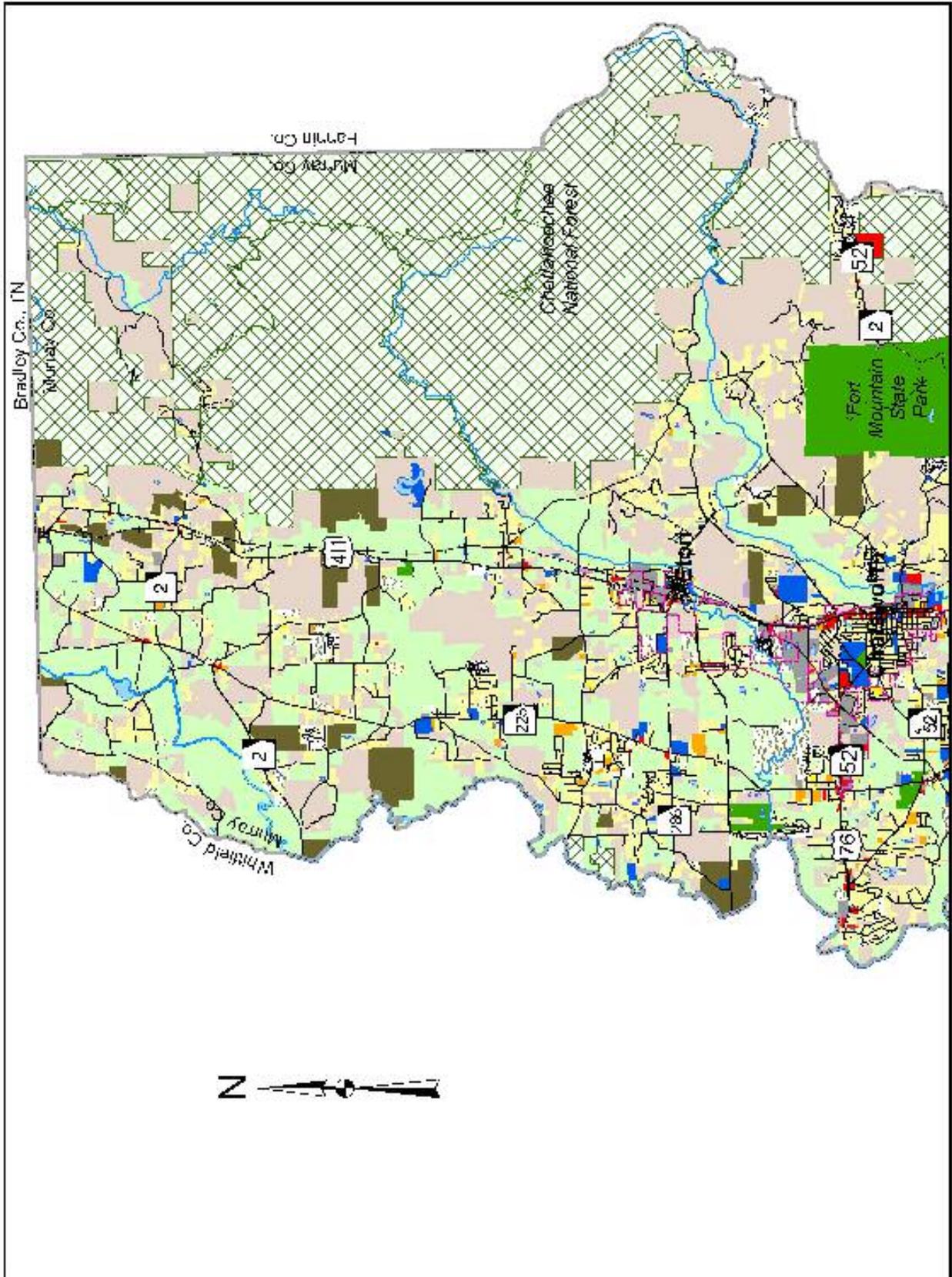
6.1.2. Commercial Land Uses

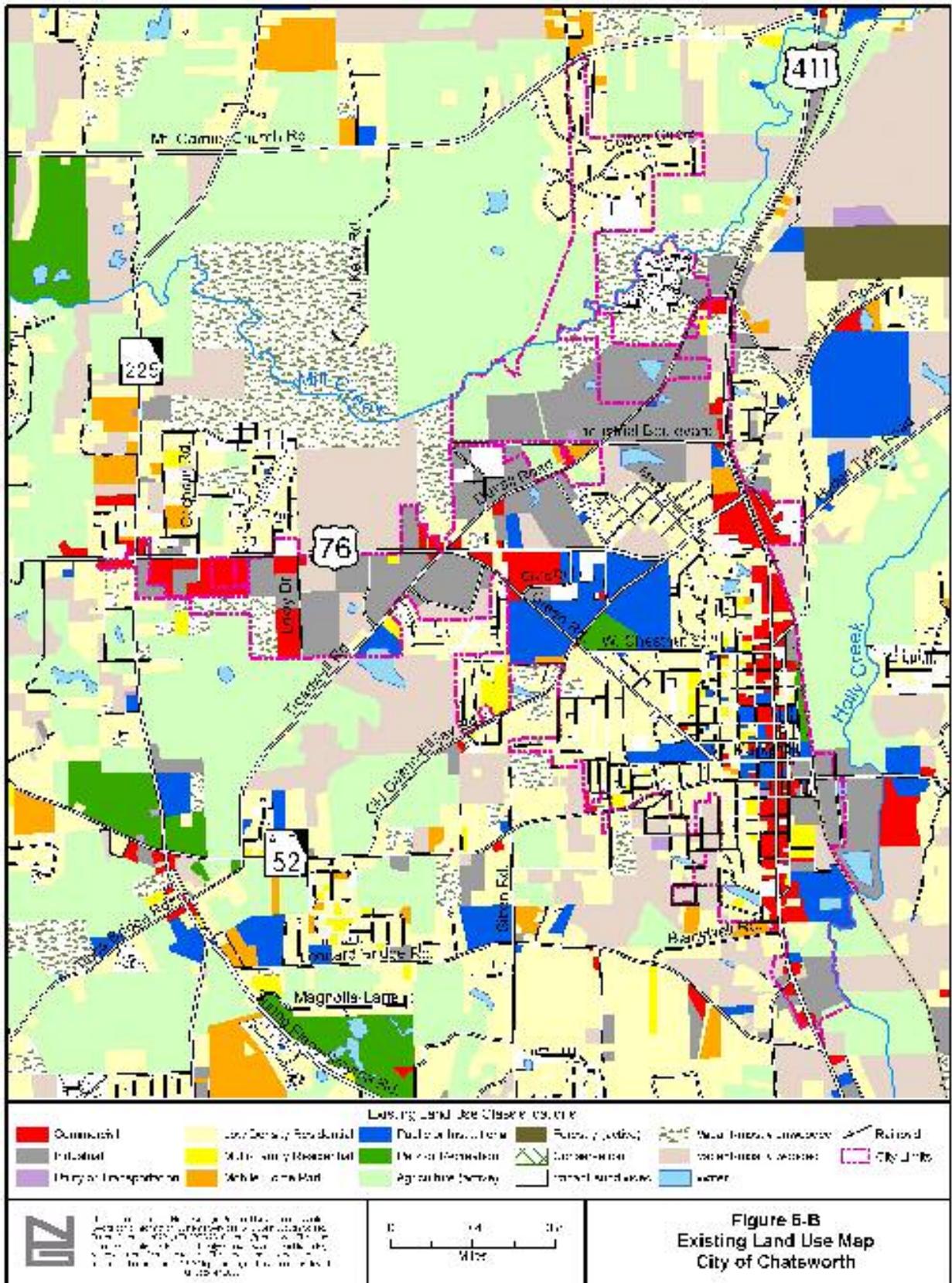
Murray County. Less than 1% of the land in Murray County (767 acres) is used for commercial purposes. Most of the commercial development is located within the limits of Chatsworth/Eton, with approximately 8.3% of the land in Chatsworth and 2.2% of the land in Eton being used for commercial purposes. Commercial enterprises which are located outside the city limits are generally found along major road corridors and include uses such as convenience stores, restaurants, and automobile dealerships.

