



Imagine Henry 2040

Our Vision. Our Community. Our Future.





Contents

| | |
|--------------------------------------|-----|
| Introduction | 1 |
| About this Document | 5 |
| Our Story... So Far | 7 |
| Who We Are | 9 |
| Home Sweet Home | 15 |
| How We Move | 21 |
| Hampton Yesterday and Today | 23 |
| Locust Grove Yesterday and Today | 35 |
| McDonough Yesterday and Today | 47 |
| What We Heard | 59 |
| Key Assets & Challenges | 75 |
| Our Future Growth | 81 |
| Implementation Policies | 90 |
| Henry County Future Land Use | 92 |
| City of Hampton Future Land Use | 97 |
| City of McDonough Development | 101 |
| City of Locust Grove Future Land Use | 107 |
| Implementing the Plan | 113 |

Introduction



Introduction

This is an exciting time for Henry County and its municipalities. We're a highly desirable place to be in the Atlanta region and at the same time, we look forward to a future of continued growth and change.

Broadly speaking, a Comprehensive Plan is a way to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places and they make decisions about the future every day in response to new opportunities or unexpected problems. A Comprehensive Plan like Imagine Henry is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5, 10, and 25 years
- It is comprehensive, looking across many different facets of what a city and county does
- It is deliberative, looking within to understand the needs and desires of the county and cities

Henry County and its municipalities last updated their Comprehensive Plan in 2009. This document, Imagine Henry, is an update to that plan with updated policies, data and work program items. This document affirms the county and cities big picture vision, defines goals and lays out a task list for city and county leaders, staff, and citizens to address issues to position Henry County and its municipalities to be a leader within metro Atlanta.

Imagine Henry is the state mandated comprehensive plan for Henry County and the cities of Hampton, Locust Grove and McDonough. It is a policy document used by elected officials, city and county staff, developers, business leaders and citizens to determine future growth, development policy and capital improvements. This document serves as a guide for elected and public officials by establishing policies, priorities, and provides the framework for evaluating development proposals. It expresses the community's vision for where, how and what development should occur. The goals and policies contained in Imagine Henry inform and guide land use decisions, helping to assure citizens and developers that these decisions are credible, predictable, and not arbitrary.

Comprehensive Plans have been used in Georgia since 1989 to prepare communities for growth and economic development. Like a private corporation, which plans strategically for both short and long term, cities and counties must also plan for the future so that decisions can be based on sound information, principles and agreed upon goals. This approach, required by Georgia Planning Act, helps Henry County and the cities of Hampton, Locust Grove and McDonough keep the long view in mind and avoid making decisions based upon short-term changeable concerns.

Most of the work of shaping the county and cities' future will be done by the residents, businesses, and nonprofits. Henry County and its municipalities' governments has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs and staffing

The success of the goals of this plan depends on being able to tap into the many voices of the Henry County and its municipalities and weave their ideas, viewpoints, and thoughts into a common vision. Outreach and engagement were critical to reach a broad consensus of the diverse people who live and work in the Henry County and its municipalities.

Meeting the goal of an inclusive process meant creating multiple opportunities to get involved. The planning team developed several communication tools and forums to ensure meaningful community involvement that would form the

backbone of the plan.

A Project Management Team was convened to oversee the process and act as an instrument to guide the development of the plan. Project Team Members were made up of county and city staff. A Steering Committee was formed with the chief elected officials of the county and participating cities, and a Stakeholder Committee formed that was community representatives that provided feedback and served as ambassadors of the plan.

Two rounds of open houses were held to allow for people to drop in to learn about the planning process and to give feedback on the plan concepts.

The plan focuses on elements to improve the Henry County and its municipalities with targeted policies to enhance the assets and address the issues within the county and cities. The plan is divided up into 5 interrelated sections:

- Our Story... So Far
 - Locust Grove Yesterday and Today
 - McDonough Yesterday and Today
 - Hampton Yesterday and Today
- What We Heard
- Focusing on the Future
- Our Future Growth
 - Henry County Land Use
 - Locust Grove Land Use
 - McDonough Land Use
 - Hampton Land Use
- Plan Implementation

Henry County and its municipalities are diverse and forward-looking communities engaged in shaping their own future. The people of Henry County and its municipalities are working to capitalize on the qualities and values that have made it a successful community. To be a successful community, Henry County and the municipalities will:

- Develop Henry County and its municipalities as the gateway of the Atlanta region.
- Create a countywide network of connected districts
- Connect people and business to opportunity
- Ensure countywide Job Growth appropriate to its location
- Promote resident prosperity
- Provide residential choices by providing different strategies for different areas
- Create a community of residents who engage in their own future



About this Document



About this Document

In Georgia, comprehensive plans must be updated every 5 years, as required by the Minimum Standards and Procedures for Local Comprehensive Planning. The development of a comprehensive plan helps a community to:

- Develop a vision for what it wants
- Establish Priorities and determine key issues and assets
- Encourage Dialogue
- Guide Decision making
- Determine how to best allocate limited resources
- Data analysis and the community ideas for the future are combined into action areas for the plan.

The focus areas of this Comprehensive Plan stem from a rich and interactive public process supplemented by data. The chapters in this plan identify key issues and assets of Henry County and the cities of Hampton, Locust Grove and McDonough, and develop a work program and goals to guide decision making.

Our Story...So Far

BIG SPRING

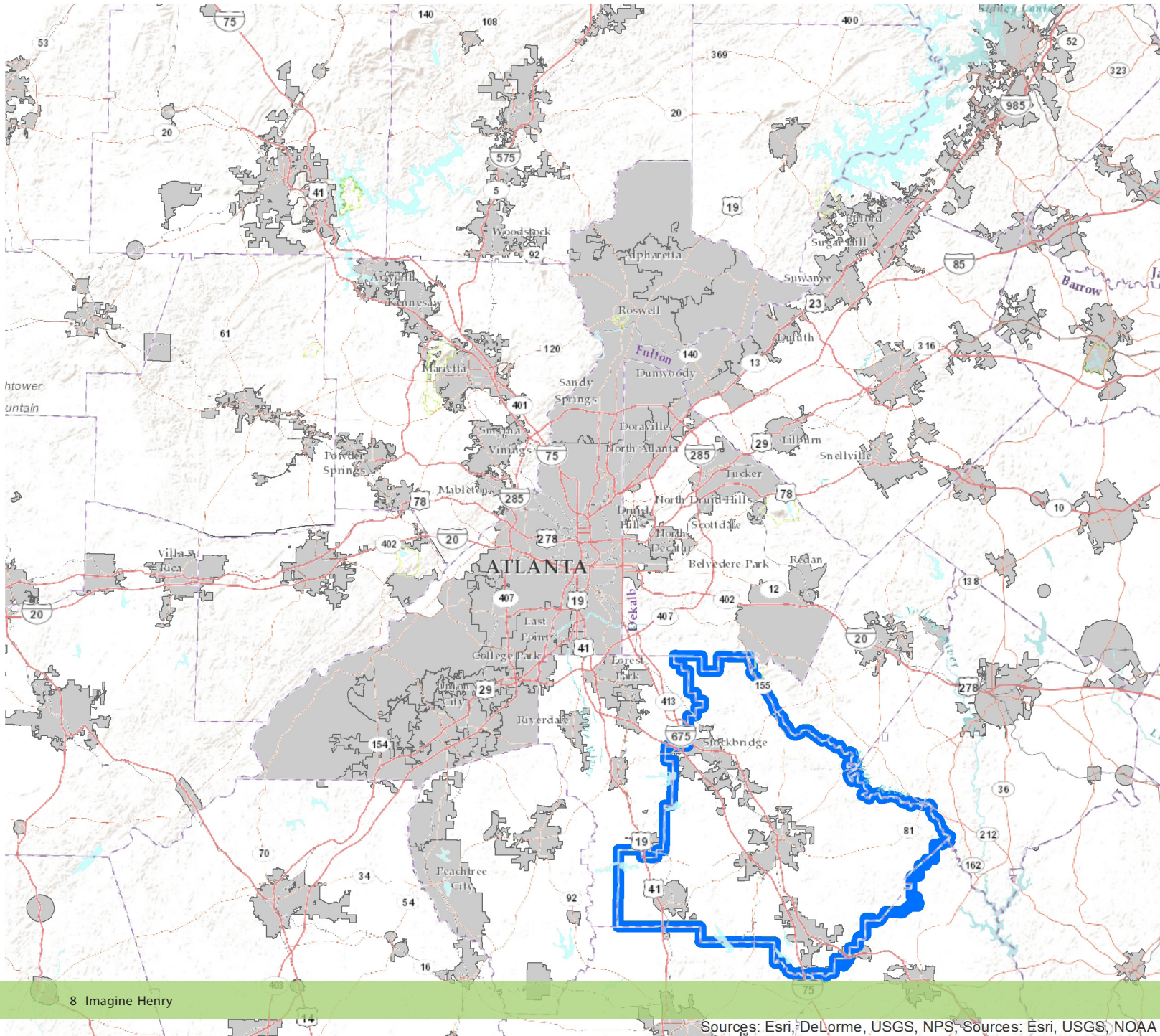
THE CITY OF MCDONOUGH WAS
FOUNDED AT THIS SITE IN 1823
DUE TO THE ABUNDANT WATER
FLOWING FROM THIS NATURAL
SPRING.

Our Story... So Far

Formed by the State of Georgia in 1821 from land acquired from the Creek Indian Nation by the First Treaty of Indian Springs. Henry' County's original land area was much larger than it is today, stretching from near Butts County in the south to the Chattahoochee River near Sandy Springs in the north; encompassing most of present-day Metropolitan Atlanta. Before one year passed the size of the County was diminished through the separation of land areas which in whole or in part, became present day DeKalb, Fulton, Fayette and Newton Counties. Later divisions resulted in Clayton, Spalding, Rockdale and Butts counties.

Today, Henry County is a fast growing county in the Atlanta region with a diverse population.

Henry County Location

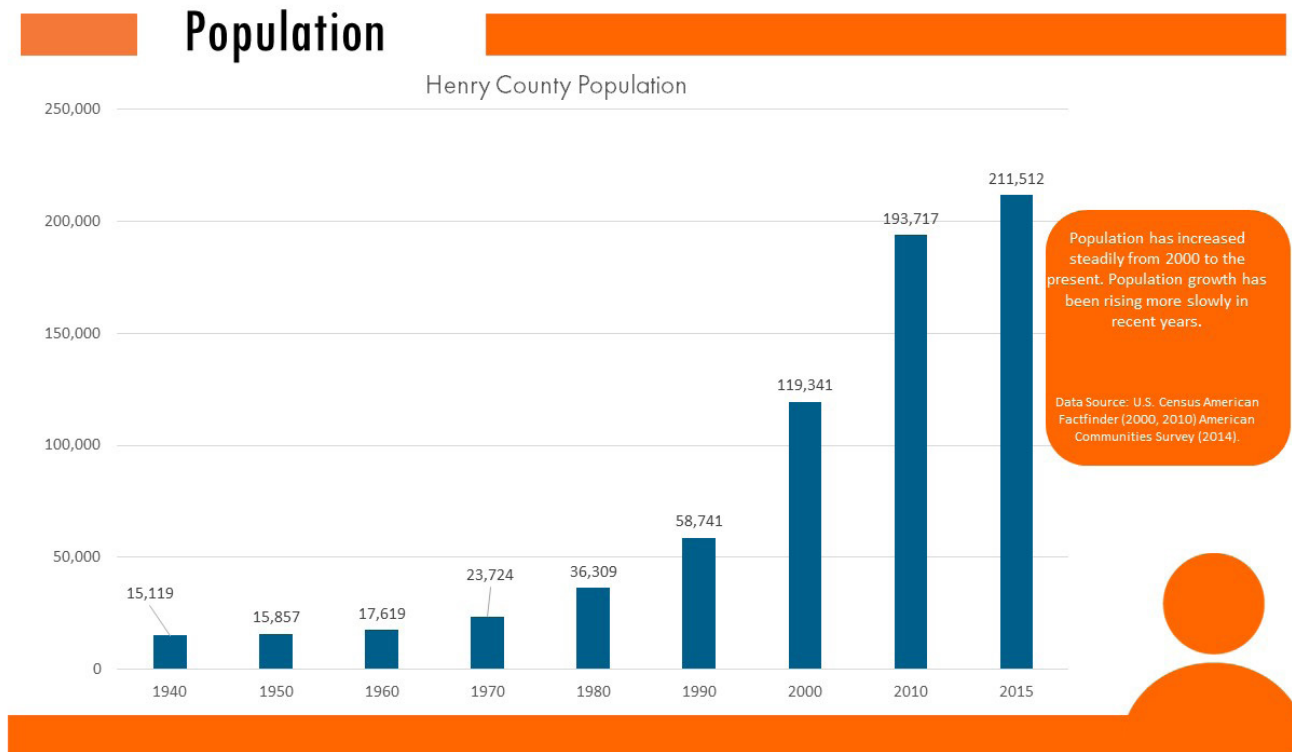


Who We Are

Until the 1990s, Henry County was a small county within the Atlanta region. With the rapid growth of the Atlanta region in the 1990s and 2000s, the population of Henry County surged from 58,741 in 1990 to over 210,000 people in 2015. Growth has slowed slightly but is still steady.

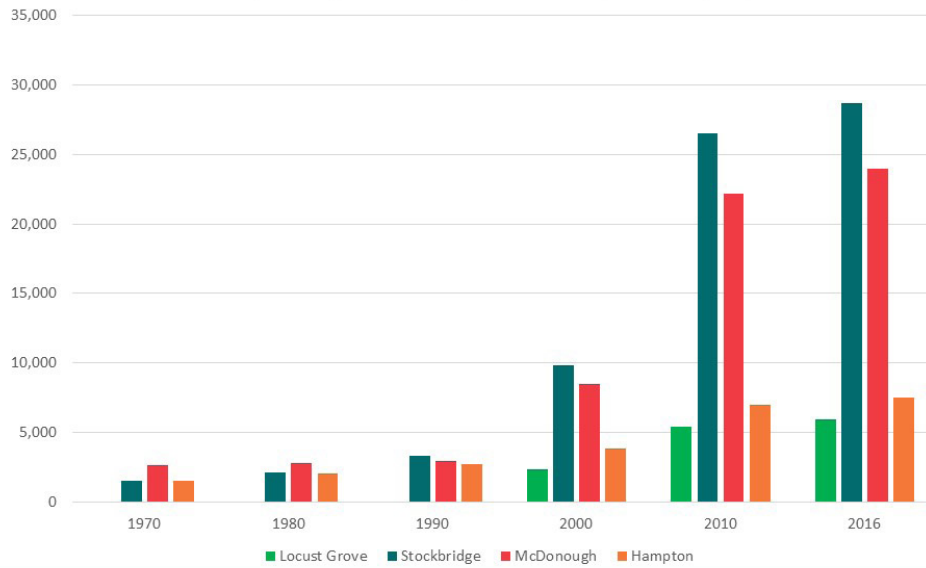
This rapid growth is also illustrated in the changes in city population. In 1990, Stockbridge and McDonough were both under 5,000 people, but today they both have a population greater than 20,000

One item of concern is the decrease of population share of 23-34 year-olds from 16% to 12% and 35-44 year-olds from 19% to 17%. This decrease of the millennial population reates a question about long term attractiveness of the county.



Population

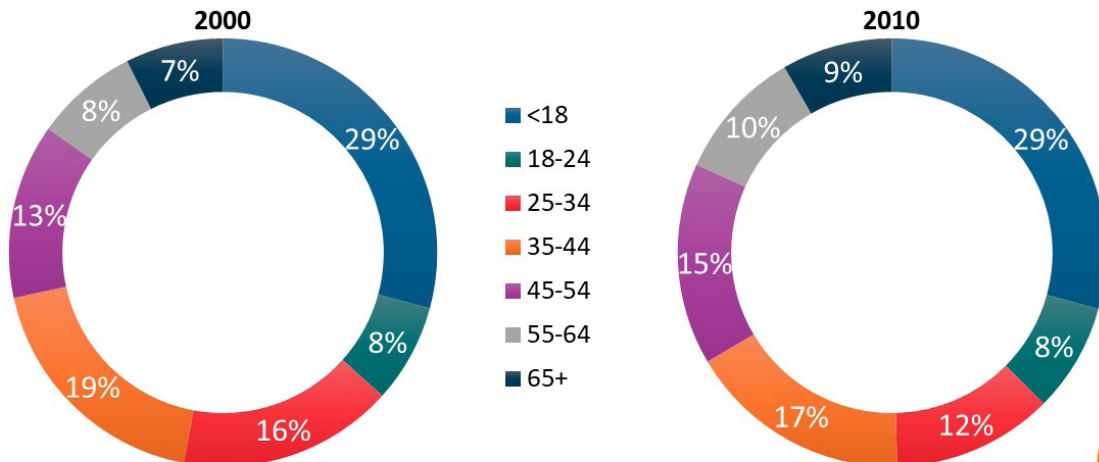
Henry County Historic Population Comparison By City



Population Change between 1970 and 2016:

Data Source: ESRI Business Analyst Online 2010 Census Profile(2000,2010), ESRI Business Analyst Online Community Profile (2015, 2020 Projections)

Age Distribution



Between 2000 and 2010, the population age distribution has remained relatively unchanged, outside of 20-34 and 35-44 year olds

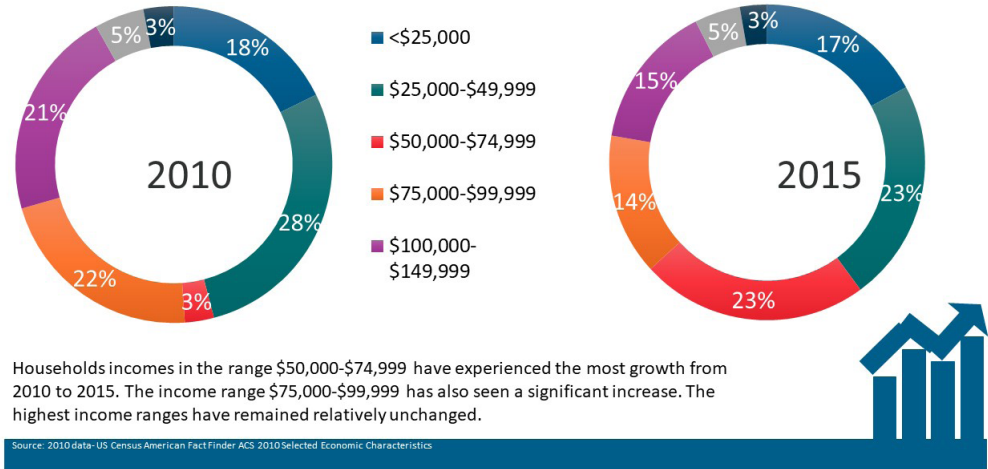
Data Source: US 2000 and 2010 Census Data

The major change in Henry County as a result of the recent growth in the past 15 years is the change in the racial makeup. The population percentage of white individuals has decreased from 81.5% in 2000 to 52.7% in 2015. The Hispanic population has also increased from 2.1% in 2000 to 6.3% in 2015.

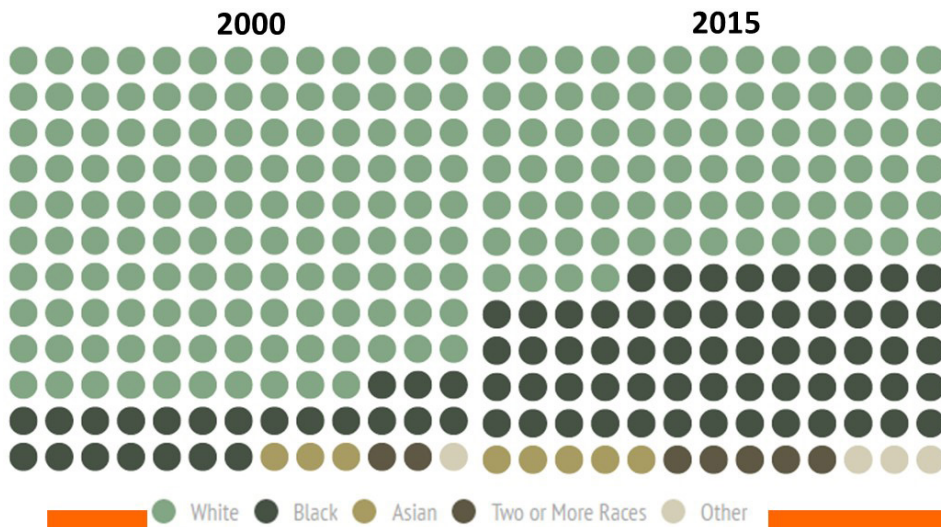
Household income has been steady over the past 5 years. Household incomes in the range of \$50,000-\$74,999 have experienced the most growth from 2010 to 2015. The income range \$75,000-\$99,999 has also seen a significant increase. The highest income ranges have remained relatively unchanged.

Future population growth estimates by the Atlanta Regional Commission (ARC) is illustrated on the next pages. ARC projects that most of the growth in Henry County will be along the I-75 corridor. Areas in eastern Henry County will see the least amount of growth.