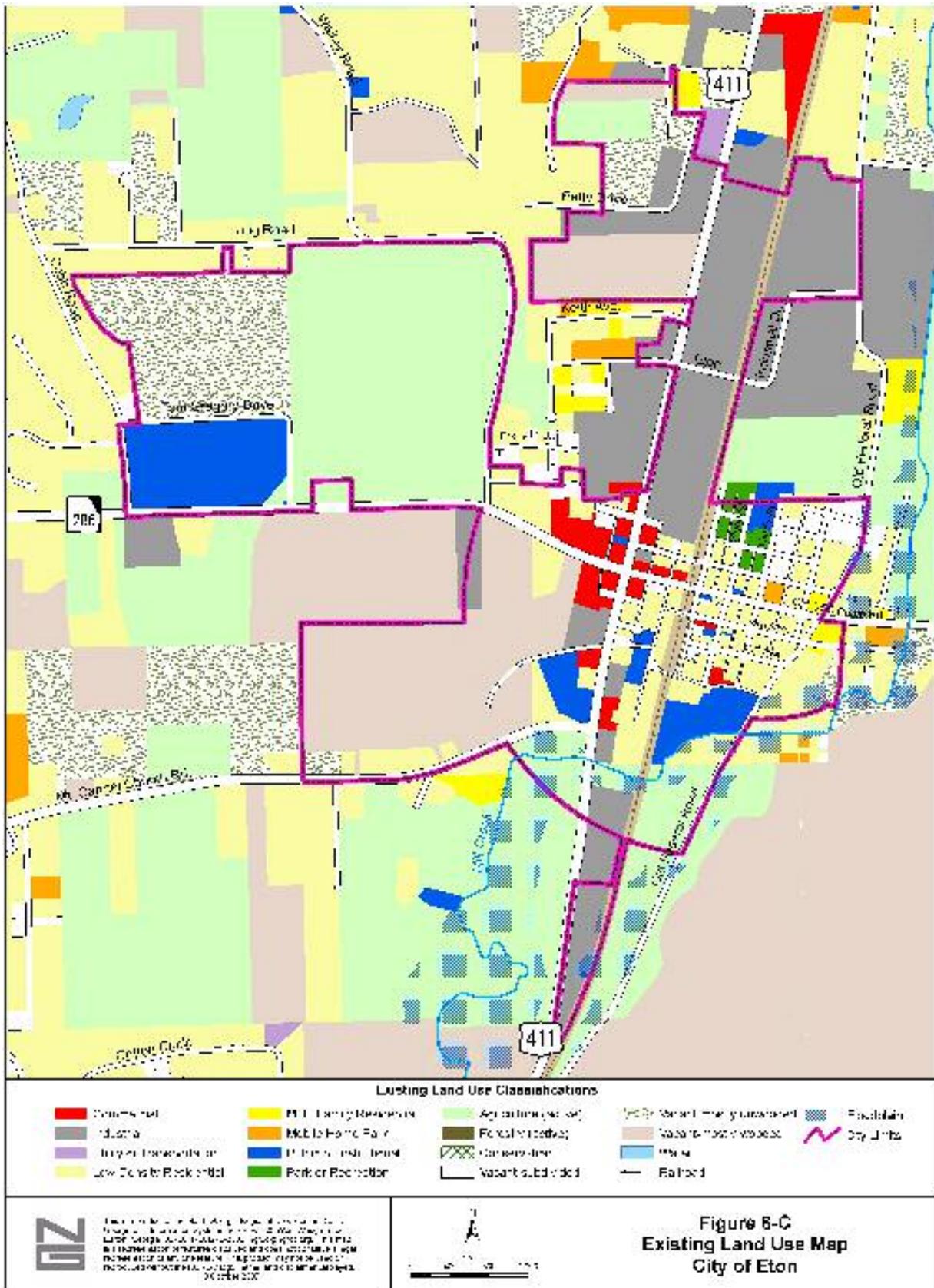
Chatsworth. Approximately 250 acres of land in Chatsworth are used for commercial purposes. The City has a full range of such uses including retail sales, office, and service-related uses.

Eton. When the land use survey was conducted in Eton, there were just 16 acres of land being used for commercial purposes. Since that time, several commercial enterprises have been built including the small shopping center shown in the photo to the right.

Inventory







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6.1.3. Industrial Land Uses

Murray County. Just under 1% of the land in Murray County is used for industrial purposes. The majority is located within the corporate limits of Chatsworth and Eton.

Chatsworth. There are 600 acres of land in Chatsworth dedicated to a variety of industrial uses. This equates to approximately 20% of the City's land area. Most of the industrial land is being used by the carpet manufacturing and distribution industry.

Eton. There are 111 acres of land in Eton dedicated to a variety of industrial uses. This equates to approximately 15% of the City's land area. As in Chatsworth, most of the industrial land is being used by the carpet manufacturing and distribution industry.



Much of the industrial land in Murray County is used by the carpet manufacturing and distribution industry.

6.1.4. Public and Institutional Land Uses

Murray County. Approximately 1.4% of the land in Murray County (3,094 acres) is used for public or institutional purposes. The land owned by the Corps of Engineers surrounding Carters Lake comprises much of this acreage. Other large public uses found outside Chatsworth and Eton include the landfill, the new county park, and the public schools.

Chatsworth. There are 278 acres in Chatsworth which are used for public or institutional purposes. Such uses in the City include several schools, City Hall, the County Courthouse, the public library, the Post Office, the medical center, and numerous churches.

Eton. Public and institutional land uses in Eton include City Hall, Eton Elementary, the Old Elementary School and park, the post office, and a few churches.

6.1.5. Transportation, Communication, and Utilities Land Uses

Approximately 6% of the land in Murray County is used for transportation, communication, and utilities. Streets make up the largest portion of this land use category in the cities, while the Dalton Utilities land application site in the southwest portion of the county is the largest utility land use.

6.1.6. Parks, Recreation, and Conservation Land Uses

Slightly less than 2% of the land in Murray County is used for parks and recreation, while just over 23% is in conservation. The largest park in the Murray County is Fort Mountain State Park. The majority of land under conservation is located in the Chattahoochee National Forest. Park, recreation, and conservation areas are described in more detail in Section 4.1.14.

6.1.7. Agriculture Land Uses

Almost 17% of the land in Murray County (36,957 acres) is used for agriculture. Nearly all of this land is in the unincorporated parts of the county.

Farmland is discussed in detail in Section 4.1.10.; however, it should be noted that agricultural land contributes greatly to the rural beauty and character of the community.

6.1.8. Forestry Land Uses

Just over 8% of the land in Murray County (18,601 acres) is used for active forestry purposes. Nearly all of this land is in the unincorporated parts of the county. Forest land is discussed in more detail in Section 4.1.11.

6.1.9. Undeveloped Land

Undeveloped land is divided into three categories: subdivided, that is platted lots in either a residential or commercial subdivision; mostly wooded; and mostly unwooded. Approximately 28% of the land Murray County (62,761 acres) is undeveloped, with the majority (57,219 acres) being wooded, but not under commercial forestry at this time. The county's mountainous topography is a primary reason why so much wooded land is undeveloped.

Only 18.2% of the land in Chatsworth is undeveloped and 44% of the undeveloped land is in subdivisions. Just over 28% of the land in Eton is undeveloped, with the majority of the land being wooded and not subdivided.



Almost 17% of the land in Murray County is used for agriculture.

6.2. Assessment of Existing Land Use

In Section 6.1, the capacity, performance, general condition, and expected life of the community facilities and services in Murray County, Chatsworth, and Eton was provided. The assessment of current and future community facilities and services needs involves the following:

- ③ an analysis of the data provided in Section 5.1., including consideration of the implications of historical trends, current conditions, and 20-year forecasts,
- ③ an evaluation of this data in terms of its significance to the community and its relevance to other plan elements,
- ③ a statement of current and future needs base upon projections of future growth, and
- ③ an assessment of how these needs may affect or be affected by other elements.

This assessment can be completed by answering the following questions which were derived from Section 110-12-1-.0 4(12)(e)2.(ii) of Georgia's Minimum Local Planning Standards.

- ③ What historical factors have led to current development patterns?
- ③ How do land use patterns and densities relate to the provision of infrastructure improvements?
- ③ Are there blighted areas, areas in need of redevelopment, or transitional areas in Murray County, Chatsworth, and Eton?
- ③ Are there environmentally sensitive or locally valued land and resources which are unsuitable for development or in need of special protection or management practices?
- ③ Are there any problems with existing patterns of land use such as extensive single-use districts, strip commercial development, or "leap-frog" development?
- ③ What opportunities exist for infill development, traditional neighborhood development, and other compact forms of urban development?
- ③ What local development policies can affect future land use patterns?

These questions are answered in Section 6.2.1. through 6.2.4.

6.2.1. What historical factors have led to current development patterns?

Several factors have led to current development patterns in Murray County and the Cities of Chatsworth and Eton including the following:

- ③ mountainous topography,
- ③ streams and creeks,
- ③ National Forest lands,
- ③ location of the railroad,
- ③ school construction,
- ③ creation of Carter's Lake,
- ③ widening of Highway 411, and
- ③ poor soils (not suitable for septic systems) in some areas.

The majority of residential development within unincorporated Murray County has occurred in a low density, fairly dispersed pattern. In some instances, this has resulted in the loss of productive agricultural land. This type of growth pattern also makes it more difficult and expensive to provides services.

US 76/GA 52 and US 411 serve as the primary thoroughfares in Murray County and much of the commercial development occurs along these roads in a "strip development" fashion.

6.2.2. How do land use patterns and densities relate to the provision of infrastructure improvements?

In general, infrastructure improvements have occurred in response to development needs rather than to stimulate development. For example, significant infrastructure improvements will be needed to accommodate the growth along GA 286.

In some cases, the expansion of infrastructure was conducted in response to needs and subsequently resulted in new growth and development. Two examples include the widening of US 411 and the provision of sewer in Eton and west to the new schools along US 286.

Working in cooperation with the initiatives of the Sole Commissioner of Murray County, the City of Eton became the benefactor of a sewerage extension project from the City of Chatsworth that created a loop designed to connect to two new schools and multiple industrial uses in the Eton area. All were in desperate need for public sewerage. Phase I, operational in August 2004, connected to Bagley Middle School and Eton Elementary School, plus opened other residential opportunities in Eton. Phase II, operational in January 2005, opened the door for industrial connections, plus other commercial and residential opportunities.

In anticipation, Eton first responded with amendments to the Zoning Ordinance to establish minimum lot sizes for residential growth served by public water and public sewer. As the sewer project became operational, property owners began the process of annexing their properties for public sewer access. Through May 2005, the annexations have included almost 90 acres of residential land use, over 32 acres of commercial land use, and over 90 acres of industrial land use. These numbers are substantial for a city the size of Eton, because these annexations represent a 41% increase in the size of the city from March 2004 to May 2005. All of the annexations were directly related to sewerage installation.

6.2.3. Are there blighted areas, areas in need of redevelopment, or transitional areas in Murray County, Chatsworth, or Eton?

There are several older shopping centers in Chatsworth that would benefit from redevelopment. In addition, a number of mobile home parks in the County are in poor condition and need improvement.

A number of transition/growth areas exist throughout the County and Cities and these are shown in Figure 6-D on the following page. Most of these areas are at crossroads or along arterial roads.

6.2.4. Are there environmentally sensitive or locally valued land and resources which are unsuitable for development or in need of special protection or management practices?

Murray County is full of environmentally sensitive lands including steep slopes and small streams, tributaries, and headwaters. Many of these areas receive some protection from existing regulations, but additional efforts could be pursued.

As discussed in the natural resources element, efforts are being made by various groups to protect areas along Holly Creek and throughout the Conasauga River Watershed and these efforts should be continued. Other efforts currently underway include the Scenic Byway Design Guidelines and a Mountain Protection Ordinance.

The Department of Natural Resources will continue to pursue the acquisition of additional property surrounding the Vann House. Often considered the "Showcase of the Cherokee Nation," the Vann House is a certified site of the Trail of Tears National Historic Trail. Built by African slaves under the charge of Chief James Vann, the two-story dwelling was the first brick house in the Cherokee Nation and is one of the best-preserved plantation homes in the country. The land surrounding the Vann House has enormous archaeological value. According to the State Archaeologist, at one time, it contained most, if not all of the support buildings that a plantation of that size needed for its operation including barns, storage sheds, processing facilities, and slave cabins. The DNR has never excavated a Cherokee slave cabin before, so this will present a unique opportunity.

"There's no telling what historical artifacts and other treasures will be unearthed as we learn more about this fascinating period in our state's history."

Dave Crass, State Archaeologist with the Georgia Historic Preservation Division of DNR

The Spring Place Bypass has the potential to greatly impact the Spring Place Historic District and surrounds. The location of the bypass is shown in Figure 6-E to the right. Like the extension of sewerage to Eton, with the construction of the bypass may come requests for rezonings and new development that will significantly alter the character of the area. As with any change, the impacts could be positive or negative, but without a strategy to promote quality, economically sustainable development, it is possible that some of impacts will be harmful. This plan recommends the preparation of a master plan for Spring Place prior to the completion of the bypass. A master plan would provide a more detailed look at Spring Place and the surrounding area to determine what types of land uses are most desirable and what types of access management and design guidelines should be put in place to promote superior development.

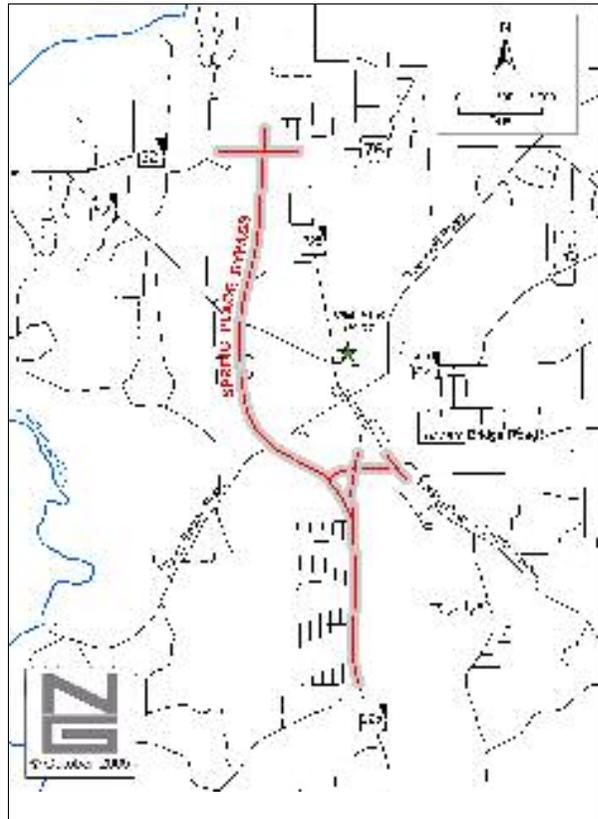


Figure 6-E. Spring Place Bypass

6.2.5. Are there any problems with existing patterns of land use such as extensive single-use districts, strip commercial development, or “leap-frog” development?