Income Distribution 2015



Race Distribution



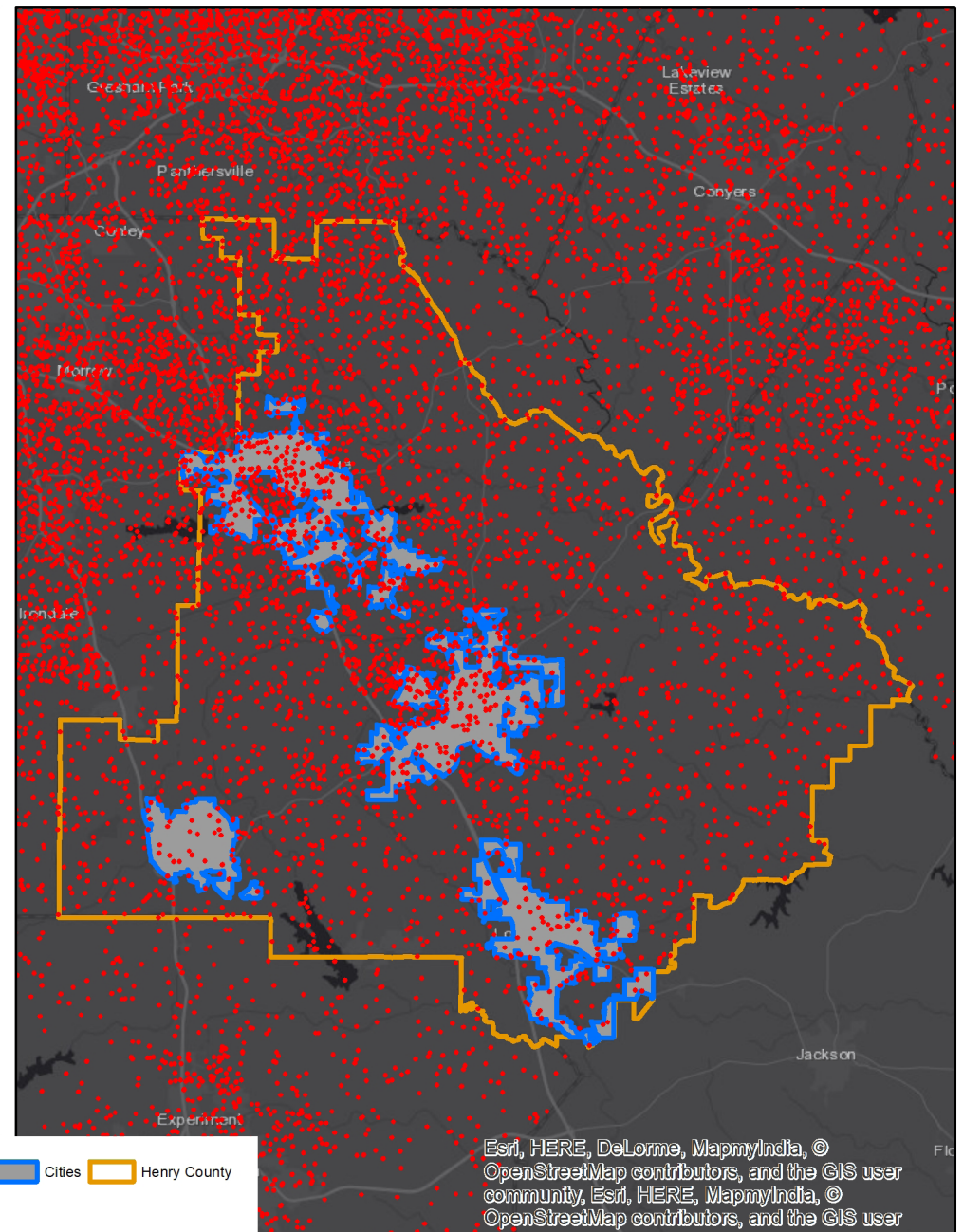
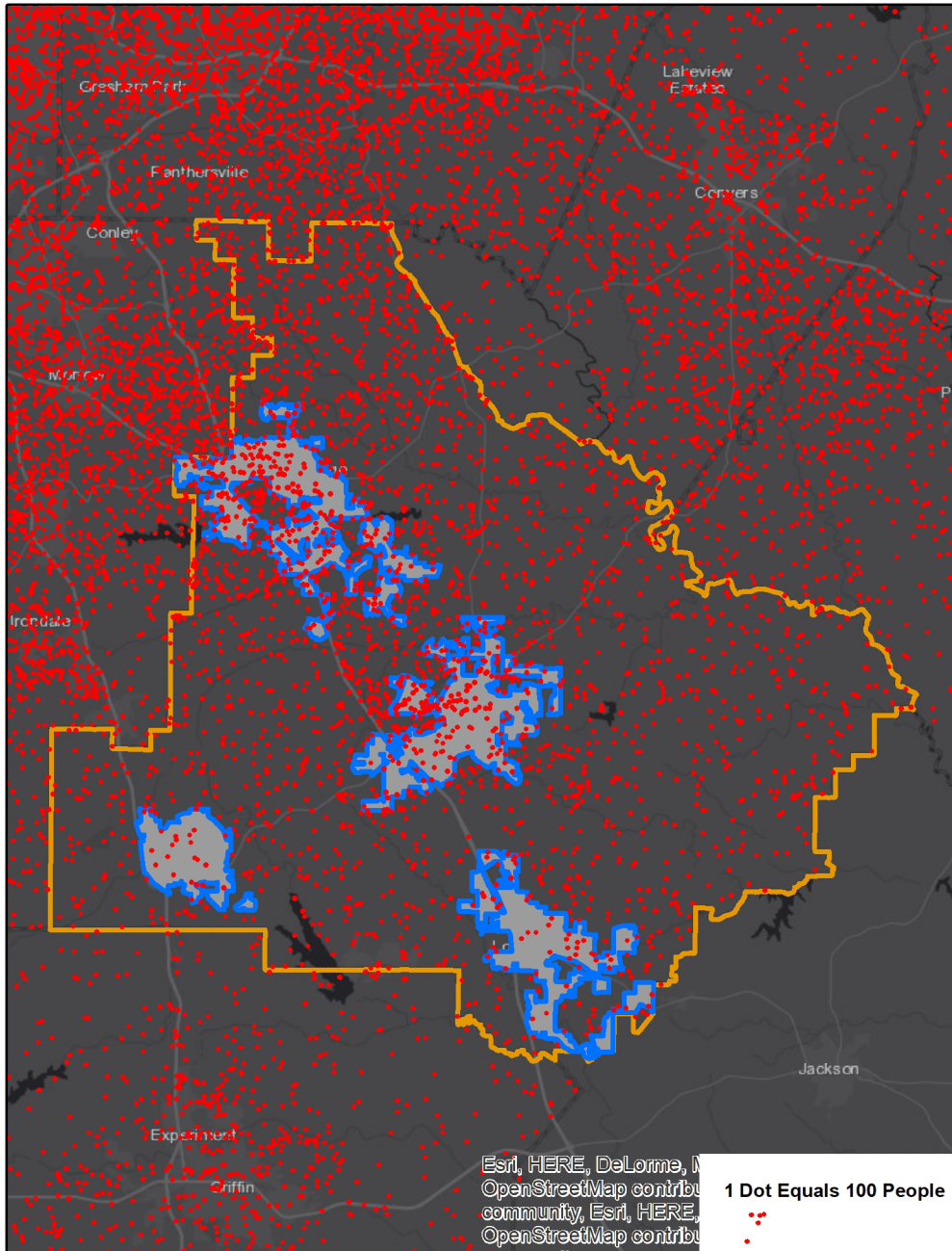
The percentage of white individuals has increased significantly less than black, Asian, and other races. The population percentage of white individuals has decreased from 81.5% in 2000 to 52.7% in 2015.

The Hispanic population has also increased from 2.1% in 2000 to 6.3% in 2015.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

2020

2040



Another way of looking at Henry County is through Tapestry Segmentation. Tapestry is a way to understand residents' lifestyle choices, what they buy, and how they spend their free time. Tapestry classifies US residential neighborhoods into 67 unique segments based on demographic and socioeconomic characteristics. The top five segments and their percentages are:

Up and Coming Families (24.7%) is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Middleburg (21.5%) neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Soccer Moms (21.4%) is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute

to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

The Green Acres (7.3%) lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

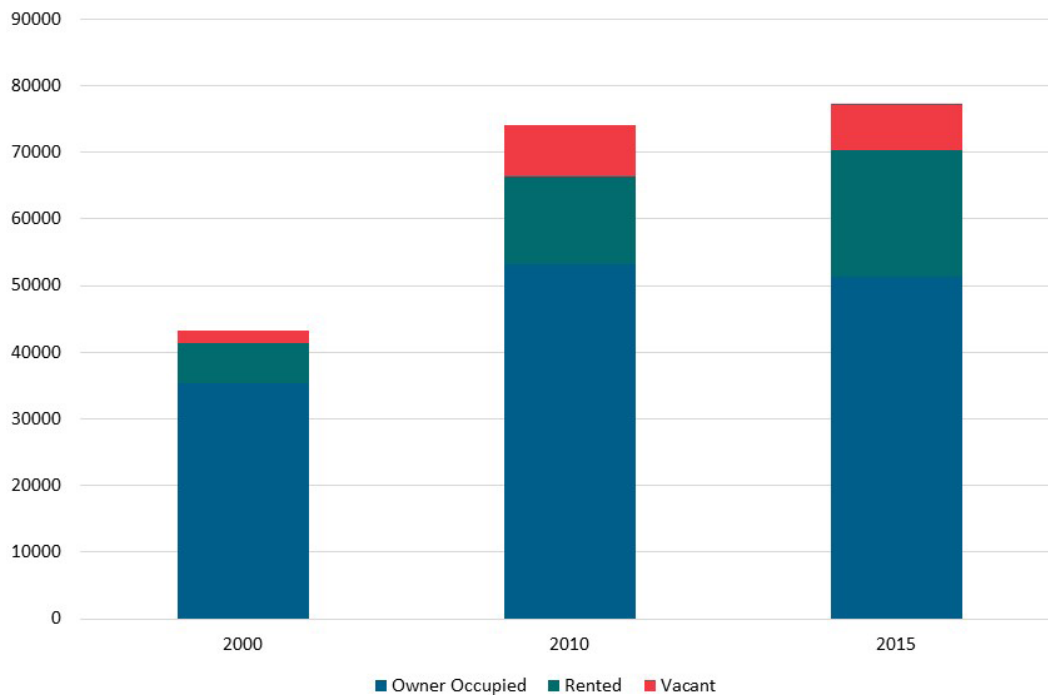
Southern Satellites (4.3%) is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Home Sweet Home

The large population growth is also reflected in an increase in the number of housing units within the Henry County. In 2000, the city had just 43,000 residential units with a vacancy rate of 4.1%. The county grew to just under 78,000 units in 2015 with a vacancy rate of 9.1%. This is under the regional average. However, Great Recession has caused a shift in the housing market in metro Atlanta and as a result a larger percentage of homes are rental than in recent memory.

Henry County's housing stock is primarily single family, with 86% of the housing stock single-family. Only 7% of the housing stock is in a 10 unit or more structure.

Housing Trends



The majority of Henry County residents own their homes, with 77.1% of housing stock owned, 23% rented, and 12.5% vacant in 2015. Proportion of ownership has decreased over time, from 85.2% in 2000 to 72.9% in 2015. However, the vacancy rate has increased each year. The vacancy rate in 2015 was 9.1%.

Source: U.S. Census American FactFinder



Housing Expenditures

Selected Monthly
Owner Costs
2015



Median Home Value
2015



Median Rent
2015

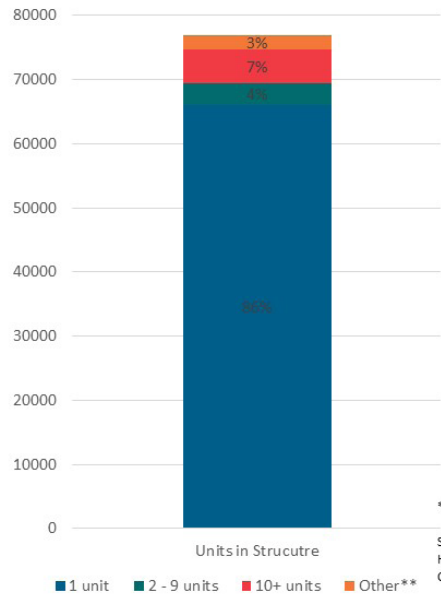


Henry County is an affordable place to live within the Atlanta region, with a median home value of 140,300. The average monthly homeowner costs are \$1,361 per month with the median rent of 1,056 per month.

Source: U.S. Census American FactFinder Selected Housing Characteristics, 2014 American Community Survey 5-year Estimates

Housing Characteristics 2015

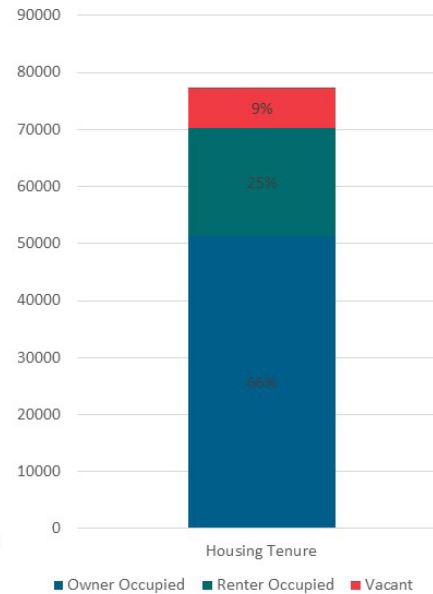
Single Family and Multifamily Distribution



**Other: Mobile home, boat, RV, van, etc.

Source: U.S. Census American FactFinder Selected Housing Characteristics 2010-2014 American Community Survey 5-year estimates

Housing Tenure



What We Do

Currently Henry County has over 55,000 jobs. Most jobs are located along the I-75 corridor. Retail Trade is the largest employment sector with 17.3% of employed workers, followed by Education. Education jobs are located throughout the county.

Just over 10% of the workforce does not have a high school education, 23% of workers have a 22 High School education and 24% have some college or an Associates degree.

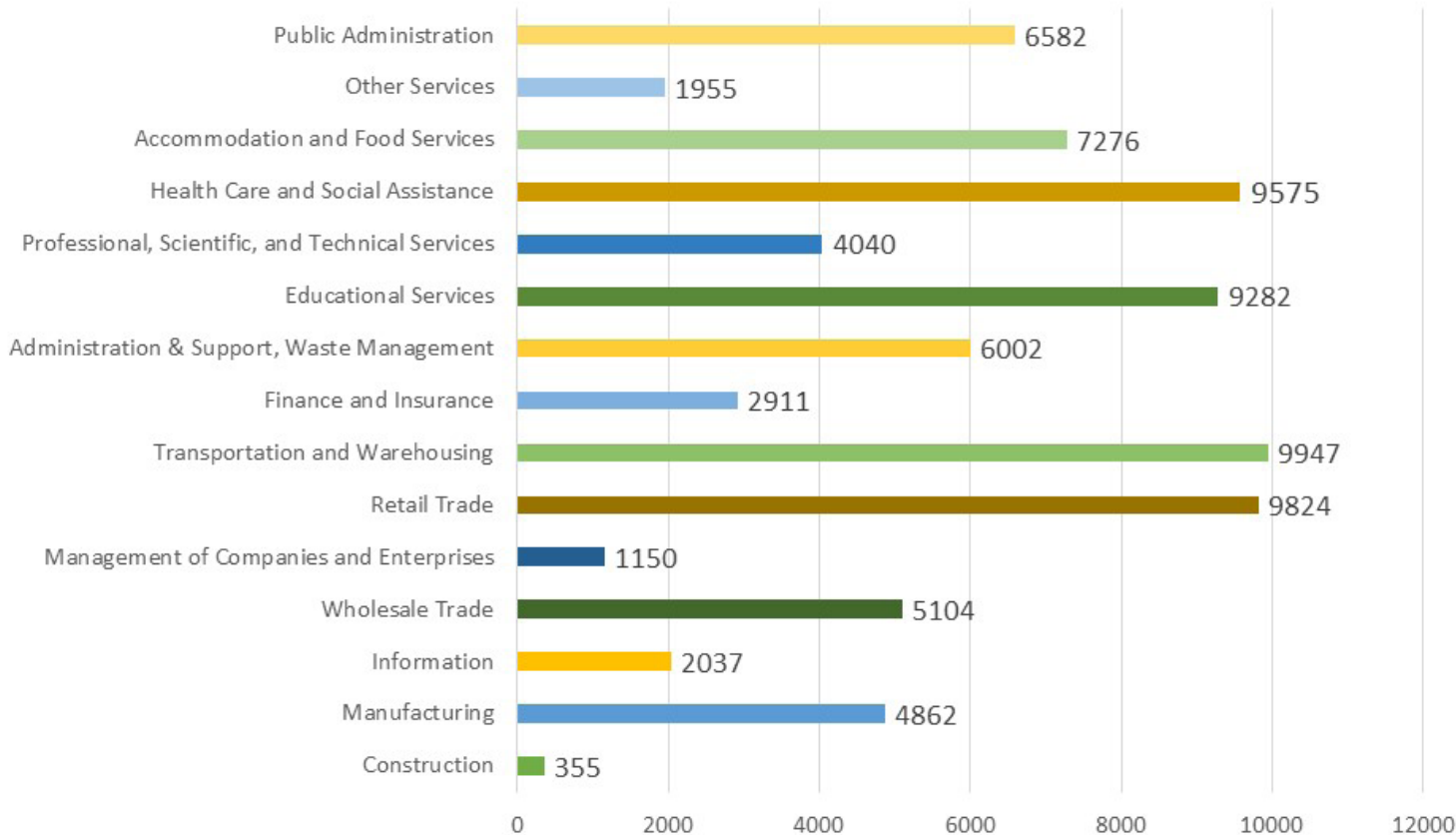
Industry Snapshot

The largest sector in Henry County is Retail Trade, employing 9,824 workers. The next-largest private sectors in the region are Accommodation and Food Services (7,276 workers) and Health Care and Social Assistance (9,575 workers) High location quotients (LQs) indicate sectors in which Henry County has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 1.87), Utilities (1.72), and Retail Trade (1.52).



WAC Employment Industries

What jobs are available in Henry County?

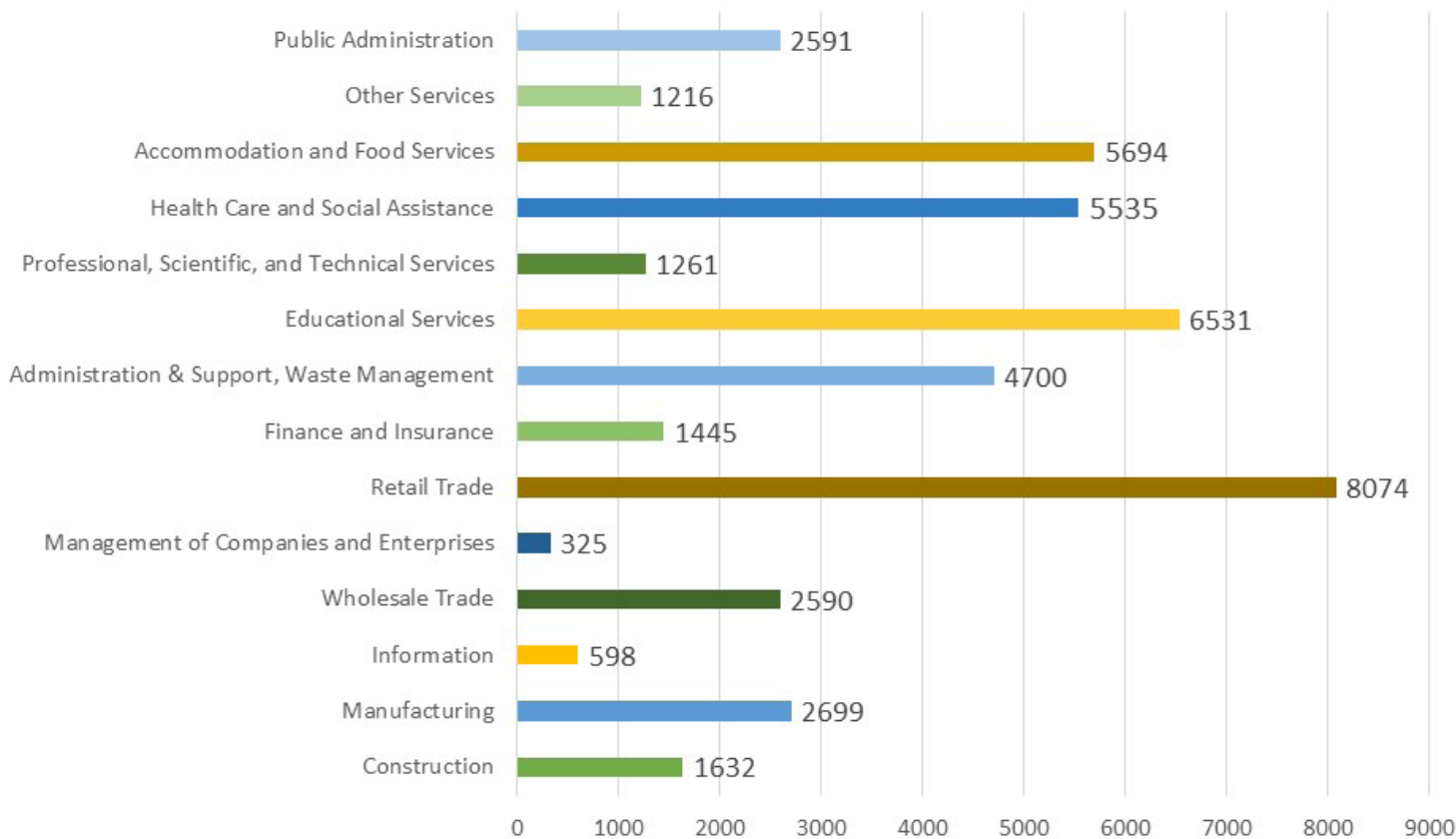


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs are available in Transportation and Warehousing, Retail Trade, Educational Services and Health Care and Social Assistance.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2013

RAC Employment Industries

What Jobs do Henry County Residents Do?



Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industries are Retail Trade, Educational Services, Accommodation and Food Services, and Health Care and Social Assistance.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis, 2013.

Sectors in Henry County with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction (\$79,546), Management of Companies and Enterprises (\$74,993), and Utilities (\$66,856). Sectors with the best job growth over the last 10 years are Accommodation and Food Services (+2,598 jobs), Transportation and Warehousing (+2,264), and Health Care and Social Assistance (+2,241).

Over the next 10 years, employment in Henry County, is projected to expand by 9,051 jobs. The fastest growing sector in Henry County is expected to be Health Care and Social Assistance with a +2.4% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+1,943 jobs), Accommodation and Food Services (+1,215), and Transportation and Warehousing (+1,081).

Occupational Snapshot

The largest major occupation group in Henry County, is Office and Administrative Support Occupations, employing 8,817 workers. The next-largest occupation groups in Henry County are Sales and Related Occupations (8,490 workers) and Food Preparation and Serving Related Occupations (7,918). High location quotients (LQs) indicate occupation groups in which Henry County has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Transportation and Material Moving Occupations (LQ = 1.47), Food Preparation and Serving Related Occupations (1.39), and Education, Training, and Library Occupations (1.34).