As mentioned previously, US 76/GA 52 and US 411 serve as the primary thoroughfares in Murray County. The majority of the commercial development that has occurred along these roads has been in a "strip development" fashion.

6.2.6. What opportunities exist for infill development, traditional neighborhood development, and other compact forms of urban development?

Most of the opportunities for compact urban development exists within the corporate limits of Chatsworth and Eton. Chatsworth in particular has the greatest potential because of the infrastructure that is already in place.

The rural nature of the remainder of the county is not particularly suited to urban development; however, conservation or open space subdivisions are very appropriate in such areas. Conservation subdivision design allows for development at maximum densities while preserving open space, steep slopes, or other valuable natural resources. Typically, access to water and sewer are necessary for this type of development. More information on conservation subdivision design can be found on the National Association of Homebuilders website at <http://www.nahb.org> or the Natural Lands Trust website at <http://www.natlands.org>. A comparison of a standard subdivision and an open space subdivision design is shown in Figure 6-F below.

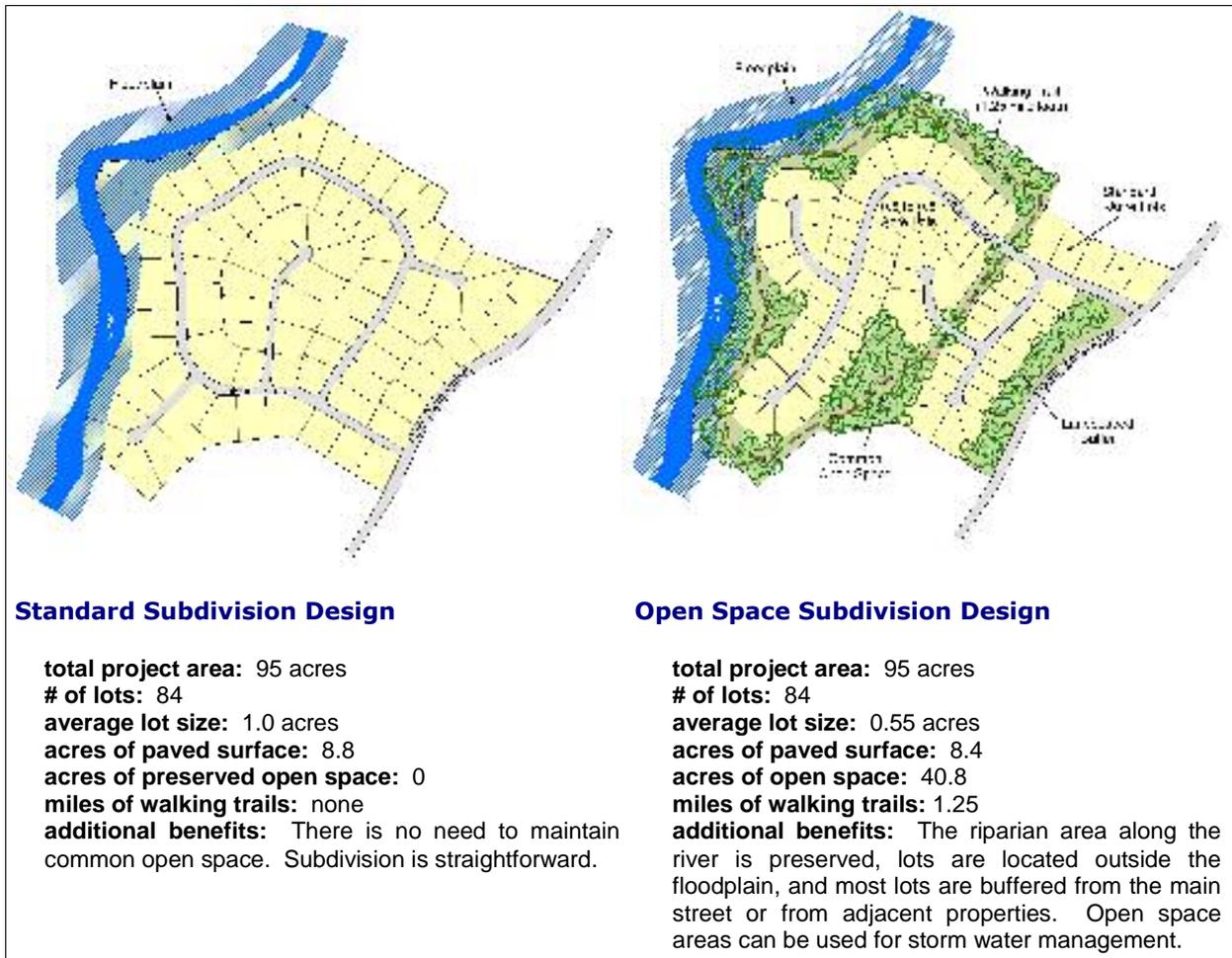


Figure 6-F. A comparison of a standard subdivision with an open space subdivision.

6.2.7. What local development policies can affect future land use patterns?

The enforcement of existing development regulations needs to be a priority in the Cities and Counties. Furthermore, the development of a plan for the provision of water and sewer to targeted areas of the county must be a top priority for all local governments. It is vital that such services be done in a coordinated and well-planned fashion to minimize costs, limit sprawl, and limit undesirable impacts upon community character and the resources which make the county truly desirable.

6.3. Projection of Future Land Use Needs

Future land use needs for Murray County, Chatsworth, and Eton were prepared for the years 2015 and 2025. Tables 6-B and 6-C show the amount of land that will be needed to accommodate the anticipated future population and economic growth presented in the population, economic development, and housing elements.

6.3.1. Residential Land Use Needs

Residential land use needs are based upon future housing projections (Section 3.2.2.) and the current land consumption trend of 1.8 acres per unit in Murray County, 0.5 acres per unit in Chatsworth, and 0.6 acres per unit in Eton.

Based upon these projections, approximately 31,620 additional acres (57,909 total) may be needed in Murray County for residential purposes by the year 2025. The amount that is actually needed to accommodate the projected number of housing units can be reduced by encouraging compact, higher density development patterns in areas where water, sewer, and other community facilities are provided.

6.3.2. Commercial and Industrial Land Use Needs

Commercial and Industrial land use needs are based upon future employment projections (Section 2.1.1.1.) and the current land consumption trend of 0.2 acre per commercial job and 0.3 acre per industrial job in Murray County. Based upon these projections, 872 additional acres (3,290 total) may be needed in Murray County for commercial and industrial uses by the year 2025.

Given that Chatsworth and Eton combined have approximately 1,800 acres zoned for commercial or industrial uses the need to rezone property in the unincorporated areas to either commercial or industrial uses should be limited to areas where adequate infrastructure exists or can be economically provided. Leap-frog development or commercial and industrial development in remote areas of the county should not be encouraged. Speculative commercial and industrial rezonings in particular should be discouraged.

6.3.3. Other Land Use Needs

Change in the other land use categories was based upon a variety of factors described below:

Public and Institutional. Each city was projected to add 15 acres of public or institutional land every 10 year. The county was estimated to add 50 acres of public or institutional land every 10 years in the unincorporated areas.

Communication and Utilities. Each city was projected to need 5 acres of land for communication/utilities every 10 years. The county was projected to need 10 acres of land for communication/utilities every 10 years in the unincorporated areas

Road Right-of-Way. This was estimated to be 20% of the total acres developed for residential, commercial, industrial, and public or institutional uses.

Parks and Recreation. Each city was projected to need 10 acres of park facilities between 2005 and 2015 and an additional 10 acres between 2015 and 2025. The county was estimated to add 40 acres of park and recreation land every 10 years in the unincorporated areas.

Conservation. It was estimated that county-wide an average of 25 acres of land would be placed in conservation every year between 2005 and 2025.

Agriculture and Forestry. Lands actively used for agriculture and forestry were projected to decline by 300 acres per year (150 acres per category) county-wide.