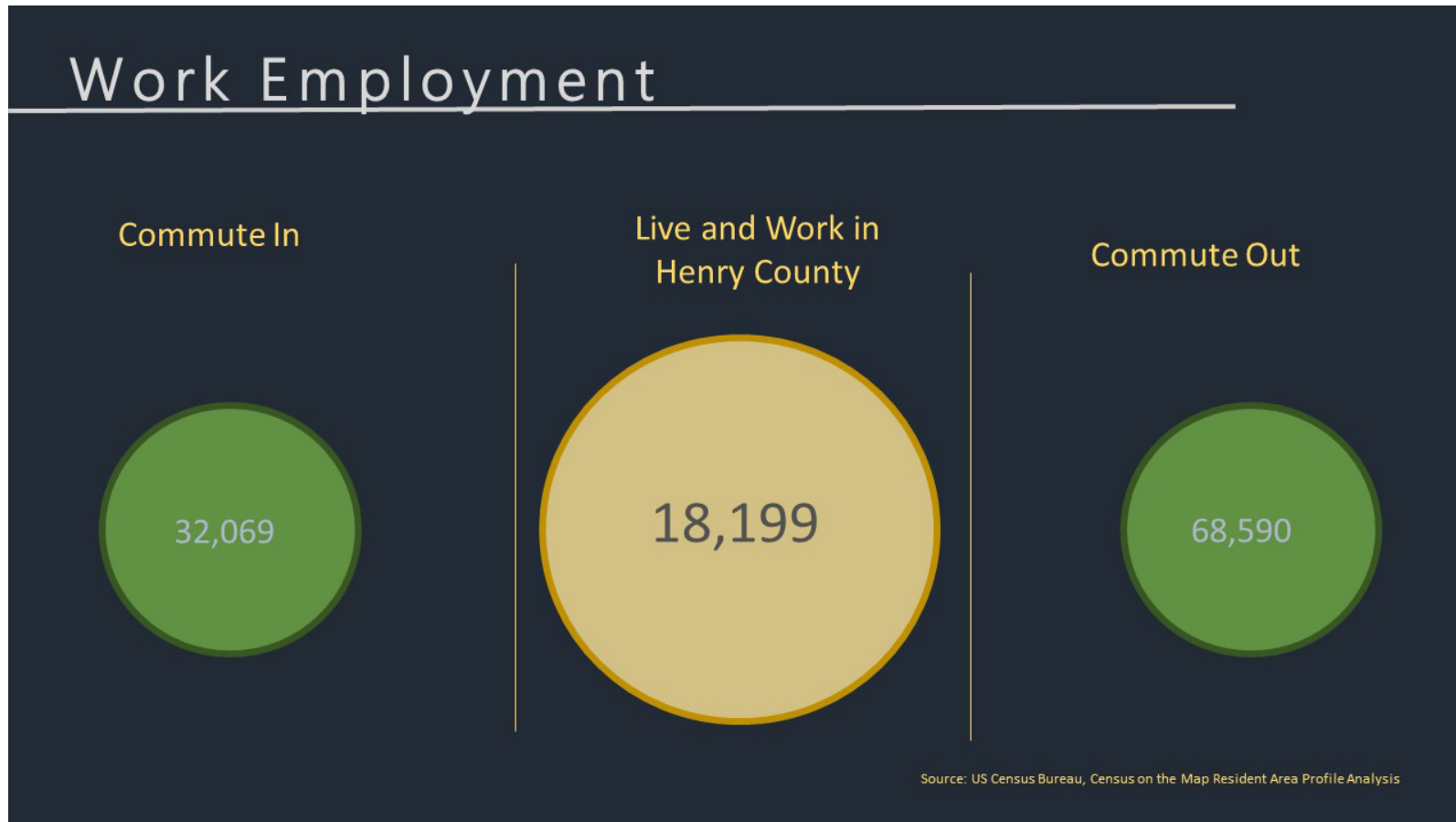
Occupation groups in Henry County, Georgia with the highest average wages per worker are Management Occupations (\$97,500), Legal Occupations (\$88,900), and Computer and Mathematical Occupations (\$71,000). The unemployment rate in Henry County varied among the major groups from 1.8% among Management Occupations to 9.0% among Farming, Fishing, and Forestry Occupations.

Over the next 10 years, the fastest growing occupation group in Henry County, is expected to be Healthcare Support Occupations with a +2.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+1,188 jobs) and Transportation and Material Moving Occupations (+1,141). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (14,422 jobs)

How We Move

Each day, over 68,000 people commute out of Henry County for work, while another 32,069 people commute into the county. Just 18,199 people live and work within Henry County. Most commuters drive alone with 10% carpooling and 1% taking transit. Sixty-three percent of residents commute less than 24 miles to work each day.

The recently adopted Henry County Comprehensive Plan has a variety of data points on Transportation. It is available at <http://www.co.henry.ga.us/Departments/M-R/Planning-Zoning>



Hampton Yesterday and Today



Hampton Yesterday and Today

The City of Hampton was once known as "Bear Creek" or "Bear Creek Station", named after a creek that runs through the area. In 1873, when the Central Railroad of Georgia was built, the City was moved, established, and renamed after Brig. General Wade Hampton, an American soldier in the Revolutionary War and War of 1812.

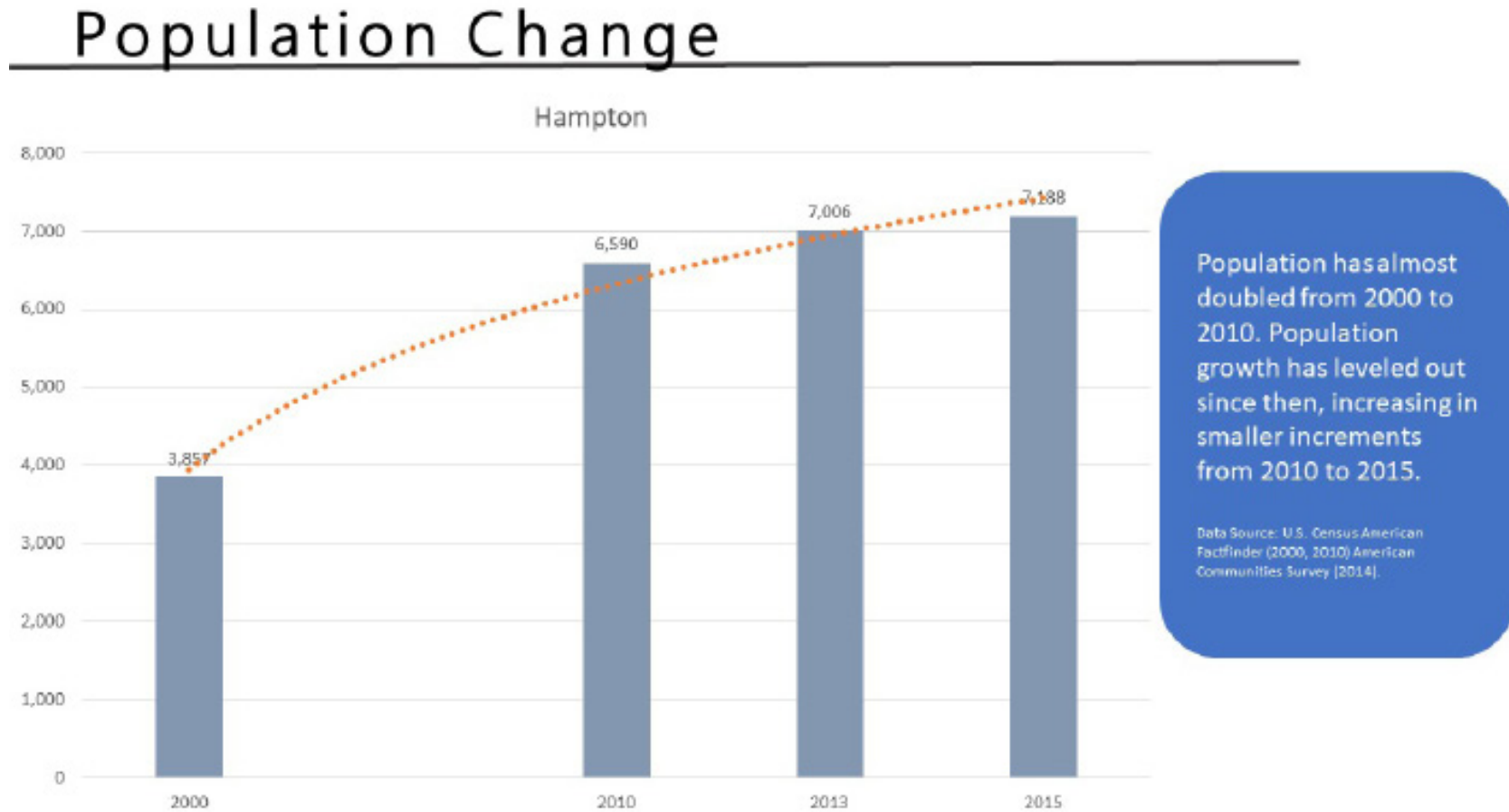
Hampton prides itself on being designated as a "Tree City" and a "Bird Sanctuary City". In 2012, Hampton also achieved the status of "Playful City" - one of 213 communities in the United States to be so designated. Playful City means we encourage youngsters to participate actively, not passively.

Who We Are

With the rapid growth of the Atlanta region in the 1990s and 2000s, the population of the City of Hampton nearly doubled from 3,857 in 2000 to 7,188 in 2015. The population growth has steadied recently and in 2016, the City's population totaled 7,281.

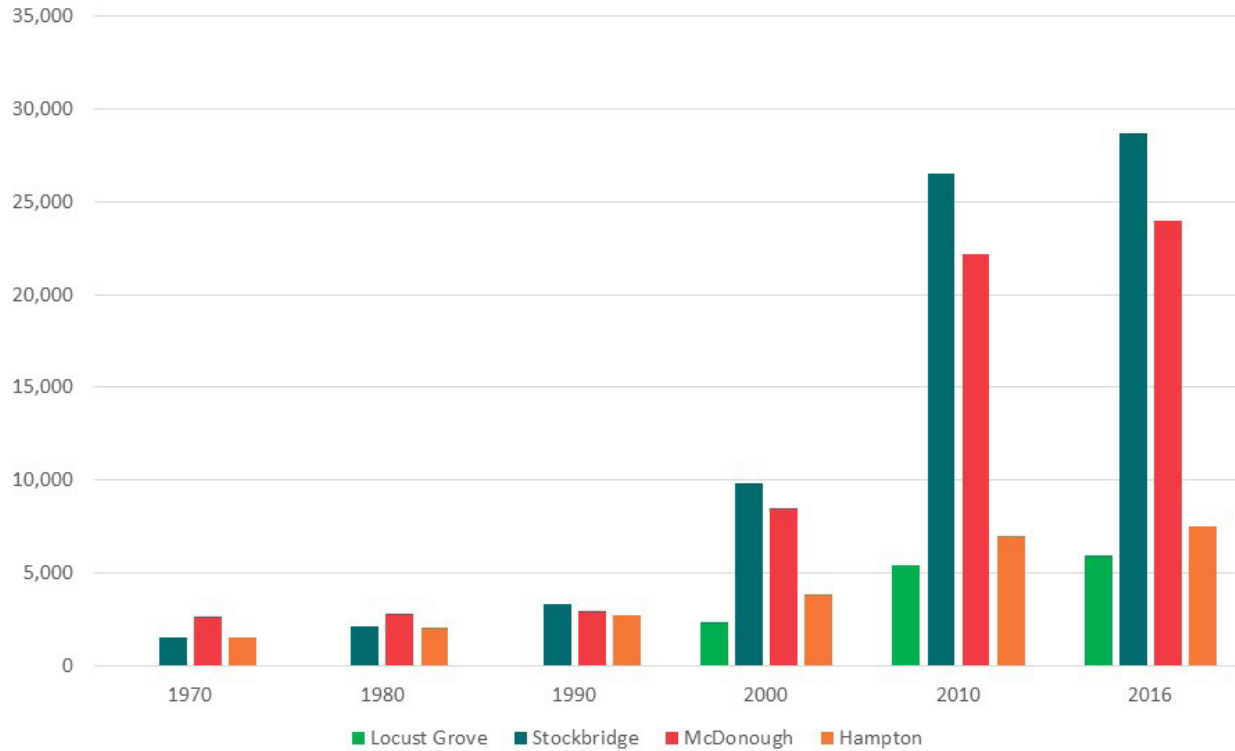
This growth is best illustrated with the large increases in citizens in the 14-24 age cohort and the increasing diversity within the city. The proportion of black residents and residents who identified as two or more races increased, while the proportion of white residents and Asian residents decreased.

Hampton is a young city with over 59% of its residents under the age of 35. This is in sharp contrast to Henry County where 49% of its residents are under the age of 35.



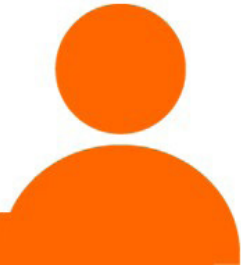
Population

Henry County Historic Population Comparison By City

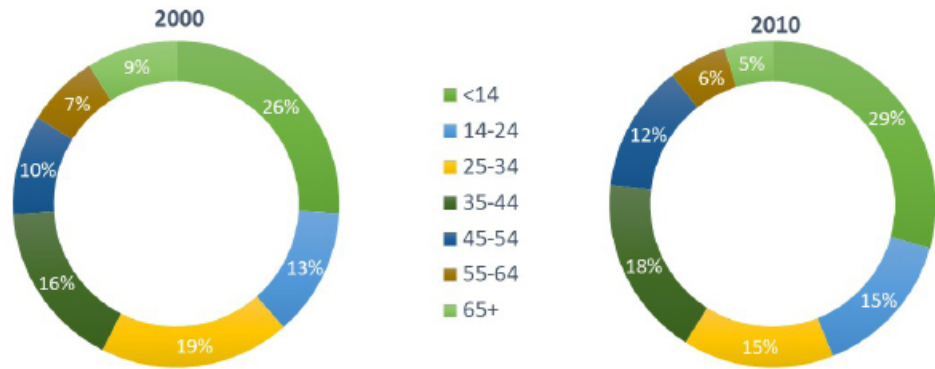


Population Change between 1970 and 2016:

Data Source: ESRI Business Analyst Online 2010 Census Profile(2000,2010)., ESRI Business Analyst Online Community Profile (2015, 2020 Projections)



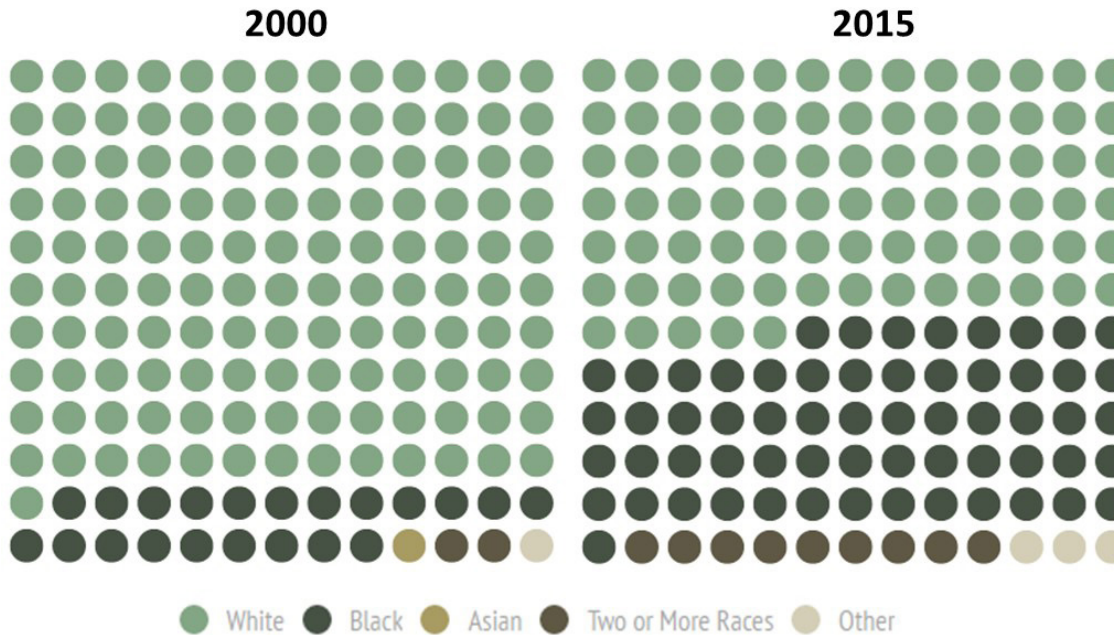
Age Distribution



Between 2000 and 2010, there haven't been many significant changes to the age distribution. The <14 age group continues to be the largest percentage of the total population. The older age groups have decreased slightly from 2000 to 2010.

Data Source: US 2000 and 2010 Census Data

Race Distribution 2015



There has been little change in the white population. Meanwhile, the black population has quadrupled from 2000 to 2015. The Asian population has decreased slightly.

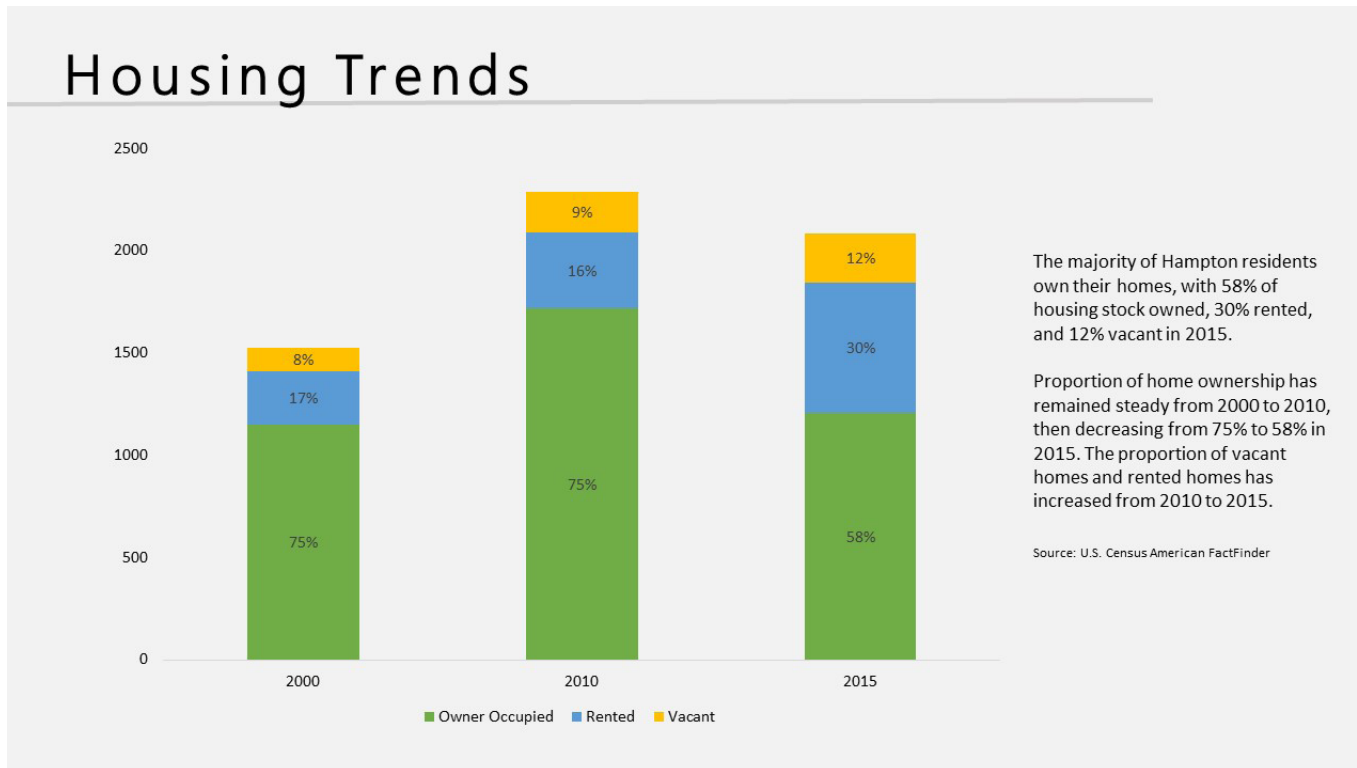
The percentage of people of Hispanic origin has increased from 1.7% to 6.5% from 2000 to 2015.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

Home Sweet Home

The large population growth is also reflected in an increase in the number of housing units within the City of Hampton. In 2000, the city had just over 1,400 residential units with a vacancy rate of 8.0%. The city grew to just under 2,000 units in 2015 with a vacancy rate of 12.0%. The Great Recession has caused a shift in the housing market in metro Atlanta shown by a larger percentage of homes used as rental properties than in recent memory. However, the City of Hampton's housing stock is primarily single family, making up 81% of the housing stock.

Hampton is an affordable place to live within the Atlanta region. However, median household incomes have fluctuated in recent years. The median income increased from \$46,094 in 2000 to \$50,887 in 2010, before decreasing to \$43,838 in 2015.



A vast majority of renters spend approximately \$1,095 in median rent, while owners spend a bit more. In 2015, homeowners spent between \$1000 and \$1499 on housing costs monthly.

Housing Expenditures

Selected Monthly
Owner Costs
2015



Median Home Value
2015



Median Rent
2015



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2014 American Community Survey 5-year Estimates

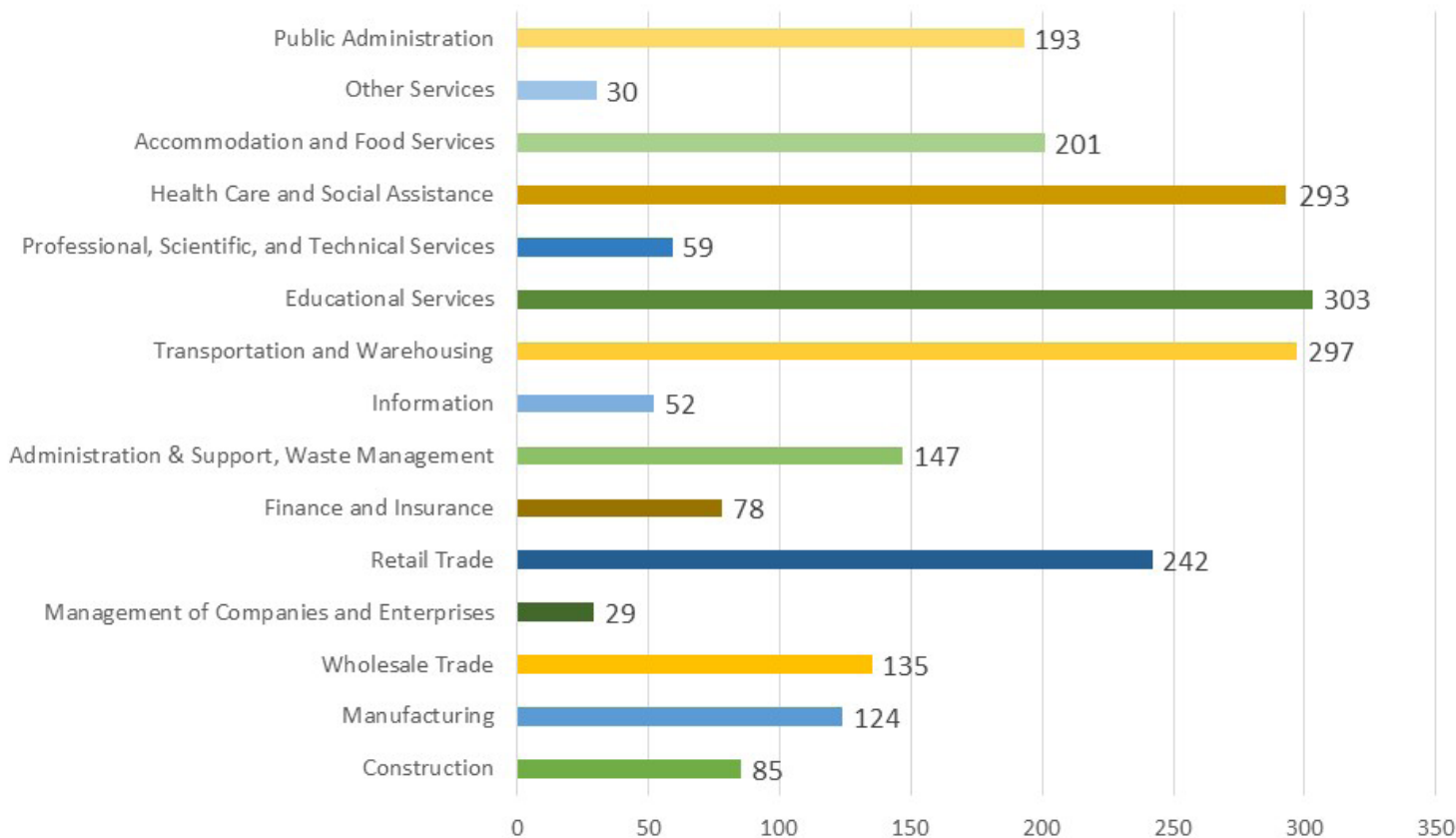
What We Do

The largest employment sector within the City of Hampton is Educational Services, followed by Transportation and Warehousing, and Health Care and Social Assistance. The largest employment sector of residents of Hampton is Manufacturing, followed by Accommodation and Food Services, and Public Administration.