Undeveloped. The total amount of vacant or undeveloped land is projected to decline from 62,761 acres to 27,200 acres by 2025.

Annexation. To accommodate growth and maintain a reasonable amount (5-10%) of vacant land with its limits, the City of Chatsworth will need to annex 600 acres by 2025. The City of Eton will need to annex 200 acres by 2025.

Table 6-B. Projected Future Land Use Needs in Murray County

Land Use	2005		2015 (Projected)		2025 (Projected)	
	Acres	%	Acres	%	Acres	%
Residential	26,289	12%	42,775	19%	57,909	26%
Commercial	767	0.3%	1,003	0%	1,275	1%
Industrial	1,651	0.7%	1,651	1%	2,015	1%
Public or Institutional	3,094	1.4%	3,174	1%	3,254	1%
Transportation, Communication, or Utilities	13,136	5.9%	18,236	8%	21,425	10%
Parks, Recreation, Conservation						
Parks and Recreation	4,126	1.9%	4,186	2%	4,246	2%
Conservation	51,285	23.2%	51,535	23%	51,785	23%
Agriculture	36,957	16.7%	35,457	16%	33,957	15%
Forestry	18,601	8.4%	17,101	8%	15,601	7%
Undeveloped	62,761	28.4%	43,549	20%	27,200	12%
Water	2,387	1.1%	2,387	1%	2,387	1%
TOTAL	221,054	100%	221,054	100%	221,054	100%

Table 6-C. Projected Future Land Use Needs in Chatsworth and Eton

Land Use	Chatsworth			Eton		
	2005	2015	2025	2005	2015	2025
Residential	788	1,112	1,307	79	131	147
Commercial	250	331	421	16	70	89
Industrial	600	594	725	111	165	201
Public or Institutional	278	293	308	53	68	83
Transportation, Communication, or Utilities	345	503	594	96	109	131
Parks, Recreation, Conservation	30					
Parks and Recreation	30	40	50	4	14	24
Conservation	-	-	-	-	-	-
Agriculture	164	64	-	161	111	61
Forestry	-	-	-	-	-	-
Undeveloped	547	215	197	205	152	184
Water	30	30	30	-	5	5
TOTAL	3,032	3,182	3,632	725	825	925

6.4. Community Goals and Implementation Program

6.4.1. Future Land Use Map

The future land use map is designed to reflect the results of the assessment of current and future land use needs. It depicts the general location, distribution, and characteristics of future land uses. The following land use categories are included on the future land use map:

- | | |
|--|---------------------------------|
| ③ Commercial | ③ Parks and Recreation |
| ③ Industrial | ③ Conservation |
| ③ Planned Business Park* | ③ Agriculture |
| ③ Public or Institutional | ③ Forestry |
| ③ Transportation, Communication, and Utilities | ③ Undeveloped – mostly wooded |
| ③ Low Density Residential | ③ Undeveloped – mostly unwooded |
| ③ Medium to High Density Residential | |

With the exception of Planned Business Park, which is a new classification on the future land use map, descriptions for these land use categories are the same as those found in Section 6.1.1. in the discussion of existing land use; however, more detailed descriptions of some of the classifications are provided in the land use narrative in Section 6.4.2.

Future land use maps for Murray County, Chatsworth, and Eton are found in Figures 6-G, 6-H, and 6-I. The maps are intended to reflect the development potential of property and the desired land use pattern over time. Because development cannot be accurately predicted at the parcel level, the future land use maps are generalized and are intended to provide ample locational choices while still being consistent with the desired land use policies.

Because the future land use map is based upon general policy guidelines, it should be reviewed periodically and revised when appropriate in order to reflect development trends and conditions in the community.

6.4.2. Future Land Use Narrative

This section summarizes the reasoning behind the land use patterns shown on the future land use maps.

Commercial Development

The commercial land use classification includes a wide variety of retail sales, services, and entertainment facilities. Whenever possible, "commercial strips" should be avoided. Instead, commercial growth should be promoted in a more coordinated fashion, and should be targeted to more compact areas where there is existing infrastructure or in areas that the community has designated for commercial growth. The fact that a parcel lies along an arterial road does not mean that it has to be developed with a commercial use.

In "downtown" areas of Chatsworth, Eton, and Spring Place, pedestrian friendly commercial development should be strongly encouraged.



Pedestrian friendly commercial development should be strongly encouraged in Chatsworth, Eton, and Spring Place.

Corridor Overlay Zone

A "Corridor Overlay Zone" for the US 76/US 411 corridor would be very beneficial in helping to promote attractive, economically sustainable commercial development. Figure 6-J illustrates the location of a potential corridor overlay zone.

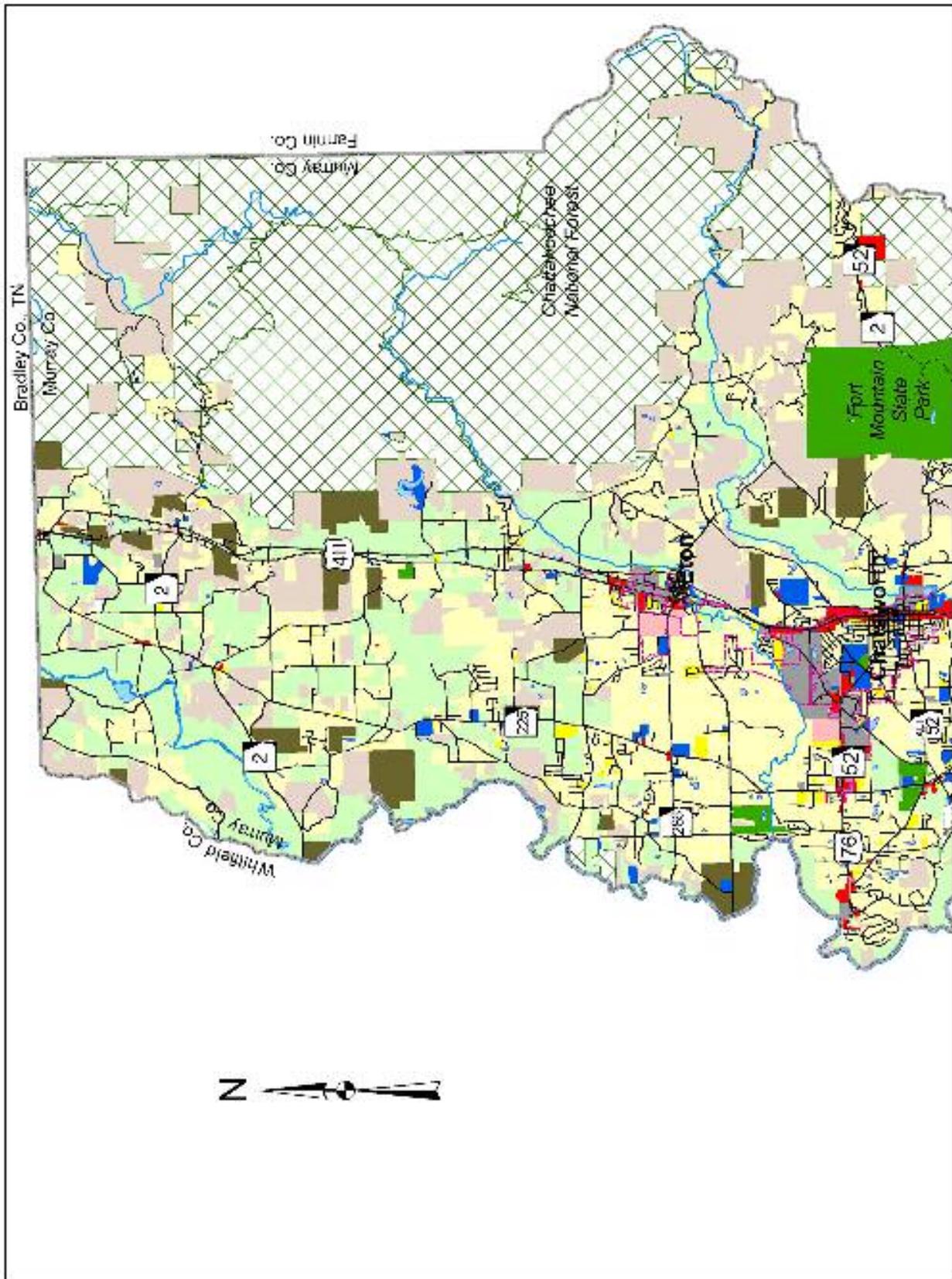
The goals of a corridor overlay zone are listed in the box to the right. Any number of components can be included in a corridor overlay zone. Examples include the following:

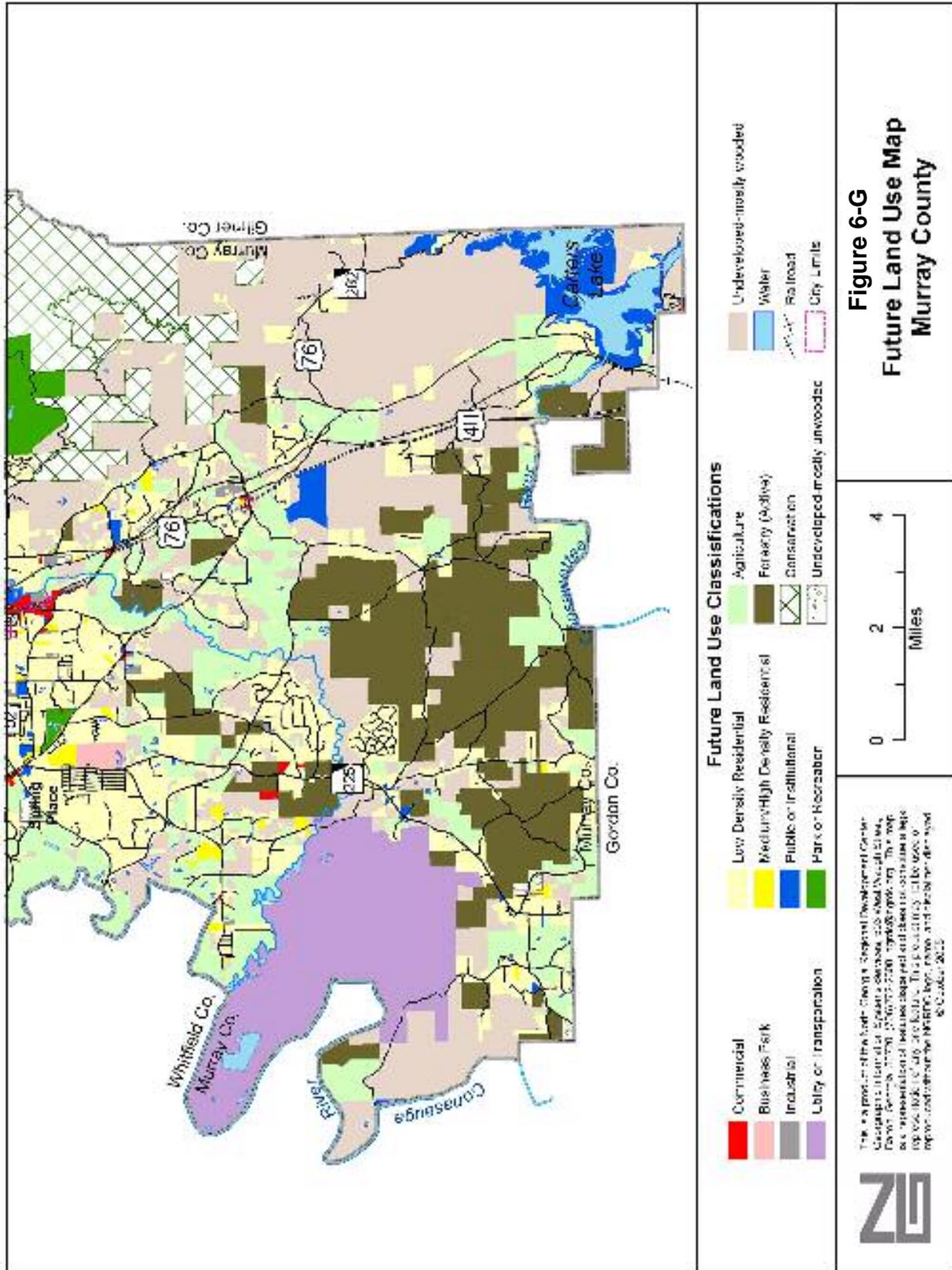
1. Access Management
2. Landscaping
3. Parking
4. Site Amenities
5. Signage
6. Low Impact Development
7. Nuisance Controls

Goals of a Corridor Overlay Zone

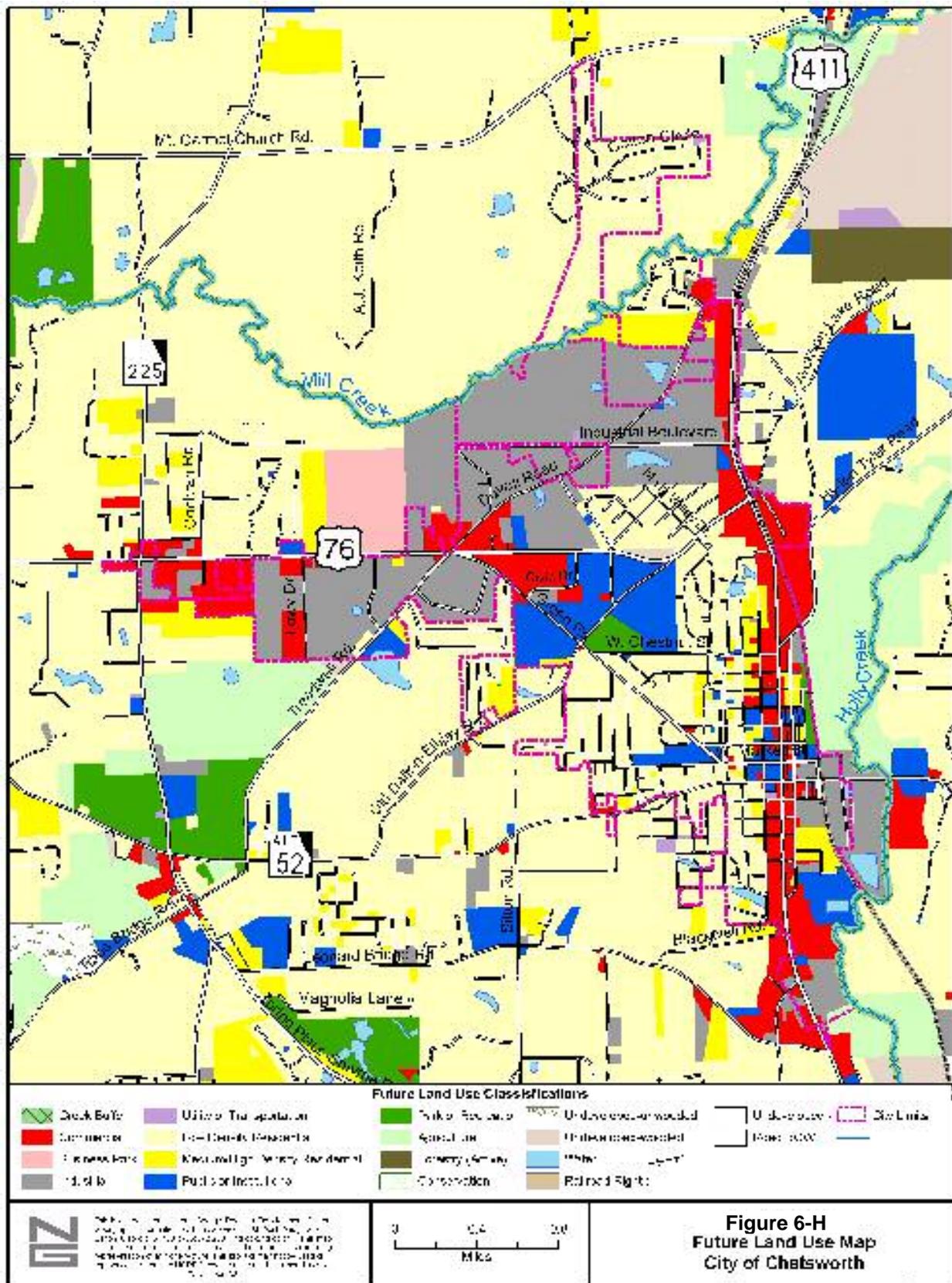
1. To improve traffic movements in and through the corridor.
2. To improve the character and appearance of the corridor.
3. To create an economically sustainable business corridor.
4. To provide adequate buffers between different land uses.
5. To minimize impacts to environmentally sensitive areas.
6. To improve air quality and water quality.
7. To reduce erosion and storm water runoff.
8. To provide relief from noise, heat, glare, dust, and debris.