WAC Employment Industries

What Jobs are available in Hampton?

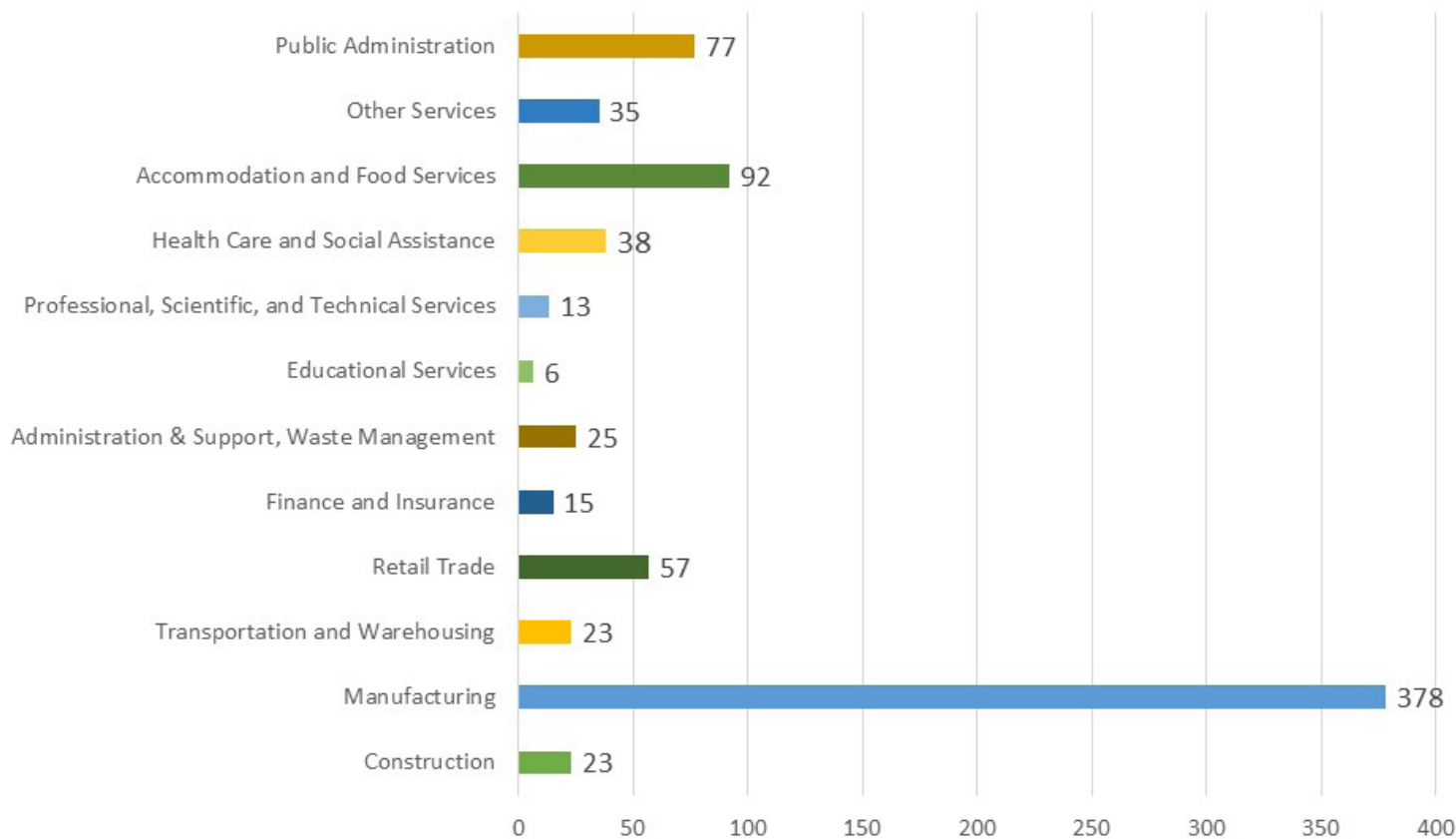


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Hampton City has a variety of job sectors, with the most popular ones being Educational Services, Transportation and Warehousing, and Health Care and Social Assistance.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2013

RAC Employment Industries

What Jobs do Hampton Residents Do?



Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The vast majority of residents work in Manufacturing, with the second most popular industry being Accommodation and Food Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis, 2013.

How We Move

Each day, 2,331 people commute out of Hampton for work, while another, 779 people commute into the city. Just 15 people live and work in the City of Hampton. Approximately 83% of commuters out the city drive alone with 5% carpooling and 1% taking public transportation. Ninety-six percent of residents commute less than 50 miles to work each day.

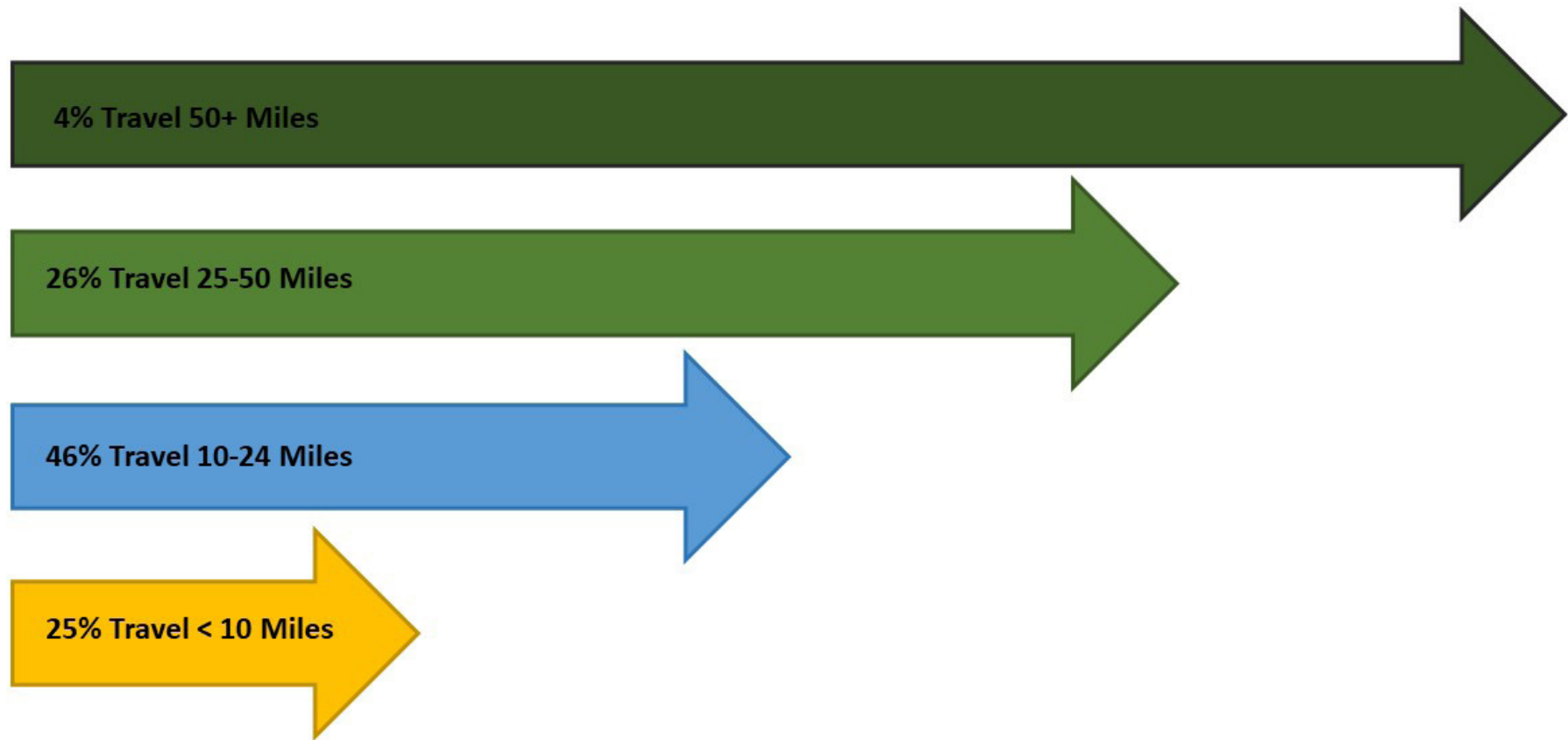
The recently adopted Henry County Comprehensive Plan has a variety of data points on Transportation. It is available at <http://www.co.henry.ga.us/Departments/M-R/Planning-Zoning>

Work Employment



Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

Distance Traveled to Work



Locust Grove Yesterday and Today



THE French MARKET
NOW CATERING
EAT + DRINK + SHOP

marketTavern.com/catering • 770-914-9312

THE French MARKET

OPEN

Locust Grove Yesterday and Today

The City of Locust Grove derived its name from a grove of locust trees that could be seen throughout the town. Locust Grove was a major rail distribution center for cotton, peaches and other farm products. In 1893, the town was incorporated and the papers were officially signed on December 20, 1893. The original city limit extended one mile north and south from the train depot in the heart of town and a half-mile east and west of the railroad. The city government consisted of a mayor and five council members. The first to fill these positions were appointed until elections could take place. The first mayor was M.P. Sowell.

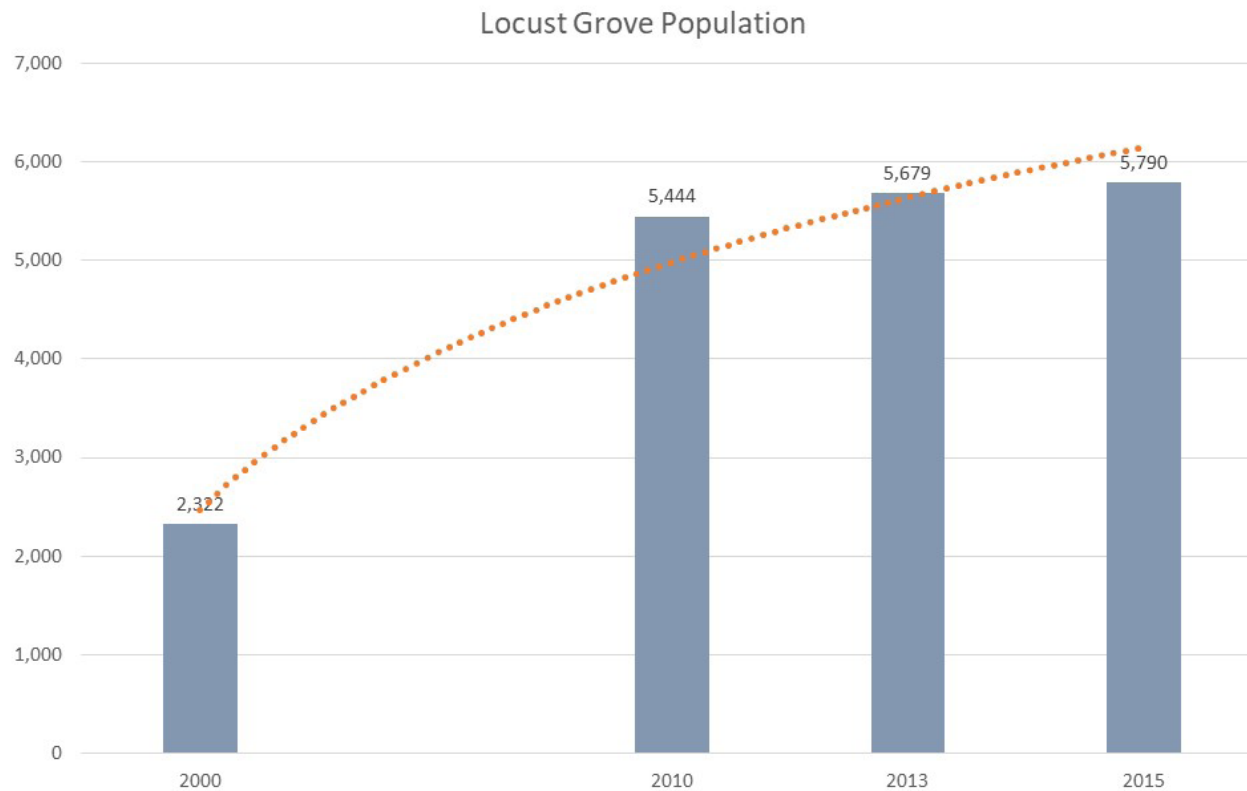
The Great Depression and the introduction of public schools in Henry County led to the demise of Locust Grove Institute in May 1930. The school remained empty until 1936, when the academic building served as a public elementary school for the city. In 1983, the city of Locust Grove purchased the building. Numerous renovations were made and the structure was restored. After modifying the interior to house the various city government offices, it's now known as the Locust Grove Municipal Complex. This building was entered on the National Register of Historic Places on September 4, 1986.

Who We Are

With the rapid growth of the Atlanta region in the 1990s and 2000s, the population of Locust Grove more than doubled between 2000 and 2010. Growth has leveled off slightly, but the city still had a slight population increase from 2010 to 2015 for a 2015 population of 5,790.

This growth is best illustrated with the large increases the <18 and 35-44 age cohort and the increasing diversity within the city. The proportion of black residents has increased, while the proportion of white residents and residents of two or more races decreased.

Population Change

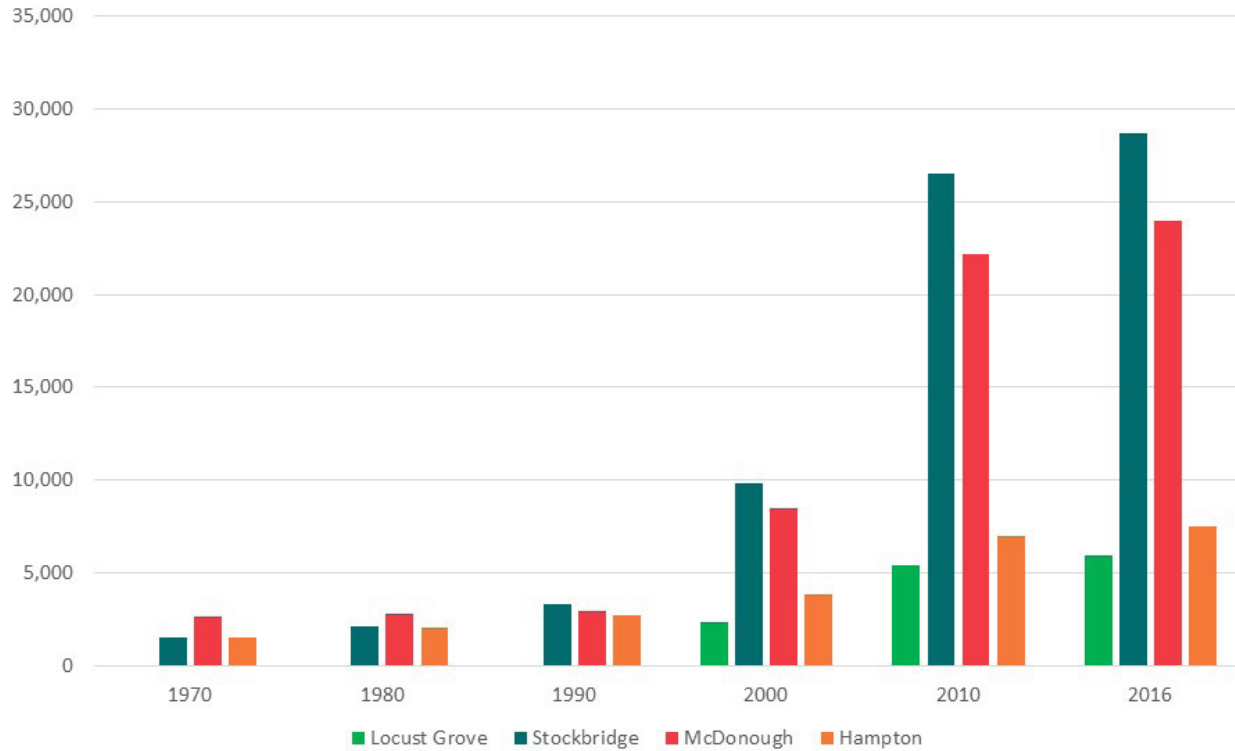


From 2000 to 2010, the population has more than doubled. From 2010 to present, the population has been slowly increasing, but is leveling out.

Data Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2014).

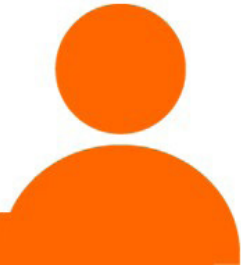
Population

Henry County Historic Population Comparison By City

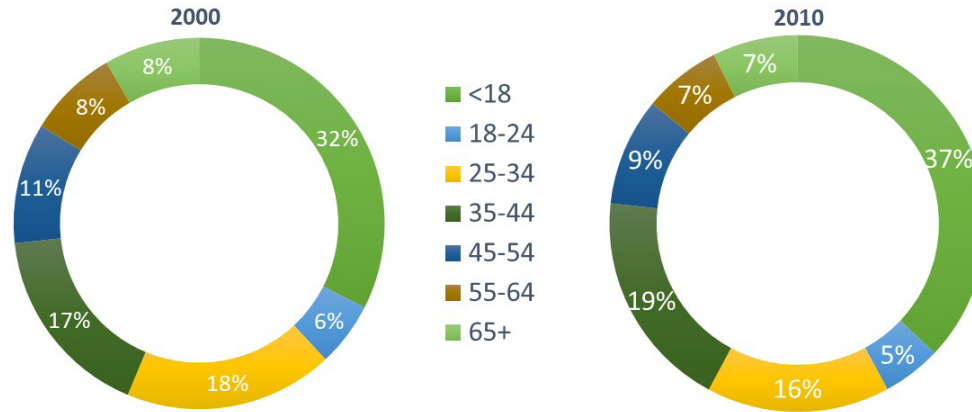


Population Change between 1970 and 2016:

Data Source: ESRI Business Analyst Online 2010 Census Profile(2000,2010)., ESRI Business Analyst Online Community Profile (2015, 2020 Projections)



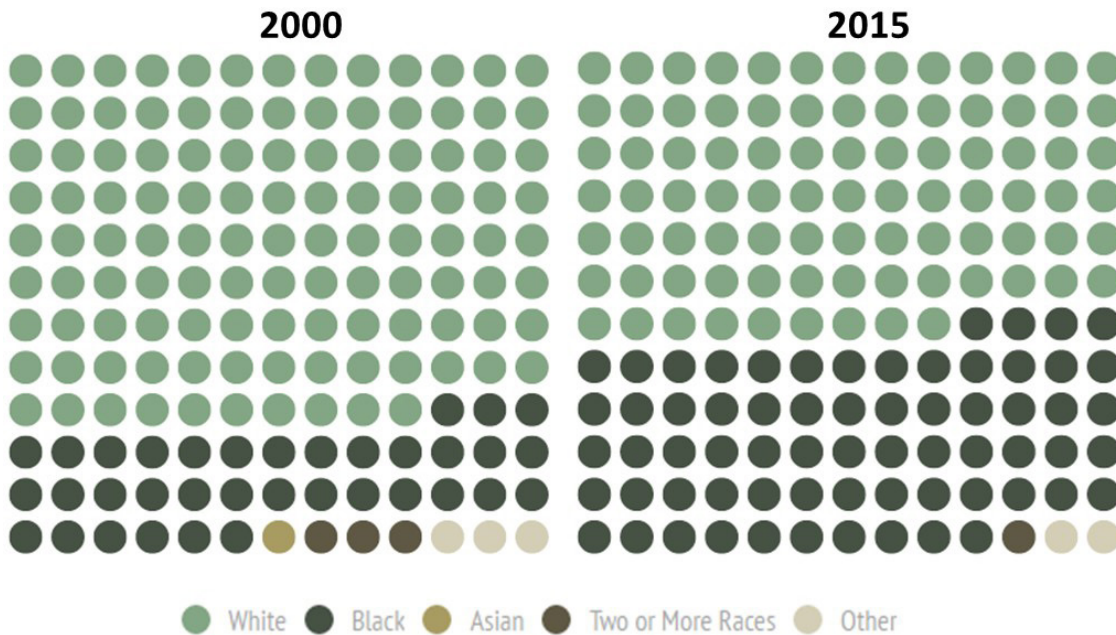
Age Distribution



Between 2000 and 2010, the population age distribution has slightly changed. The <18 age group percentage has increased 5% from 2000 to 2010, with the older population decreasing slightly.

Data Source: US 2000 and 2010 Census Data

Race Distribution 2015



The population of white individuals has tripled, and the population of black individuals has increased seven-fold. The Asian population has decreased to zero.

The percentage of people of Hispanic origin has increased from 2.1% to 7.6% from 2000 to 2015.

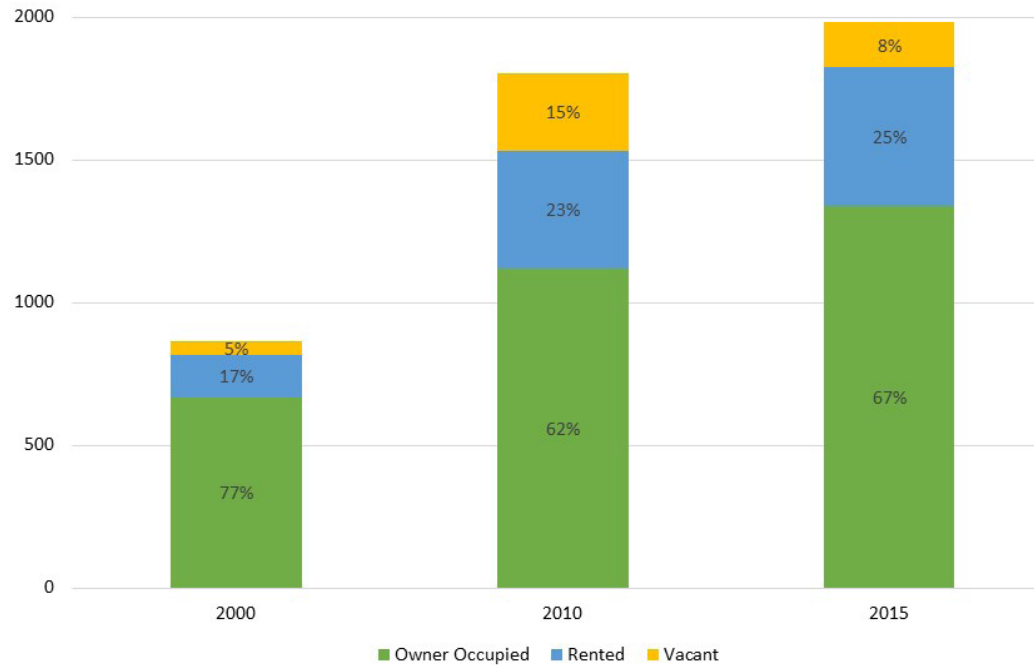
Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

Home Sweet Home

The large population growth is also reflected in an increase in the number of housing units within Locust Grove. In 2000, the city had just under 1,000 residential units with a vacancy rate of 5.0%. The city grew to just under 2,000 units in 2015 with a vacancy rate of 8.0%. This is under the regional average. The Great Recession has caused a shift in the housing market in metro Atlanta. Now, a larger percentage of homes are rental than in recent memory.

Locust Grove is an affordable place to live within the Atlanta region. 71% of Locust Grove residents earn between \$25,000 and \$74,999.

Housing Trends



The majority of Locust Grove residents own their homes, with 67% of housing stock owned, 25% rented, and 8% vacant in 2015.

Proportion of ownership has fluctuated over time, at 77% in 2000, decreasing to 62% in 2010, and increasing to 67% of residents owning homes in 2015.

The vacancy rate doubled from 2000 to 2010, then decreased significantly from 2010 to 2015.

Source: U.S. Census American FactFinder

Housing Expenditures

Selected Monthly
Owner Costs
2015



Median Home Value
2015



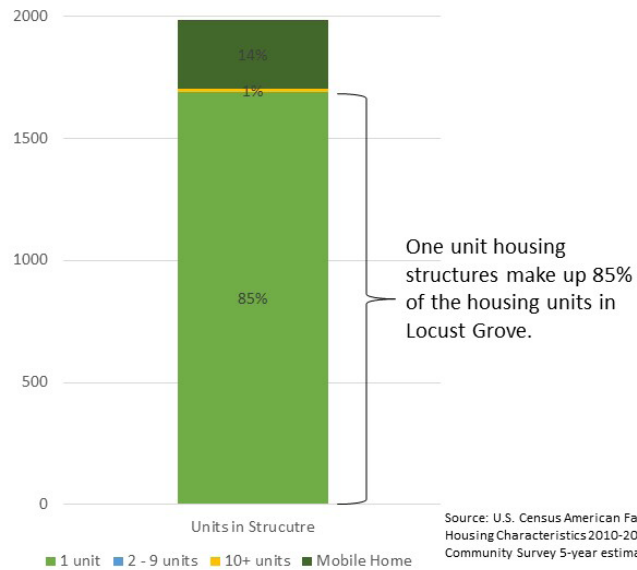
Median Rent
2015



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2014 American Community Survey 5-year Estimates

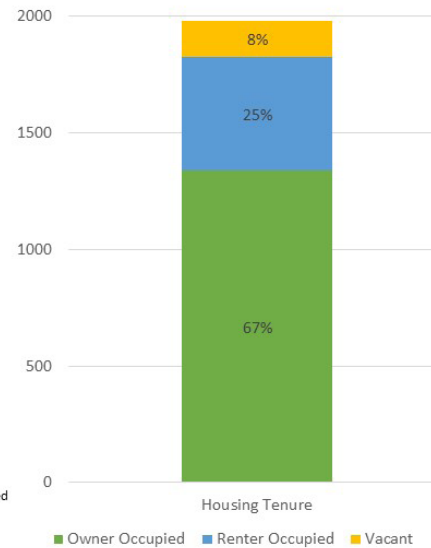
Housing Characteristics 2015

Single Family and Multifamily Distribution



Source: U.S. Census American FactFinder Selected Housing Characteristics 2010-2014 American Community Survey 5-year estimates

Housing Tenure



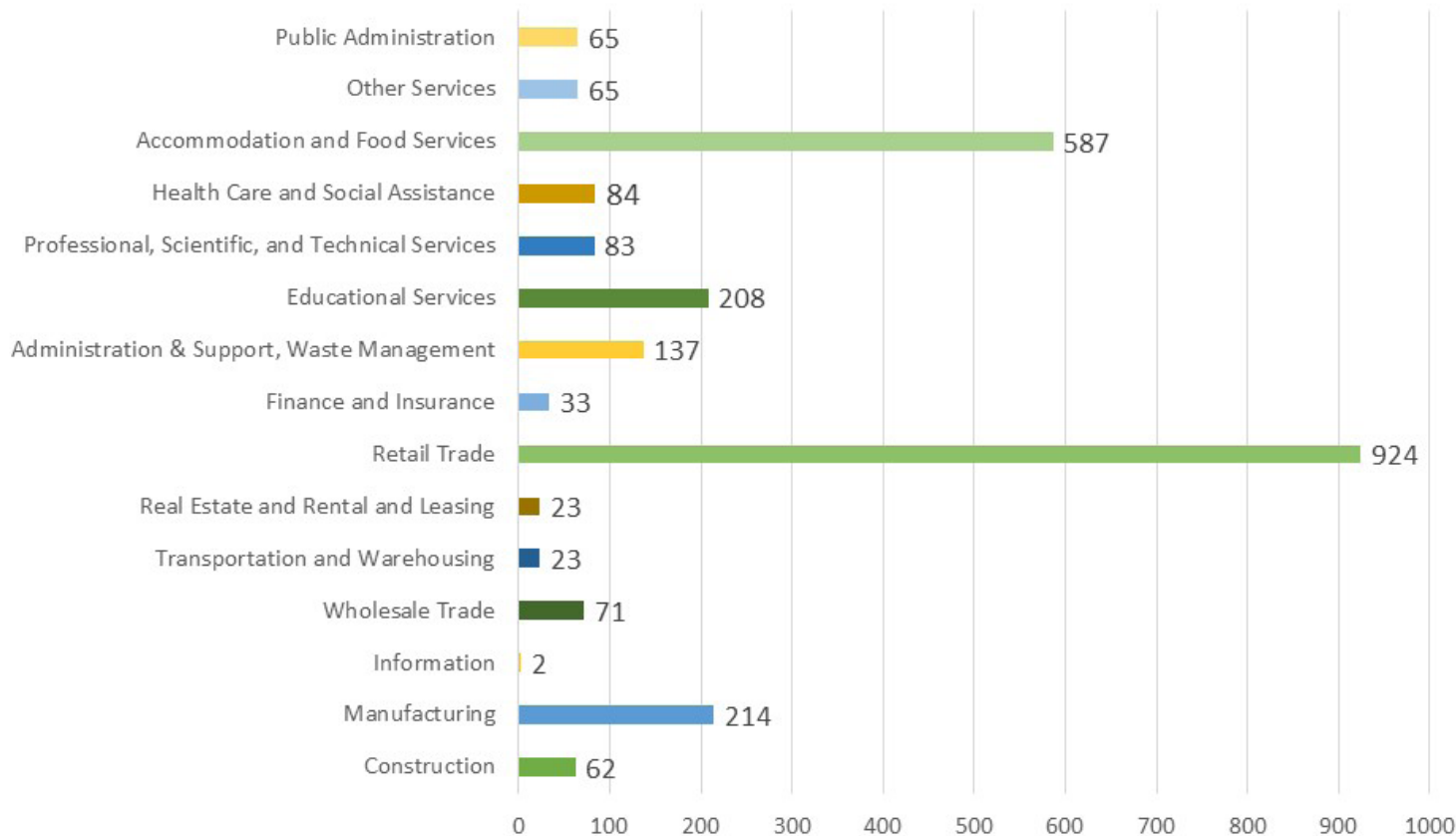
What We Do

The largest employment sector within Locust Grove is in Educational Services, followed closely by Transportation and Warehousing, and Health Care and Social Assistance. The largest employment sector of residents of Locust Grove is also Retail Trade, followed by Accommodation and Food Services, and Manufacturing.



RAC Employment Industries

What Jobs do Locust Grove Residents Do?

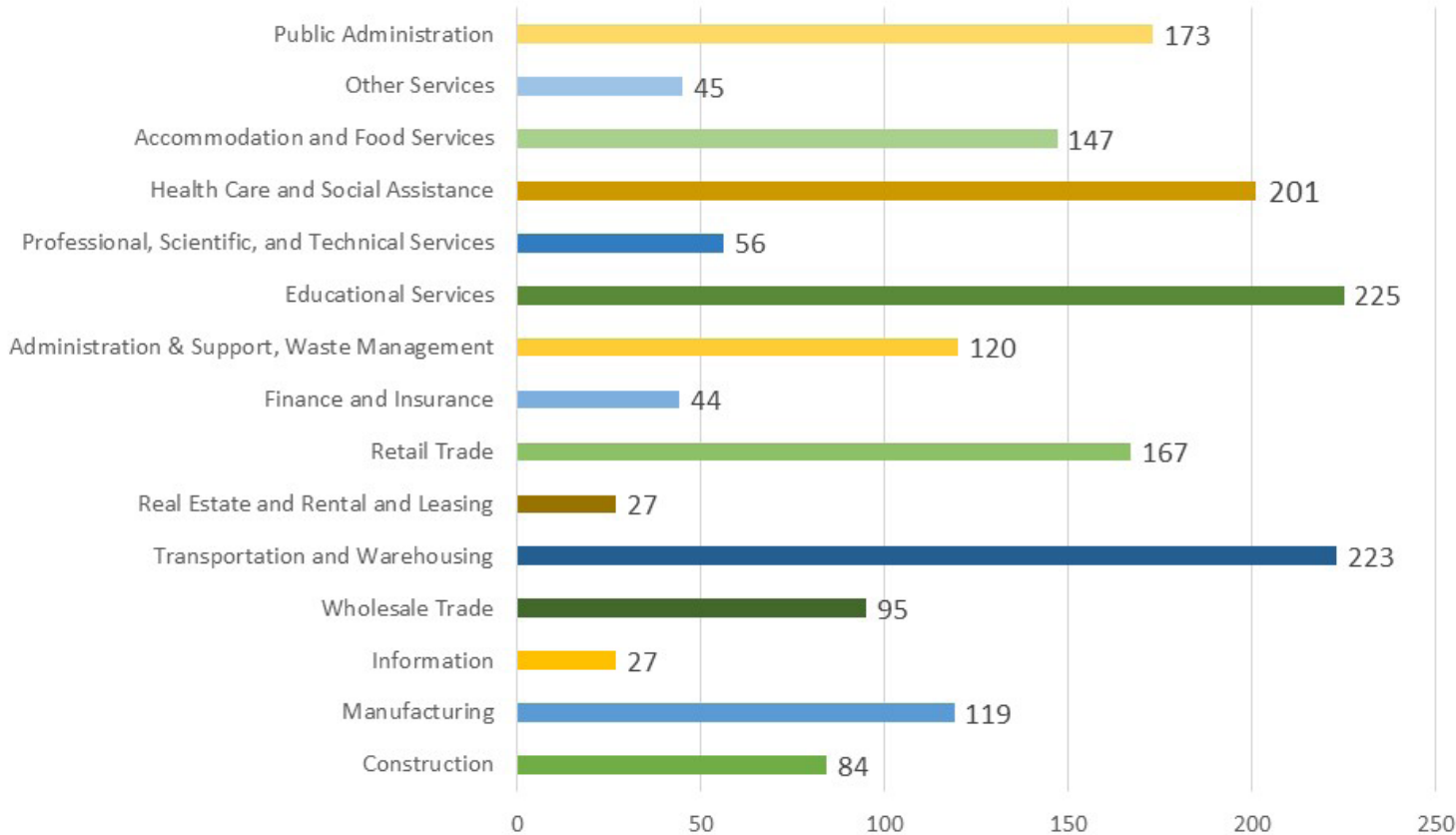


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industries are Retail Trade, followed by Accommodation and Food Services, then Manufacturing and Educational Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis, 2013.

WAC Employment Industries

What Jobs are Available in Locust Grove?



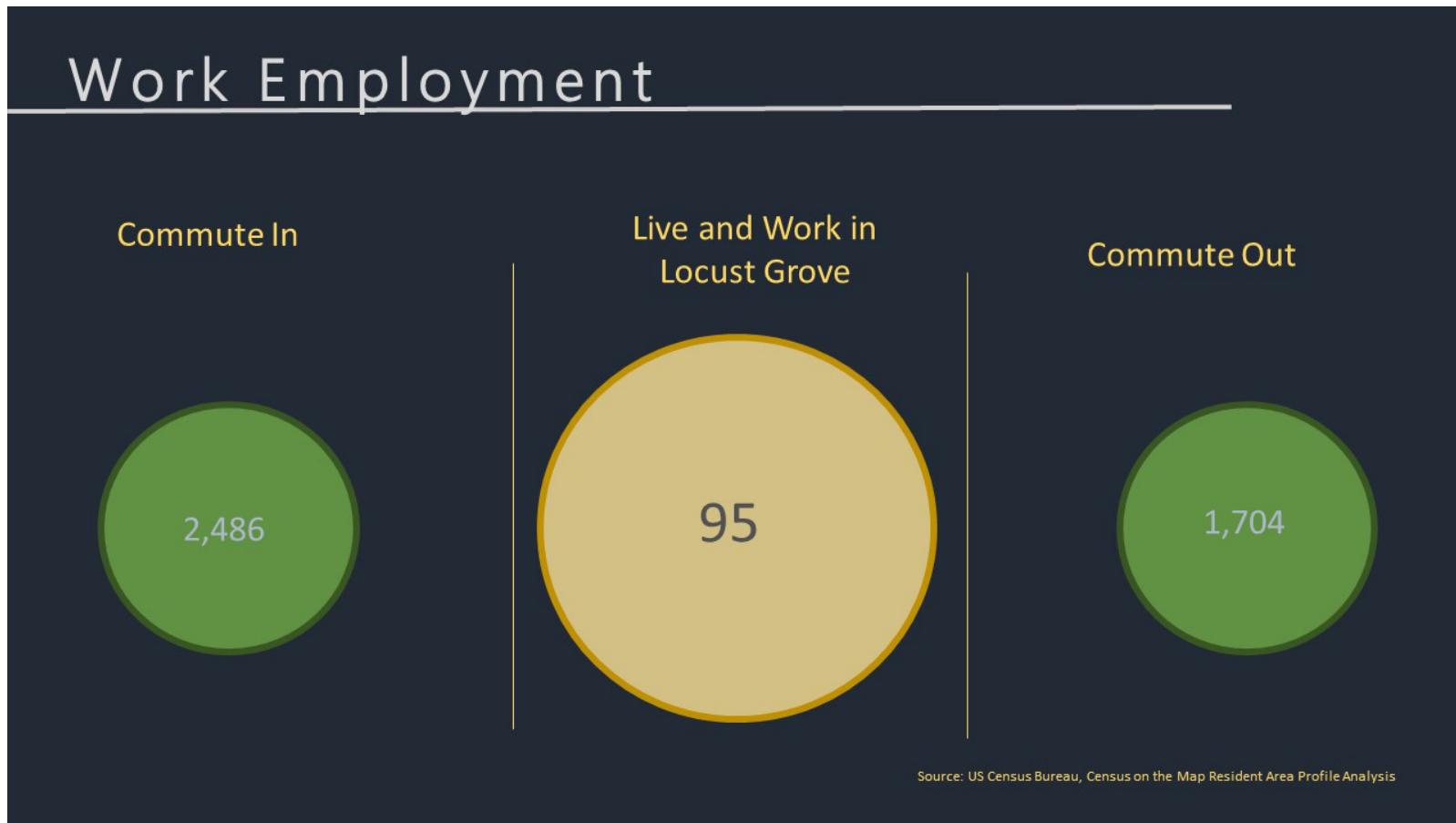
Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Locust Grove has a large variety of job industries, with some of the most popular being Transportation and Warehousing, Educational Services, and Health Care and Social Assistance.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2013

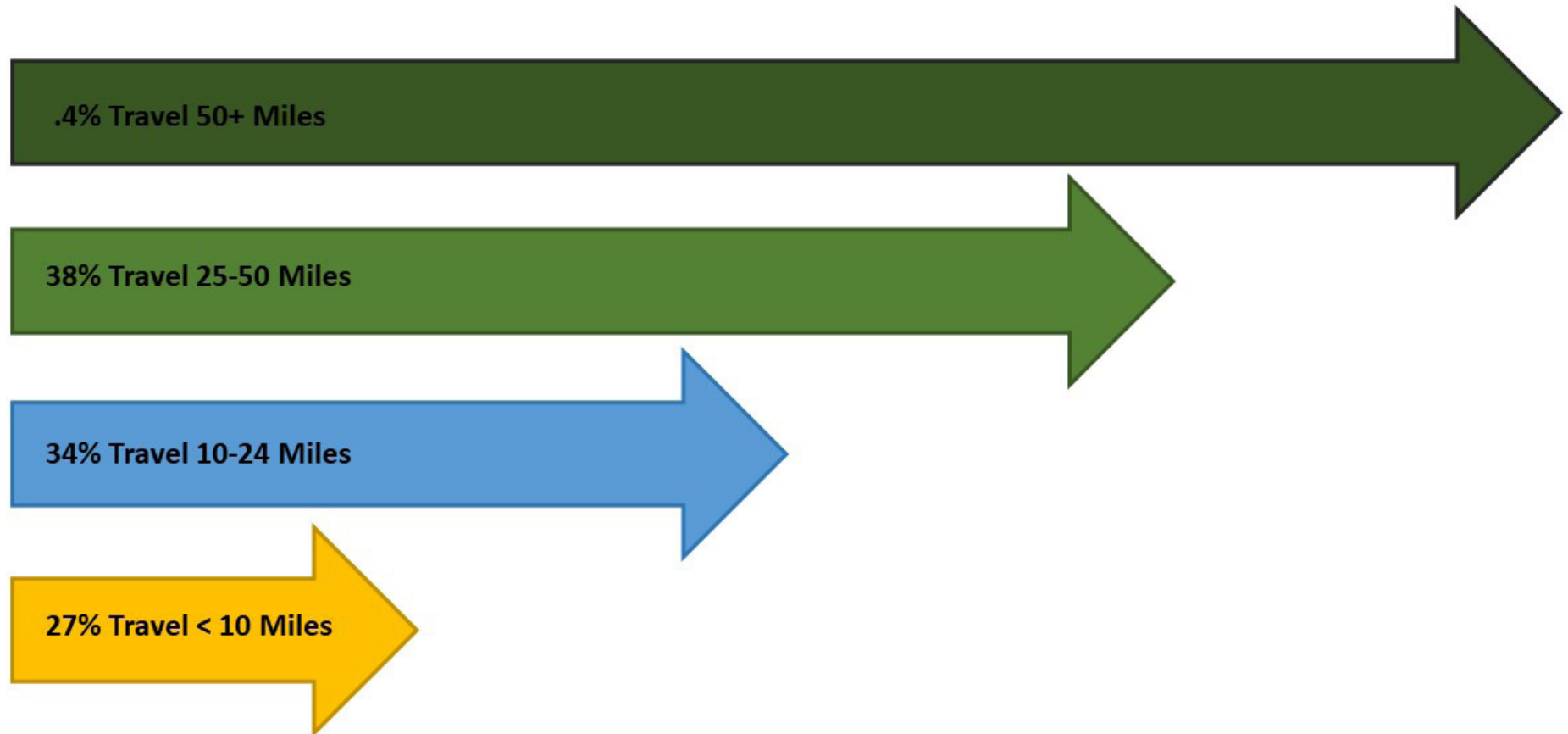
How We Move

Each day, 1,704 people commute out of Locust Grove for work, while another, 2,486 people commute into the city. Just 95 people live and work in Locust Grove. Most commuters out the city drive alone with 13% carpooling and less than 1% taking transit. Sixty-one percent of residents commute less than 24 miles to work each day.

The recently adopted Henry County Comprehensive Plan has a variety of data points on Transportation. It is available at <http://www.co.henry.ga.us/Departments/M-R/Planning-Zoning>



Distance Traveled to Work



McDonough Yesterday and Today



McDonough Yesterday and Today

The City of McDonough, located approximately thirty miles southeast of Atlanta, is the seat of government for Henry County. Incorporated on December 17, 1823, the town was named for Commodore Thomas MacDonough, the hero of the Battle of Lake Champlain in the War of 1812(1812-15). The town was laid out in blocks, with the Henry County Courthouse originally in the center. Like most towns, it was established near its water source. In McDonough, this was known as the "Big Spring," and the city's first waterworks was located there.

Henry County Academy, established in 1824, began operating in 1827. By 1831 a female academy also existed. In 1837 the first common school system was adopted, and the academies began to disappear. Modern McDonough has a public school system with primary, elementary, and high schools, as well as a branch of Mercer University within the city limits.

By 1921 Dr. J. G. Smith had built on the Big Cotton Indian River a hydroelectric plant that furnished the city's electricity for a minimum charge of \$1.50 per month. Some of McDonough's more recent enterprises are Dowling Textile Manufacturing Company and Hood's and Carmichael's hosiery mills.