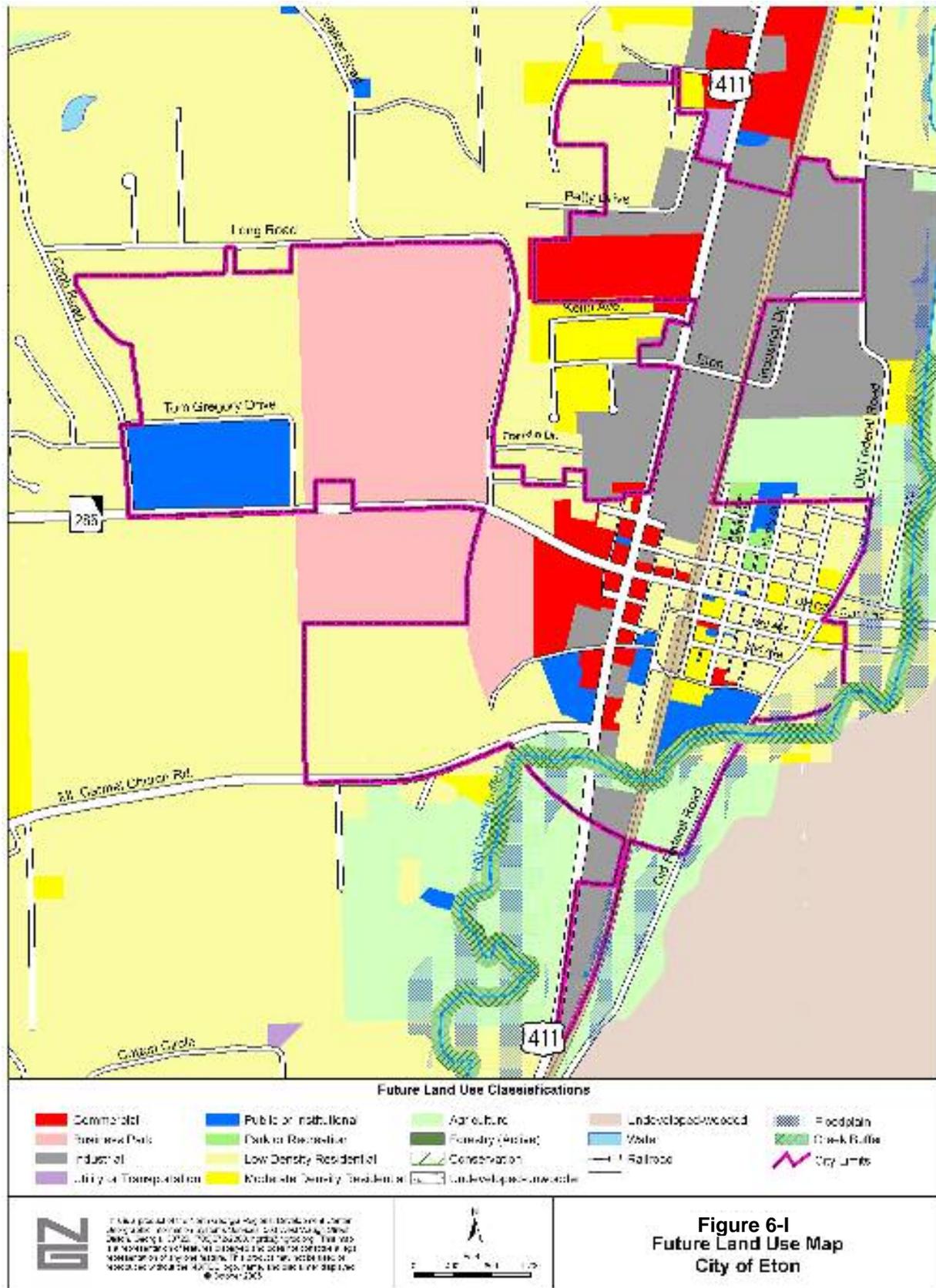
Goals and Objectives



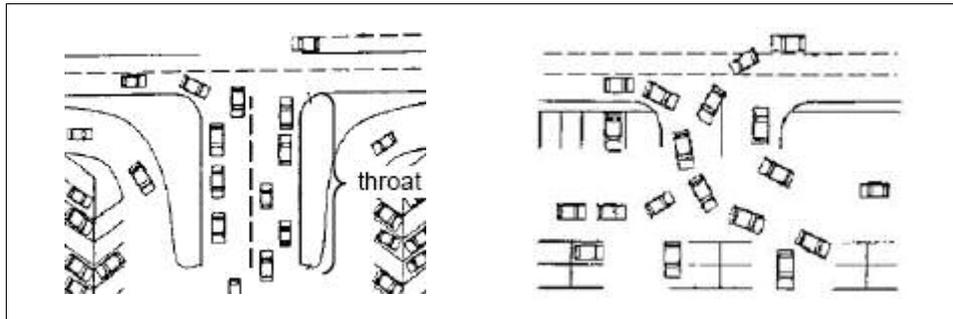


Goals and Objectives





Access Management. Access management involves controlling the number of driveways and curb cuts on a road and using turn lanes and tapers effectively. It also involves providing on site stacking room within developments (see illustration below).



With adequate throat length, stacking occurs on site (above left). This reduces the conflict points, unsafe conditions, and potential for driver confusion which could exist otherwise (above right).

The intent of the access management is to address the need for adequate access to properties while maintaining and improving traffic movements in and through a corridor. The benefits of access management include fewer accidents, increased road capacity, shorter travel times, and a more pleasant driving experience.

Landscaping. Landscaping provides important environmental benefits in addition to providing visually pleasing areas for businesses and the customers who support those businesses. It is a method for protecting and enhancing scenic quality. Landscaping should be an integral part of every commercial, industrial, and multi-family project and not merely located in leftover portions of the site. Existing healthy trees and understory vegetation should be retained whenever possible and supplemented with landscaping as appropriate.

Parking. The intent of parking standards is to address the need to break up the expanse of asphalt in front of buildings, reduce storm water runoff, provide shade, and reduce the glare from parked cars and loading docks. While parking and vehicular access are essential parts of any development, they should not dominate a site.

Site Amenities. The incorporation of site amenities into commercial, industrial, institutional, and multi-family development should be encouraged. Site amenities such as sidewalks, benches and seating areas, bike racks, plazas, public art, fountains, and green spaces are important aspects of customer friendly development. Pedestrian circulation and access should be considered in all development in the corridor overlay area as increased pedestrian activity can be beneficial to business and can improve the character of the community.



A landscaped peninsula borders the end of this parking bay.