Who We Are

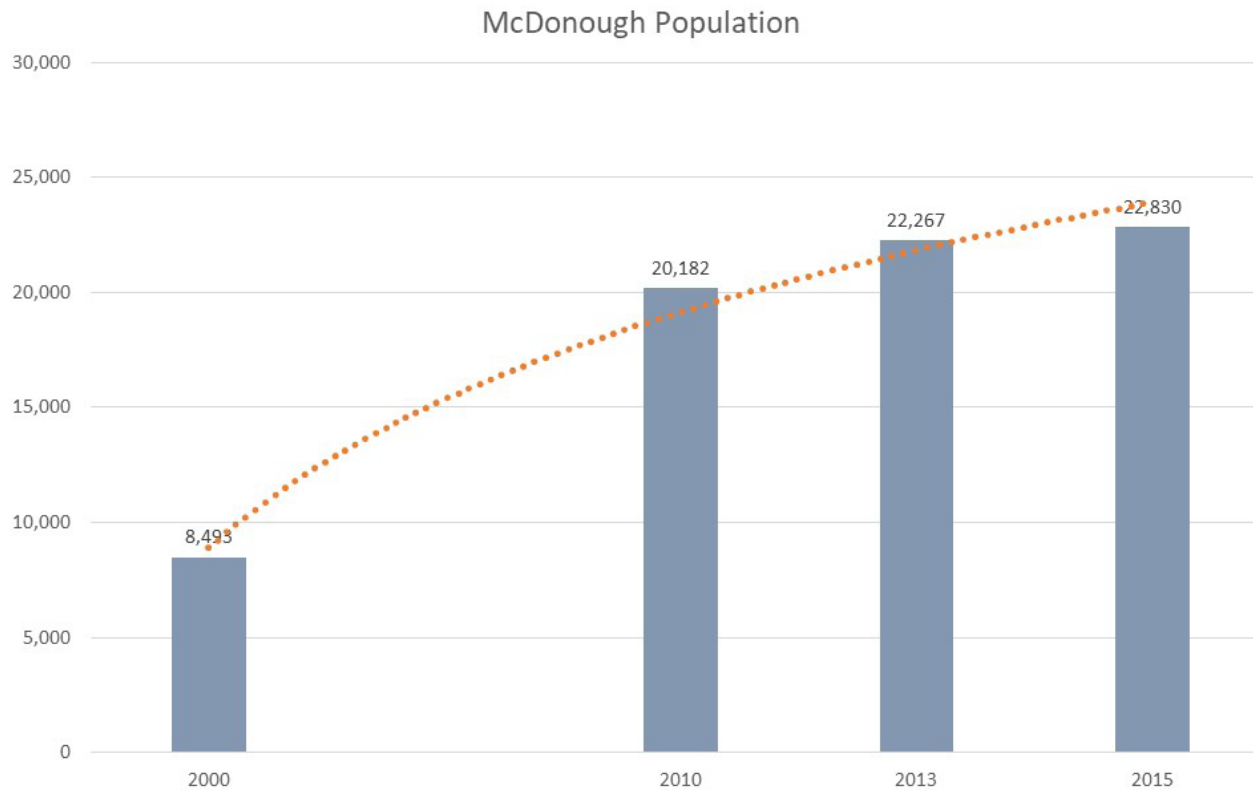
With the rapid growth of the Atlanta region in the 1990s and 2000s, the population of McDonough surged to over 22,000 people in 2015. The population increased from 8,493 in 2000 to 22,830 in 2015. Since 2015, growth has leveled off slightly, but the city still had a small population increase from 2015 to 2016.

While the City of McDonough has grown significantly since the 1990s, it is the second-largest city in Henry County, behind Stockbridge.

This growth is best illustrated with the increases in the 14-24 age cohort and the increasing diversity within the city. The proportion of black residents, Asian residents, and residents who identified as another race increased, while the proportion of white residents and residents of two or more races decreased.

As the City of McDonough is expanding from the Great Recession, median household incomes have largely stayed the same over the past 15 years, increasing from \$41,482 in 2000 to \$43,320 in 2015. Factoring inflation, this illustrates that buying power has decreased.

Population Change

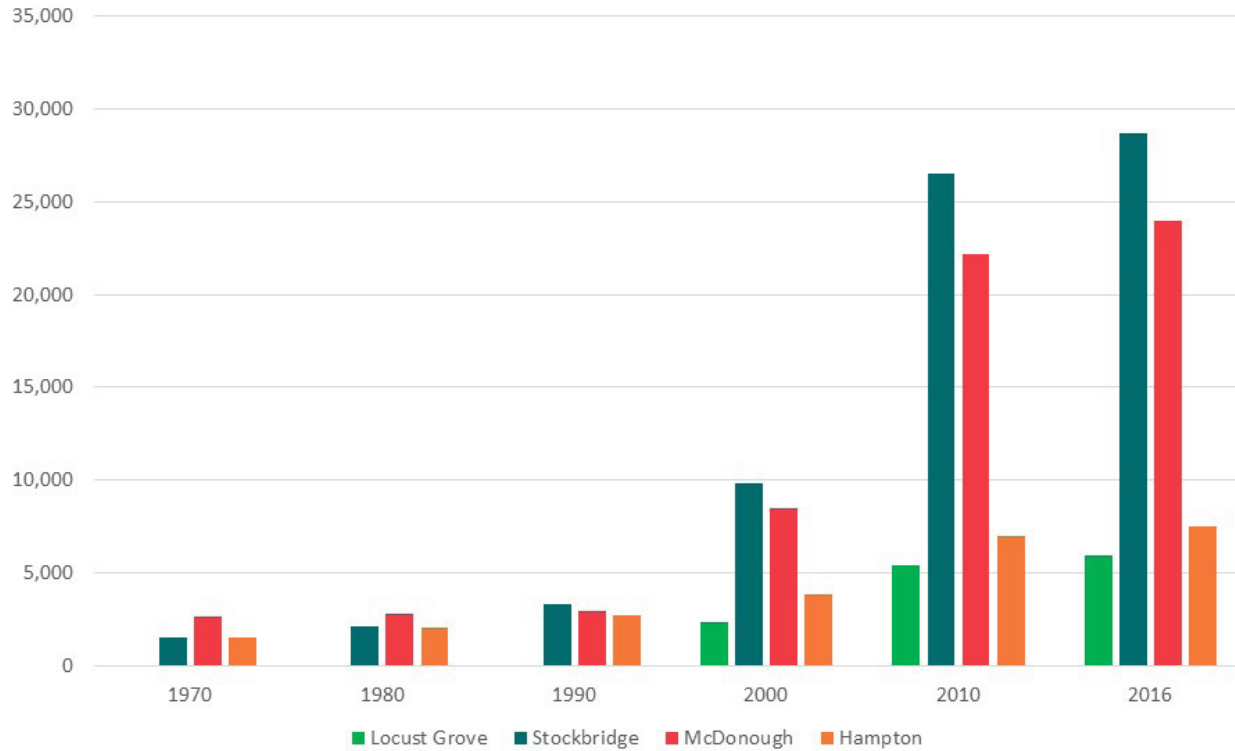


McDonough experienced a more than a doubling of population size from 2000 to 2010. From 2010 to 2015, the population increase has leveled out and the city is experiencing less growth each year.

Data Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2014).

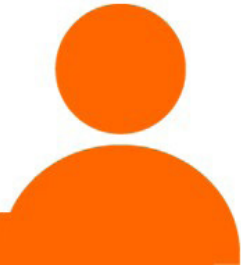
Population

Henry County Historic Population Comparison By City

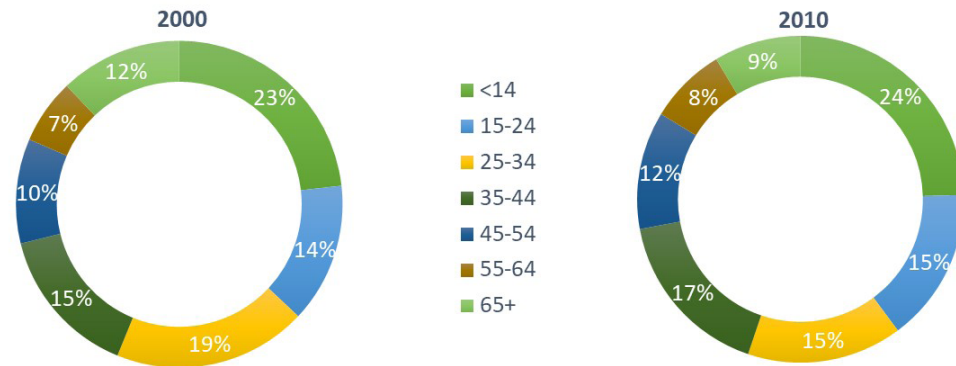


Population Change between 1970 and 2016:

Data Source: ESRI Business Analyst Online 2010 Census Profile(2000,2010)., ESRI Business Analyst Online Community Profile (2015, 2020 Projections)



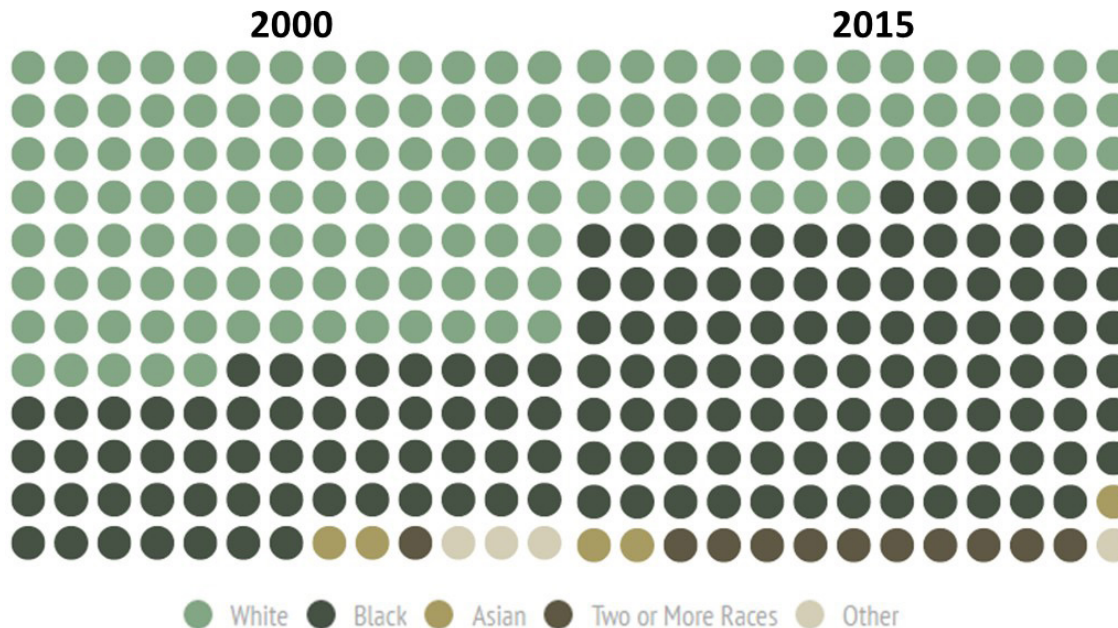
Age Distribution



The population age distribution hasn't changed significantly over time. The largest change has been a decrease in the 25-34 age range from 19% in 2000 to 15% in 2010. The proportion of individuals over 65 has also decrease by 3% over time.

Data Source: US 2000 and 2010 Census Data

Race Distribution 2015



The population of white individuals has increased slightly, while the black population is increased by seven-fold since 2000. The Asian population has also increased significantly, quadrupling from 2000 to 2015.

The percentage of people of Hispanic origin has increased from 3.5% to 6.3% from 2000 to 2015.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

Home Sweet Home

The large population growth is also reflected in an increase in the number of housing units within the City of McDonough. In 2000, the city had just over 3,000 residential units with a vacancy rate of 5.0%. The city grew to just under 10,000 units in 2015 with a vacancy rate of 10.0%. The Great Recession has caused a shift in the housing market in metro Atlanta. Now, a larger percentage of homes are rentals than in recent memory.

The City of McDonough's housing stock is primarily single family, however in recent years the number of developments that have 20 or more units is increasing. This trend should continue as the city continues to mature.

McDonough is an affordable place to live within the Atlanta region. From 2010 to 2015, the percentage of citizens earning \$25,000-\$49,999 increased 12.0%. The proportion of income ranges over \$75,000 decreased during the same period.

A vast majority of renters spend between \$800 and \$1,000 on housing costs each month, while housing costs for homeowners are more evenly distributed. The largest percentage of homeowners spend between \$1000 and \$1499 on housing costs monthly.



Housing Expenditures

Selected Monthly
Owner Costs
2015



Median Home Value
2015



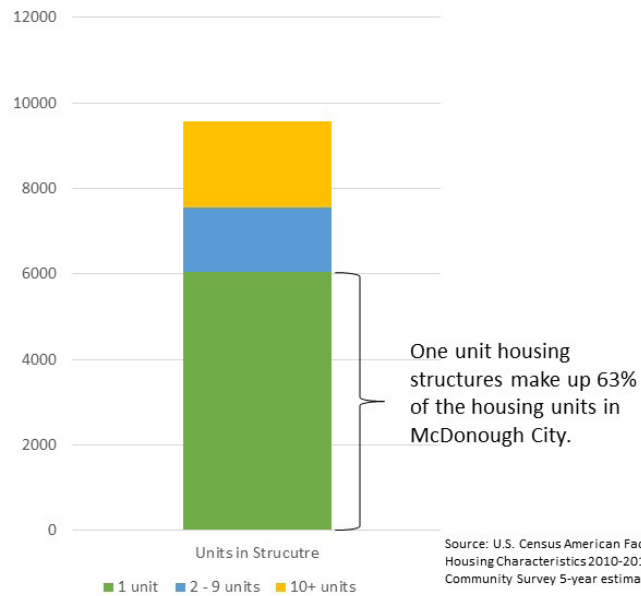
Median Rent
2015



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2015 American Community Survey 5-year Estimates

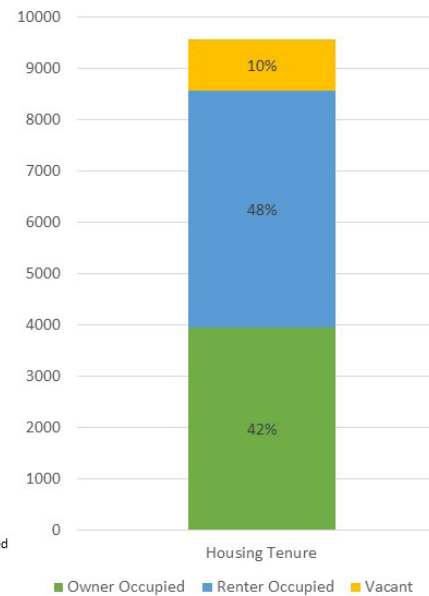
Housing Characteristics 2015

Single Family and Multifamily Distribution



Source: U.S. Census American FactFinder Selected Housing Characteristics 2010-2014 American Community Survey 5-year estimates

Housing Tenure



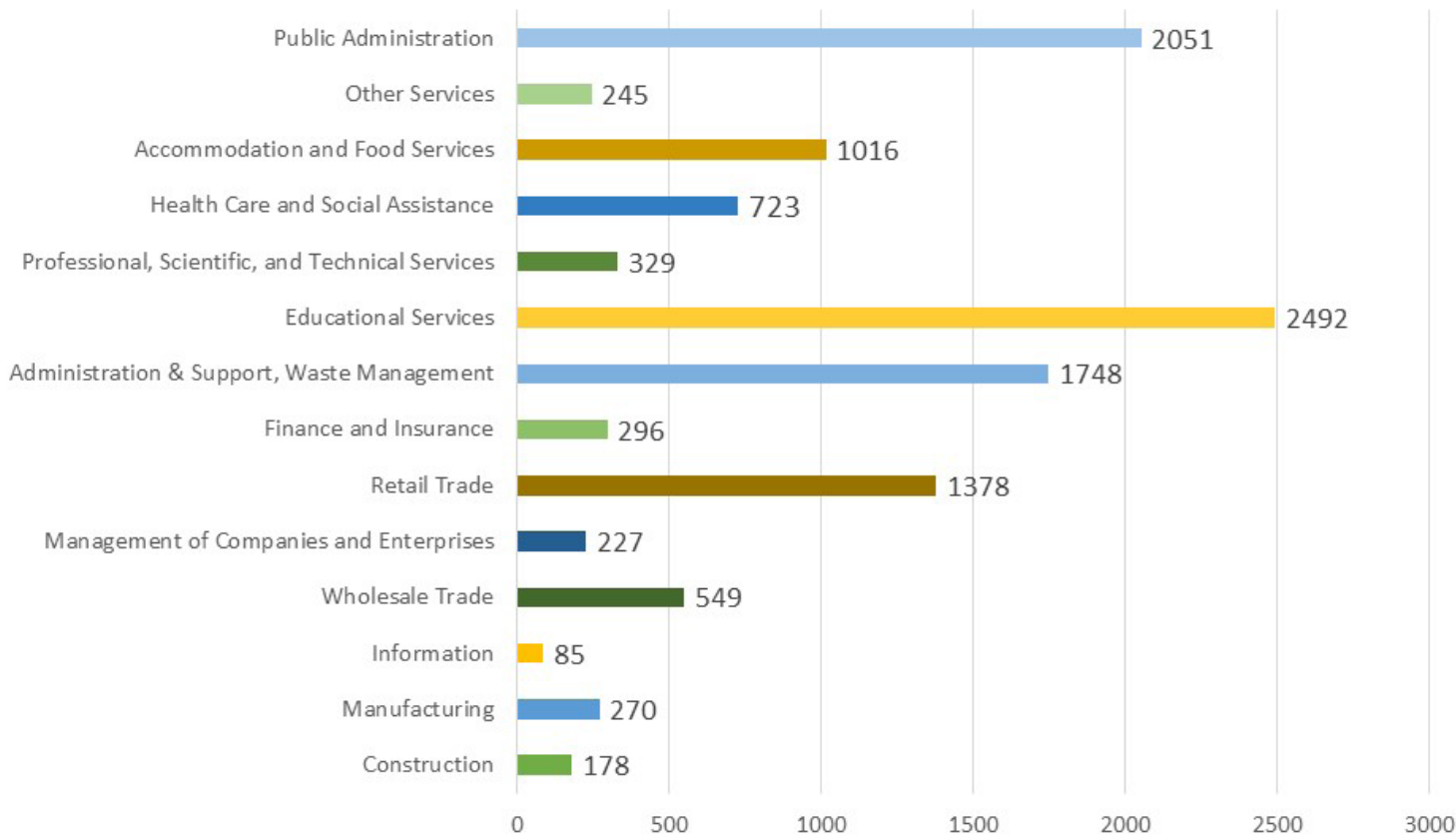
What We Do

The largest employment sector within the City of McDonough is in Retail Trade, followed by Health Care and Social Assistance, and Accommodation and Food Services. The largest employment sector of residents of McDonough is Educational Services, followed by Public Administration, and Administration & Support, and Waste Management.



RAC Employment Industries

What Jobs Do City of McDonough Residents Do?

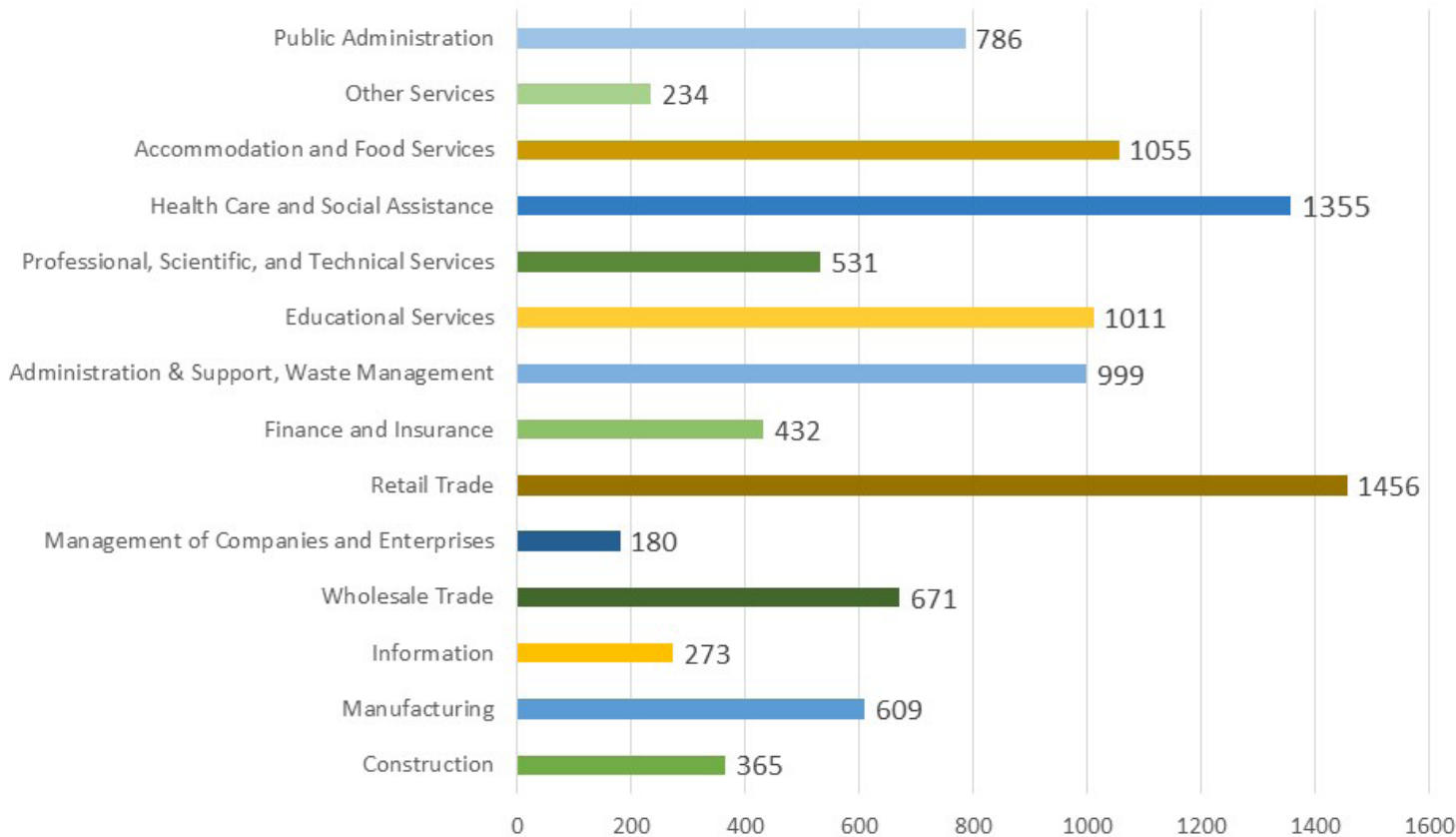


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industries are Educational Services, Administration & Support, Public Administration, Waste Management, and Retail Trade.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis, 2013.

WAC Employment Industries

What jobs are available in McDonough City?



Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs are available in Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2013

How We Move

Each day, 10,645 people commute out of McDonough for work, while another 11,212 people commute into the city. Just 791 people live and work in the City of McDonough. Most commuters out the city drive alone with 13% carpooling and 2% taking transit. Forty-seven percent of residents commute less than 24 miles to work each day.

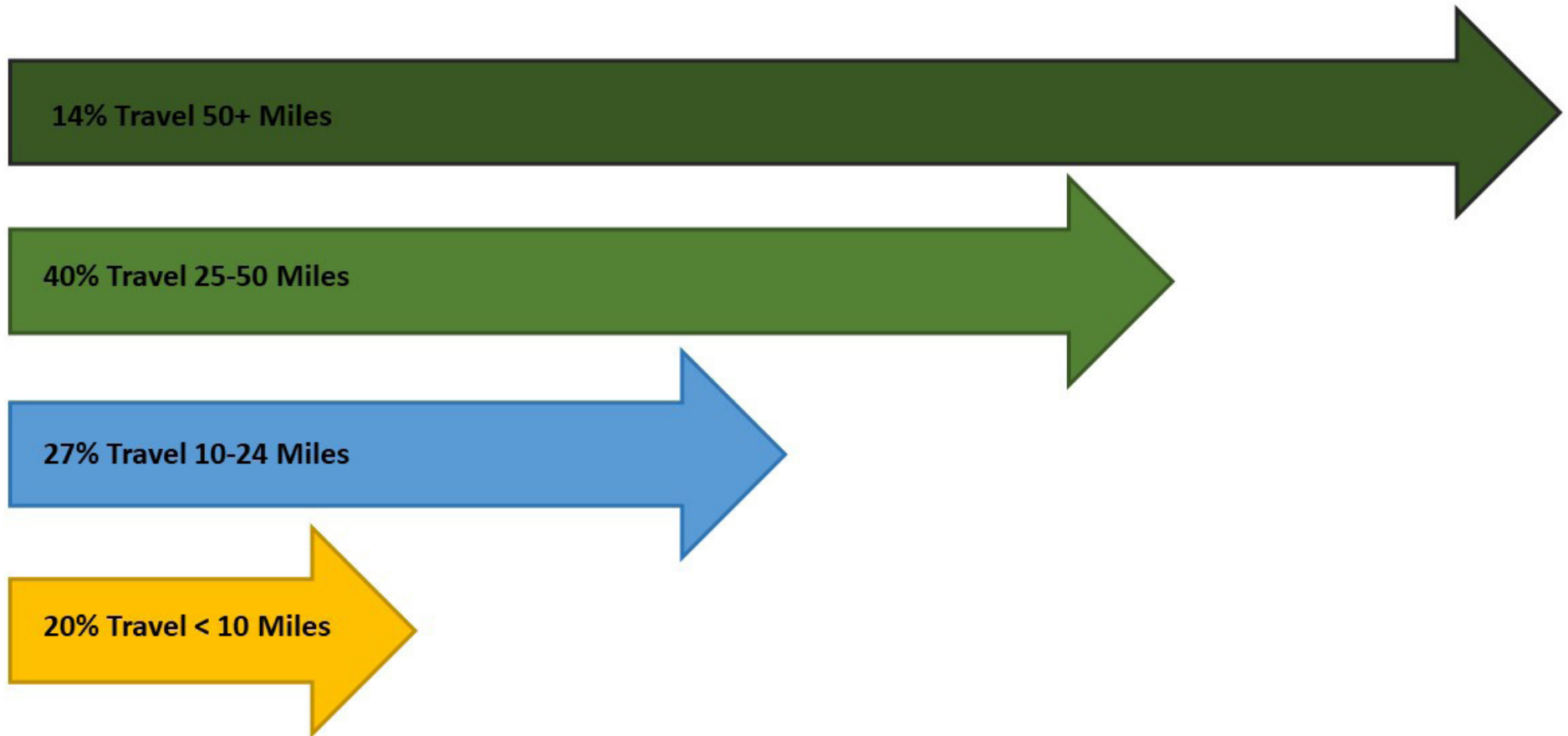
The recently adopted Henry County Comprehensive Plan has a variety of data points on Transportation. It is available at <http://www.co.henry.ga.us/Departments/M-R/Planning-Zoning>

Work Employment

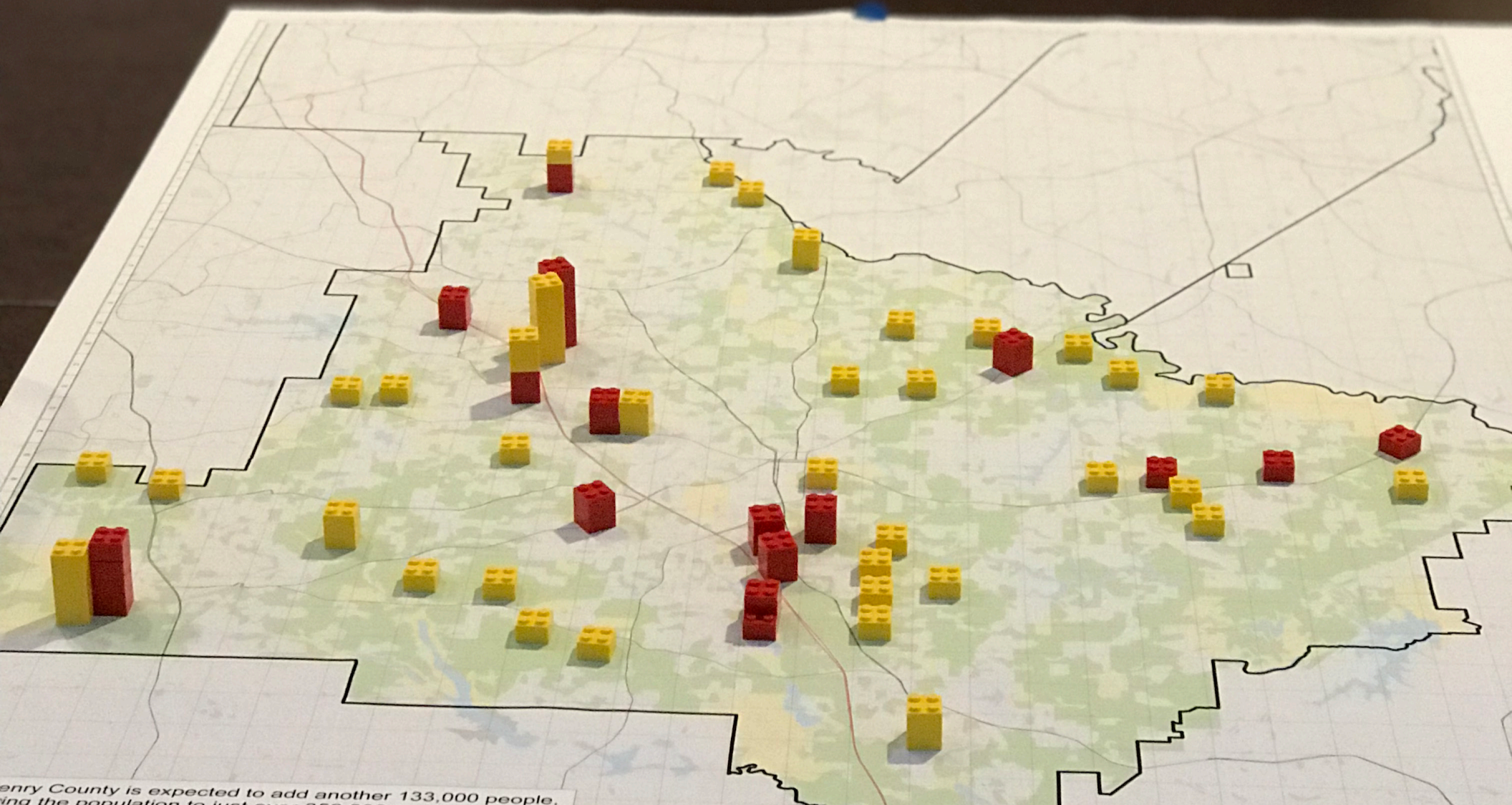


Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

Distance Traveled to Work



What We Heard



What We Heard

Plans need to reflect the values of those who live and work in a place. For this reason, an extensive public process was designed to put together Imagine Henry. The process tapped the knowledge of a local expert stakeholder committee but also encouraged new voices to participate. At the same time, it's not enough to listen. An understanding of the facts on the ground and the constraints that shape the city and county's future is essential to arrive at implementation actions that are grounded. This process of engagement spanned 10 months and is summarized on the following pages.

A Steering Committee, Stakeholder Committee and Project Management Team were formed to guide this planning process.

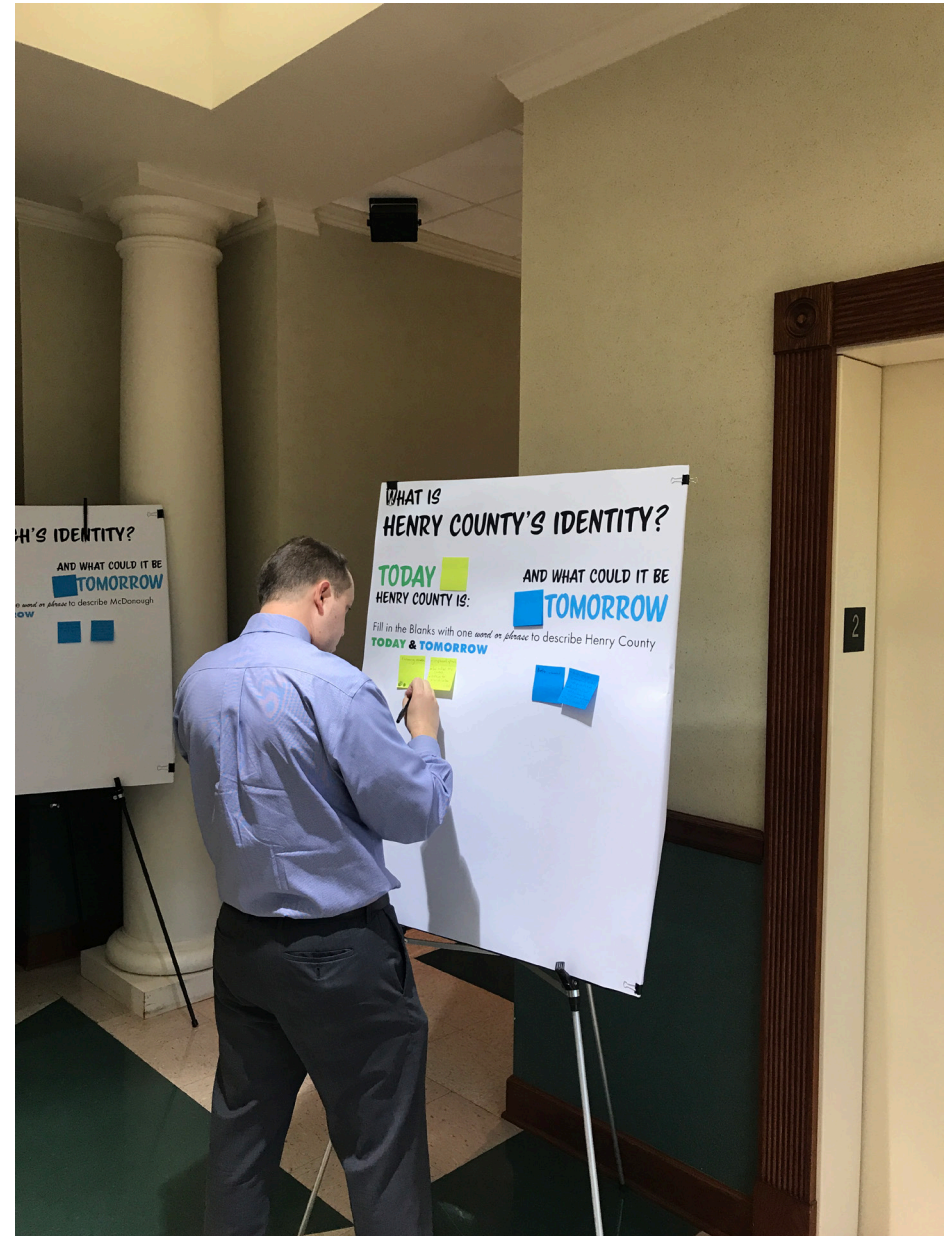
Kick Off Hearing

The first community engagement opportunity was on September 20th, 2017. This was the first public announcement of the plan and allowed the public to hear the schedule of activities and to address the Henry County Board of Commissioners about their issues.

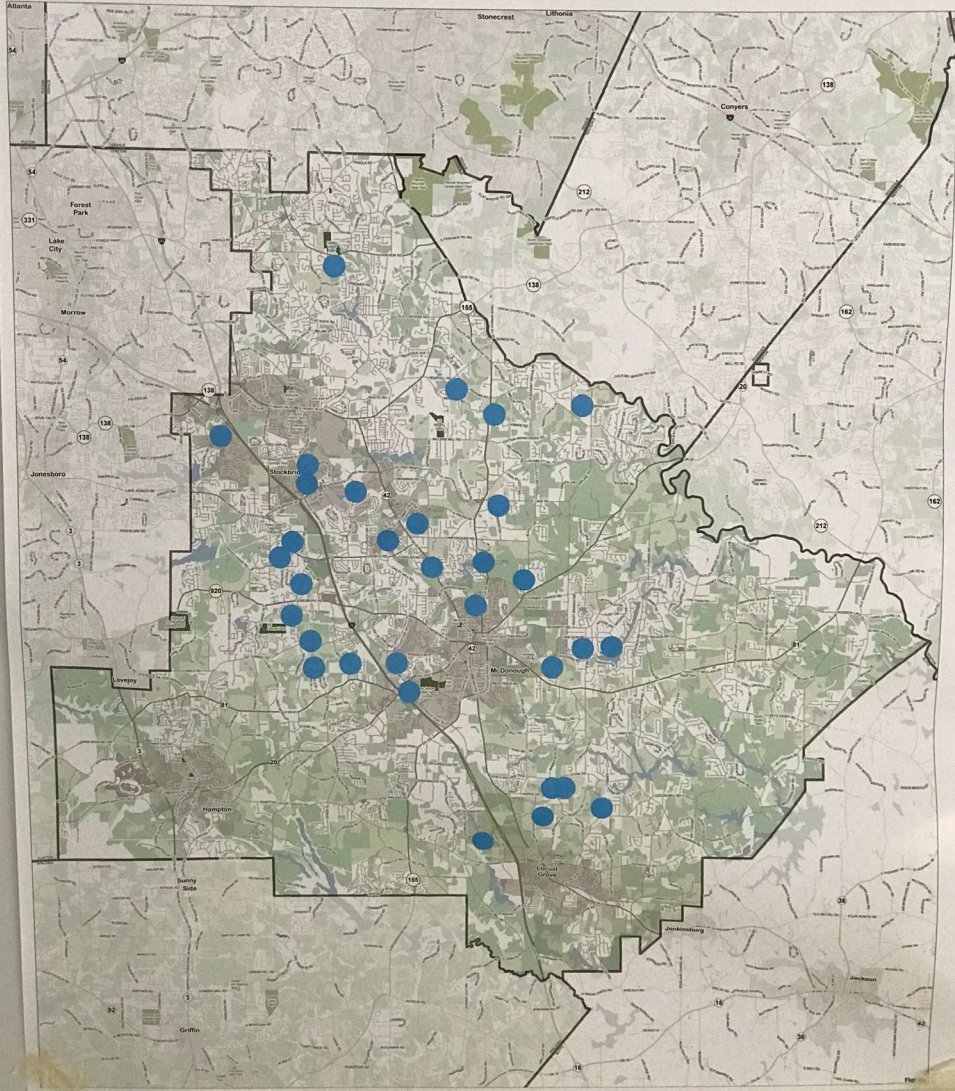
A large-format map of the county and surrounding areas was used to gather responses from the community at the Kick Off Hearing- Besides your home, what is your favorite location in Henry County?

Open Houses-Round One

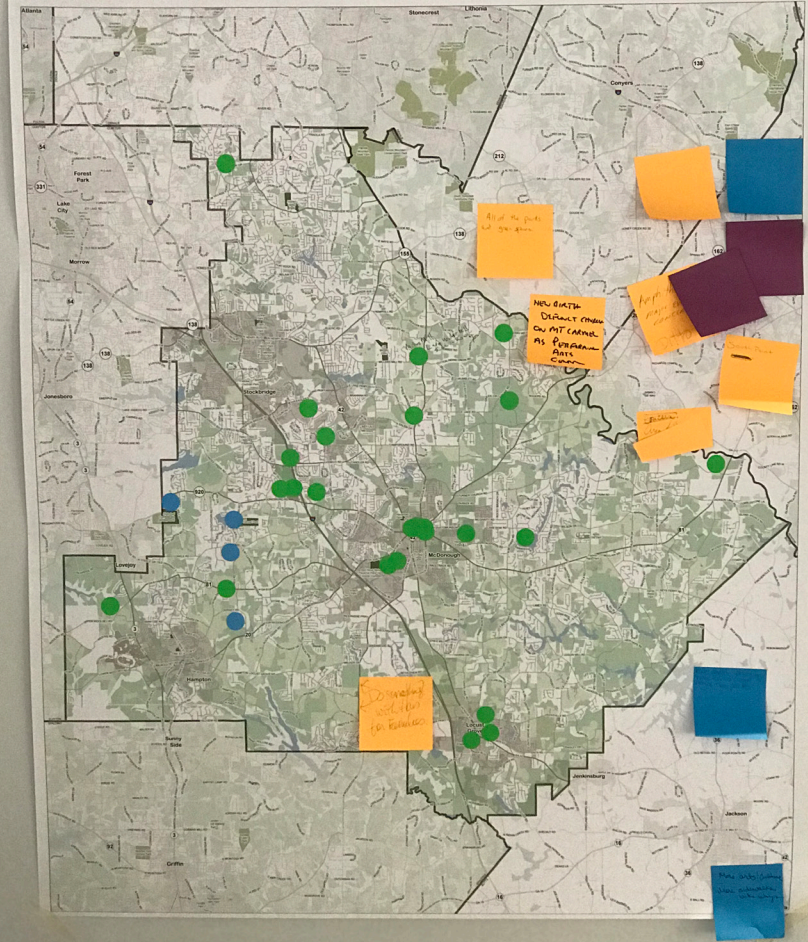
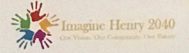
The first round of open houses occurred in each city and throughout the county, during Fall of 2017. The community was shown data points about the cities and county and were asked to respond to exercises. These are summarized on the following pages.



Where are you from?



Where is your Favorite Place?



Information gathered at the First Public Hearing Event

DIY (Do-It-Yourself) City Budgeting

Participants prioritized where they would like to see Henry County and/or their city make investments in the future. Each participant was given a pack of "planning money" to spend on 11 different priorities, ranging from public safety to senior services to community aesthetics. Each money packet included one bill each in six different denominations: \$1, \$5, \$10, \$20, \$50 and \$100, which totals to \$186. Transportation received the largest share of money at \$1,091 followed by Economic Development at \$826, which was followed by Public Safety at \$613. Each city is also shown on the following pages.

Re-examine Issues

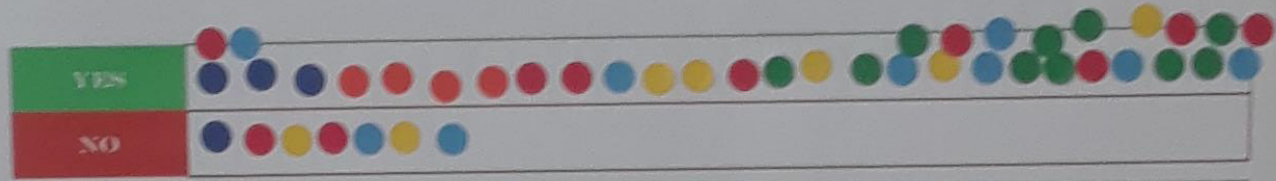
Issues from the 2009 Joint Henry County Comprehensive Plan were shown and asked if they were still relevant. These boards were then placed in the lobby of the County Administration Building over the winter to get further feedback from residents and visitors who may not have attended an Open House.



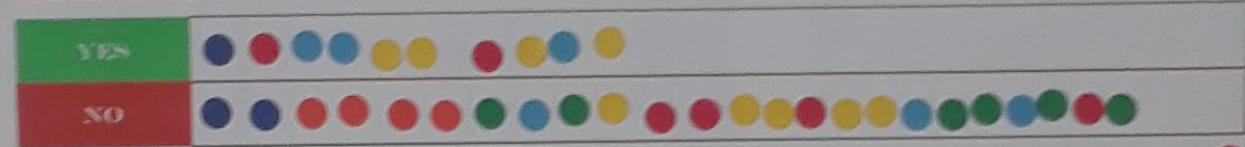
Yes or No

In the 2009 Comprehensive Plan Update the following topics were listed as the Key Issues facing Henry County. Are these topics still relevant? Please vote using the stickers, and feel free to add any new issues below with the Post-Its.

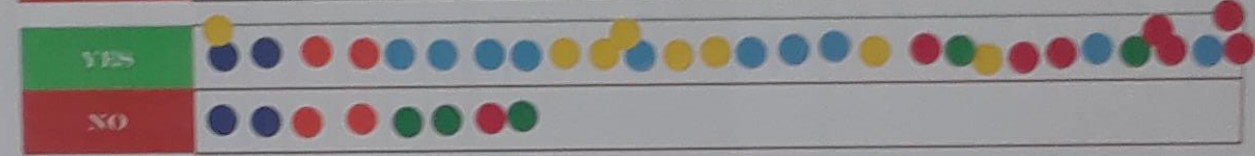
Limited Smaller Household Size Housing



Limited Executive Housing



Better Fire Protection



Demand for Senior Services



Feedback given about the previous plan issues

Yes or No

In the 2009 Comprehensive Plan Update the following topics were listed as the Key Issues for Henry County. Are these topics still relevant? Please vote using the stickers, and feel free to add new issues below with the Post-Its.