Signage. Sign regulations can be incorporated into an overlay zone and should be used to balance the need to market individual businesses with the objective of minimizing visual clutter.

Goals and Objectives

Low Impact Development. The intent of the Low Impact Development (LID) is to support the development of property while promoting cost effective site design and management techniques that infiltrate, filter, store, evaporate, and detain storm water runoff close to its source. One of the basic goals of LID techniques is to compensate for land development impacts on hydrology and water quality by (1) maintaining, where practical, areas of high infiltration and low runoff potential and (2) managing storm water through a combination of smaller, cost effective, on-site landscape features rather than solely through conventional pipe and pond designs. (Source: The Low Impact Development Center) LID techniques have been successfully used throughout the United States.

Incorporating LID site design can reduce development costs by:

- ③ reducing impervious surfaces (roads, curb, and gutters,
- ③ decreasing the use of storm drain piping and inlet structures,
- ③ decreasing the size of large storm water ponds, and
- ③ potentially increasing lot yield.

Both the National Association of Home Builders Research Center web site (www.nahbrc.org) and the Low Impact Development Center web site (www.lidstormwater.net) have detailed information on LID techniques. Figure 6-J provides an illustration of a commercial development which utilizes a combination of low impact development techniques including bioretention cells, filter strips, reduced impervious areas, and disconnected impervious areas. Existing vegetation is also retained in the "Tree Save" areas.

Nuisance Controls. Nuisance controls help to insure that development is undertaken in a manner so that noise, lighting, vibration and other potential nuisances from a developed site does not negatively impact or injure the value of adjacent properties.

Benefits of Low Impact Development

Developers

- ③ Reduces land clearing and grading costs.
- ③ Potentially reduces infrastructure and storm water management costs.
- ③ Increases lot and community marketability.

Municipalities

- ③ Reduces municipal infrastructure and utility maintenance costs

Environment

- ③ Protects site and regional water quality by reducing sediment, nutrient, and toxic loads to water bodies.
- ③ Preserves trees and natural vegetation.

(source: *Builder's Guide to Low Impact Development*, National Association of Home Builders Research Center)

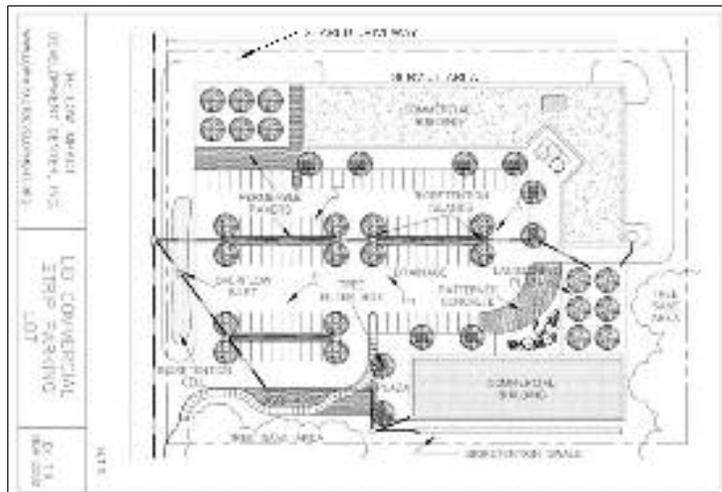


Figure 6-J. Commercial Development Using Low Impact Development Techniques

(Source: Low Impact Development Center)

Planned Business Park

This land use classification is a new category on the Future Land Use Map. It is intended for a combination of office and light industrial uses and is appropriate for larger parcels or for areas where several smaller parcels are being developed in a coordinated fashion. The intent of this classification is to promote well-designed business parks that will remain economically viable over the long term. Such parks will be designed in a way that mitigates negative effects on the environment and upon adjacent properties. Amenities for employees such as outdoor areas and pedestrian facilities should be provided. Certain retail uses which would be beneficial to employees of the business park may also be included. Such uses might include small restaurants or banks.



A planned business park should have an attractive, well-defined entrance.

Traffic circulation patterns within and near the park should be a considered and developments with more than one point of ingress/egress are preferable to those which have just one entrance on an arterial road.

Other Future Land Use Issues

Growth and Transition Areas. These were identified in Figure 6-D. The provision of water and sewer service will continue to have a dramatic impact upon where new commercial, industrial, and residential growth will occur. The location of schools will also impact the location of new residential subdivisions.

Future Master Plans. As discussed previously, Spring Place both benefit from the development a master plan and US 76/US 411 transportation corridor would benefit from the development of a corridor overlay zone.

Critical and Sensitive Areas. Murray County has an abundance of natural resources as detailed in Element 4. Protecting water quality will be among the most pressing issues for new development.

Agriculture and Forest Lands. The pressure to develop active farmland and forest lands will continue to increase in the future. This will have a dramatic impact upon the natural resources in the area as well as upon the community's scenic beauty. In addition, there will continue to be a conflict between certain agricultural uses and other uses in the community.

Goals and Objectives

6.4.3. Goal, Policy, and Action Items

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following Land Use goal and associated policies and action items:

<p>Goal: Land resources which have been allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing and will protect and improve the quality of life of residents and visitors.</p>	
<p>Policy 1: Community Character and Environmental Quality. The positive qualities of the natural environment, historic and cultural resources, and scenic characteristics which contribute to Murray County's character should be preserved.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Develop a corridor overlay zone for the US 76/US 411 corridor. c. Continue to enforce environmental regulations.
<p>Policy 2: Sense of Place.* Community focal points are important and should be encouraged. Such areas should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Continue streetscaping efforts in Chatsworth and Eton. b. Prepare and implement a master plan for Spring Place.
<p>Policy 3: Historic Preservation. Historic preservation efforts throughout the community should be encouraged.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the designation of local historic districts. b. Promote the adaptive reuse of historic structures.
<p>Policy 4: Residential Development. Future residential development should be compatible with the physical limitations of the land and the established land uses in the area. In addition, the transition in size, density, site development, and other characteristics should be compatible from one district to another.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the use of open space subdivision design and consider this type of design in any housing projects in which local governments participate. b. Promote an orderly transition between commercial areas and single family residential areas through transitional uses such as multi-family residential and natural buffer areas.
<p>Policy 5: Traditional Neighborhoods.* Traditional neighborhood patterns should be encouraged, including the use of human scale development, mixing uses within easy walking distance of one another, and facilitating pedestrian activity.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote traditional neighborhood design by providing materials on the subject to developers.
<p>Policy 6: Agriculture and Forestry. Prime agricultural and forest lands should be protected through the use of incentives, land use regulation, and other means.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Provide information to property owners of farmland, forest land, and environmentally sensitive land about tax incentives for leaving property in agricultural or forest use.
<p>Policy 7: Parks and Recreation. Provide for adequate parks and open spaces in locations throughout the community.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the use of open space subdivision design and consider this type of design in any housing projects in which local governments participate.

<p>Policy 8: Infill Development.* The development or redevelopment of sites closer to the downtown or traditional urban core of Chatsworth and Eton should be encouraged.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the development of existing commercial and industrial sites before encouraging new development in outlying areas or areas which would require heavy investment in public infrastructure.
<p>Policy 9: Infrastructure. Development should be encouraged in areas which are targeted for growth on the future land use map and which either have public services or where public services can be extended at a reasonable cost.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the commercial and industrial growth to areas which are targeted for such growth. b. Discourage speculative rezonings, particularly in areas without adequate infrastructure.
<p>Policy 10: Strip Commercial Development. Strip commercial development should be discouraged and compact development in activity nodes should be encouraged to reduce traffic congestion and efficiently utilize public services.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Develop a corridor overlay zone for the US 76/US 411 corridor. b. Promote appropriate neighborhood commercial development to serve the needs of major residential areas in the county and cities. c. Promote planned business commercial parks as opposed to strip commercial development.

* A DCA "Quality Communities" Objective (required by the State Minimum Planning Standards)