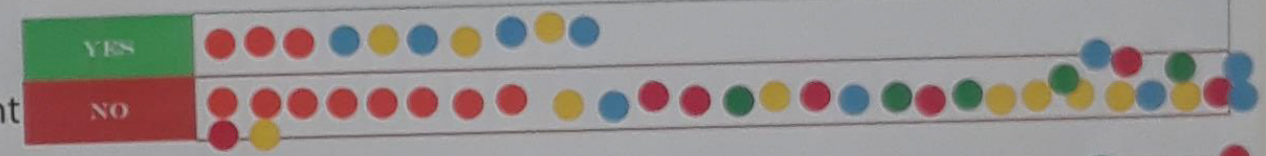
Preserve Historic Places



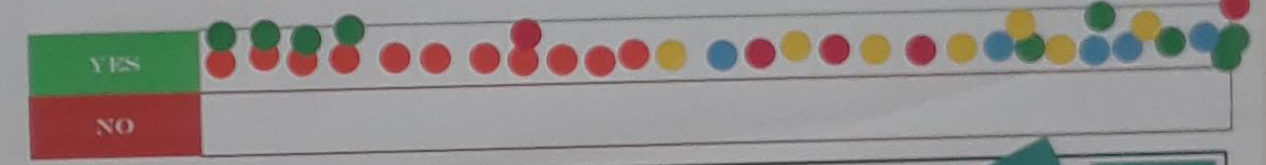
Improve Look of I-75



Land Available for Industrial Development

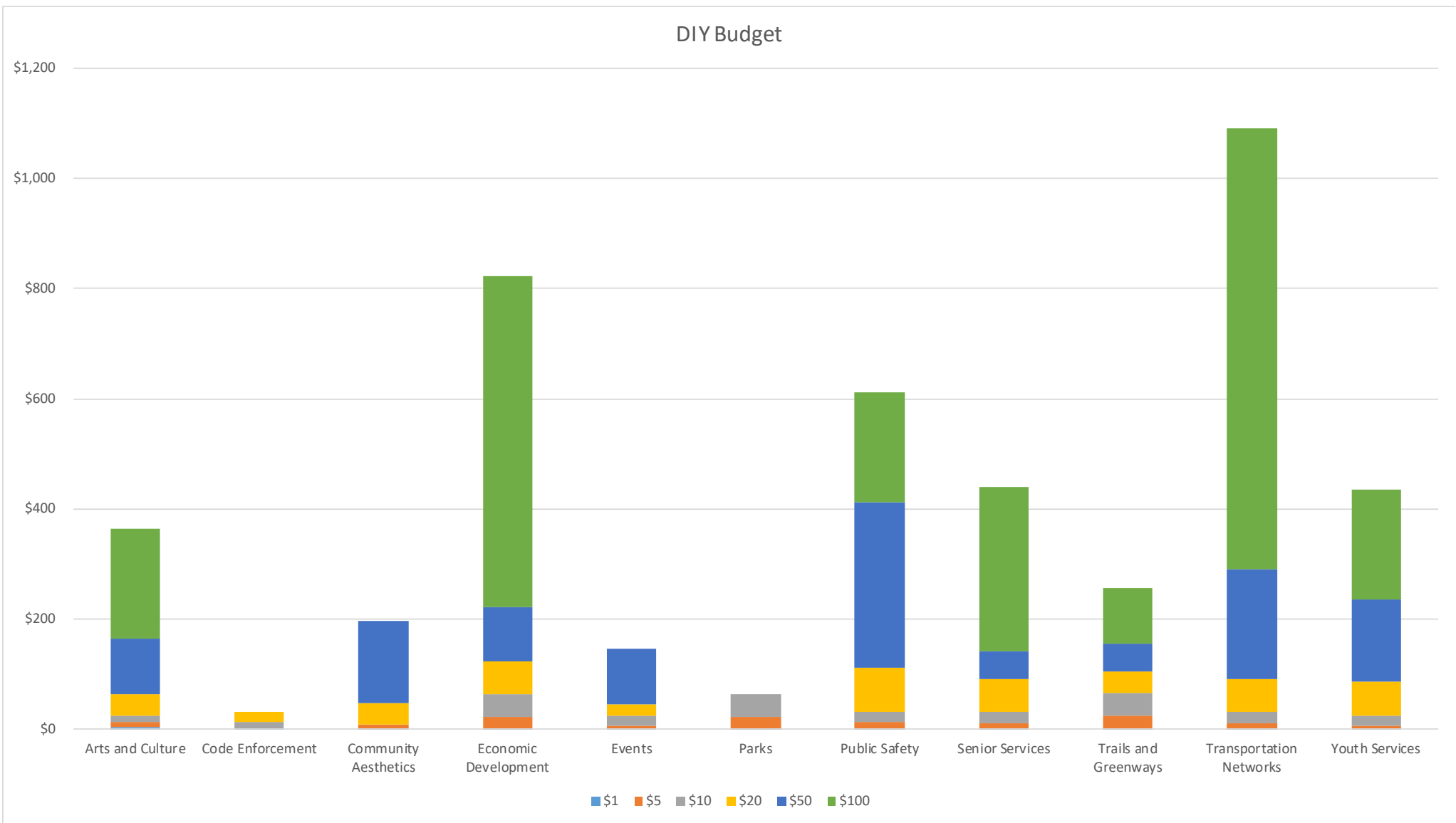


Diversify Economic Base



Feedback given about the previous plan issues

DIY Budget



Results from the DIY Budget Activity

Open Houses-Round Two

The second round of open houses occurred in each city and the county, during February and March 2018. The community was asked specifically about growth and implementation priorities in different character areas within the county. A draft of the Future Community Map was presented to get feedback about the different areas.

Where Should Growth Occur?

Legos were used to ask where in the county jobs and housing developments should occur. Red Legos represented jobs while yellow Legos represented housing development. In addition, maps were passed out to attendees to map growth areas. This input was considered in the revisions of the Future Land Use Map.



Residents discussing growth areas at the Henry County Administration Building

HENRY COUNTY COMPREHENSIVE PLAN UPDATE
Provide feedback on Henry County's future at one of our forums or online!



PUBLIC FORUMS
DROP IN DURING THE FOLLOWING TIMES

- February 15th - Open from 4-6PM
Henry County Administration Building
- February 19th - Open from 4-5:30PM
Locust Grove Police Station
- February 27th - Open from 4-6PM
Hampton City Hall
- February 28th - Open from 4-6PM
McDonough Welcome Center
- March 1st - Open from 4-6PM
Henry County Administration Building

 **Imagine Henry 2040**
Our Vision, Our Community, Our Future.
<https://imaginehenry.weebly.com/>



For more information or with questions, contact Stacey Jordan-Rudeseal • sjordan@co.henry.ga.us • 770.288.7526

Character Area Comments

provide feedback on the Future Development Map and its Character Areas. Based on the Map & Character Area Design, identify ideas that align with the character area goals, uses that should be included or excluded, preferred building type and scale, or potential

SUBURBAN Areas

Encourage...
 An indoor Aquatics Center for Henry Co. Residents
 Would love to see more bike lanes and walking trails. Upgrade sidewalks and streets
 More...
 Boys + Girls Clubs
 Clubs + Entertainment
 Need to improve traffic...
 YMCA of County...

Henry Global Gateway

Misc transportation options!
 Improve traffic at all industrial sites on highway 155 near entrance to I-75
 Addressing...
 Work with One Henry on the...
 The business is located on Hwy 155...
 Improve traffic on Hwy 155
 Read I-75 exit in least grade

Rural Areas

Leave rural areas rural!
 Better connect...
 Please stop...
 Had been all...
 Please...
 Please...
 Please...

Activity Centers

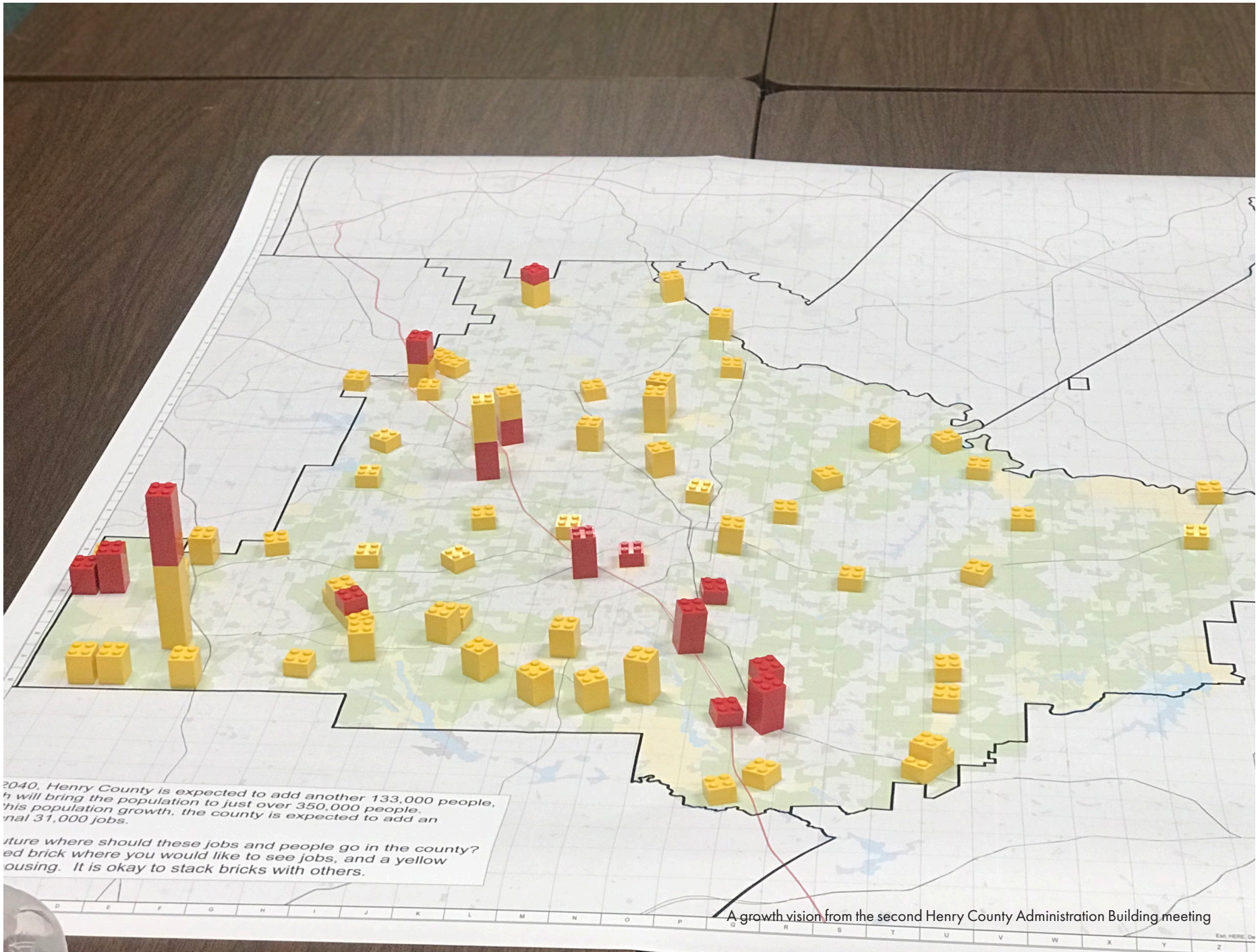
Had Gym at Bear Creek Rec Center
 We need our library open on Saturdays!
 High Quality Walkable Mixed Use
 East Lake Rd + Hwy 155 or East Lake Rd
 Bar Creek Rec center...
 Hill-side Library Salvage
 Need more...
 Please...
 Please...

Town Centers

Had Gym at Bear Creek Rec/Activity Center
 Highway 20 at E. main street...
 Please...
 Please...
 Please...
 Please...

Hampton Mega-Site

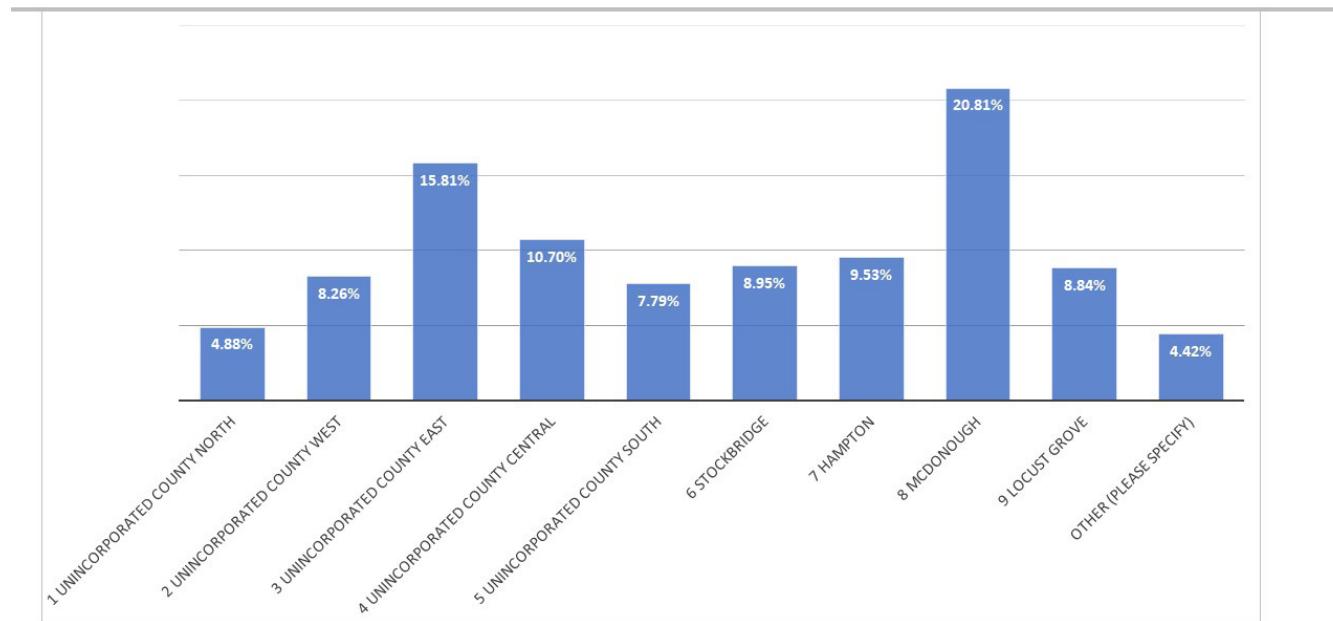
Love the idea...
 Development...
 The quality of...
 Please...
 Please...



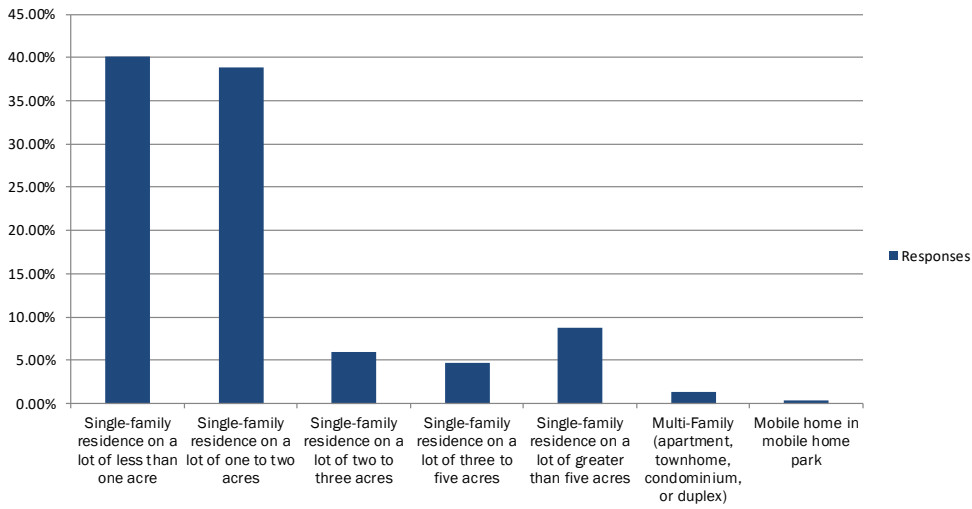
Online Survey

An online Survey was conducted from October 2017 to May 2018. Over 800 people responded to the survey which asked a variety of questions about issues and thoughts on Henry County. The full results are in the appendix but some selected questions are to the right and on the following page.

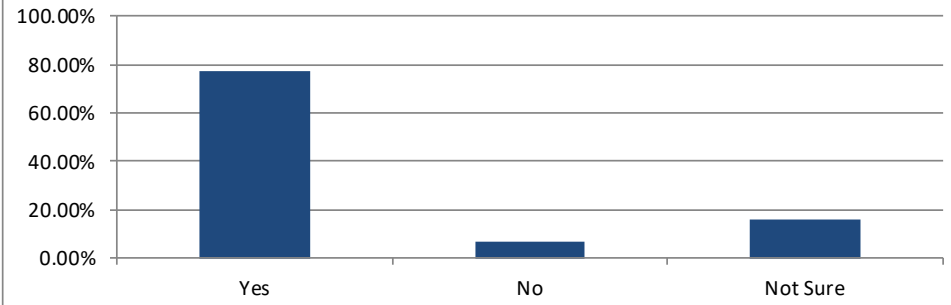
Respondents



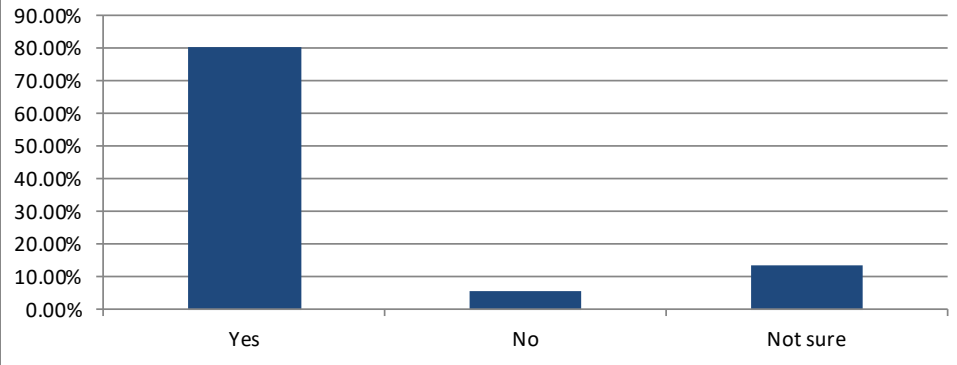
I live in the following:



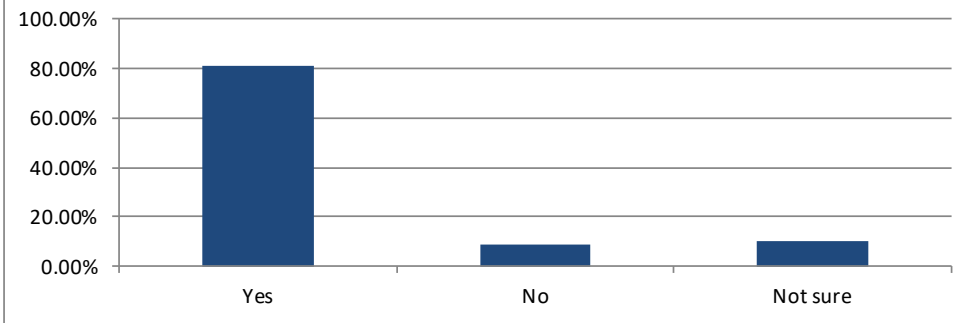
Should Henry County control land use density and intensity based on the limits of existing infrastructure and the County's capacity to improve infrastructure to handle growth?



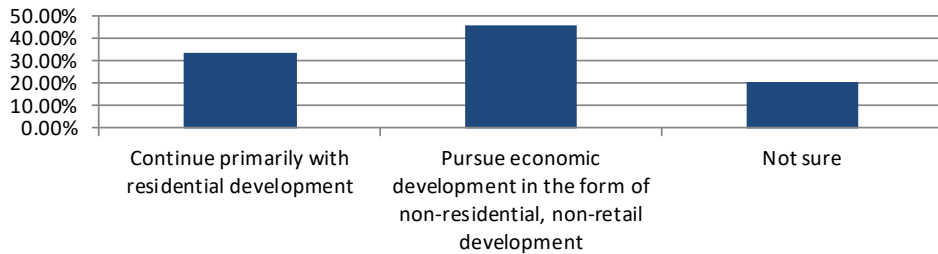
Should Henry County and the municipalities work together to coordinate land use planning to achieve balanced growth in the County?



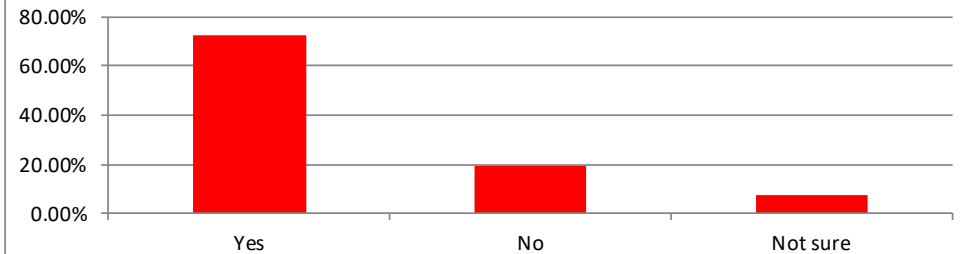
Should Henry County maintain a rural, large lot land use pattern in the outskirts southern portion of the unincorporated county to preserve the agricultural-residential character and greenspace?



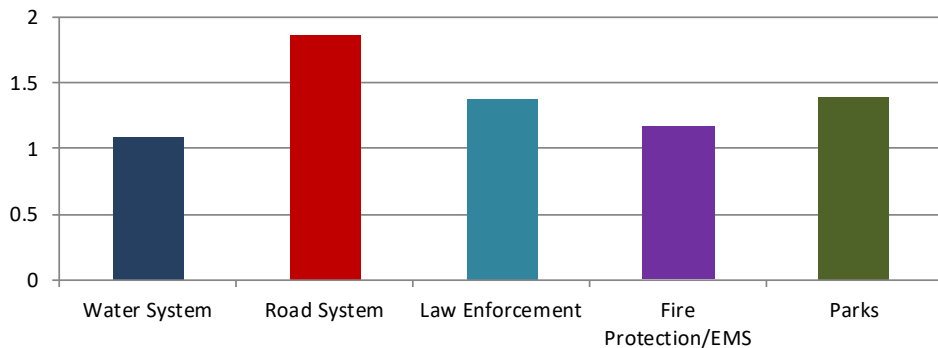
Should the unincorporated County continue to develop primarily with residential development or should the County pursue economic development in the form of non-residential, non-retail development to create business...



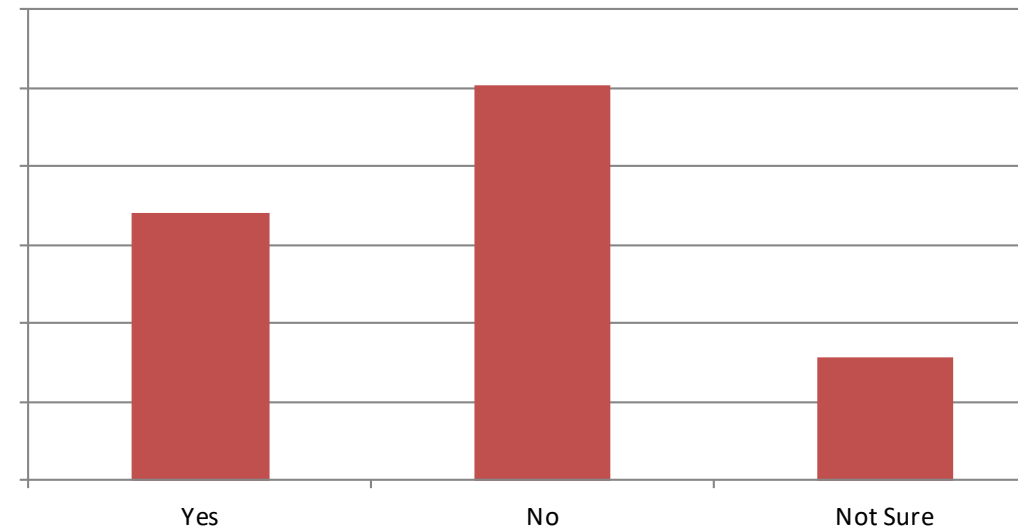
Should Henry County pursue the development of multi-use paths and road improvements for bicycling and pedestrian safety to improve connectivity/alternative transportation and recreation/health?



Please provide your opinion of the county government's delivery of the following public services in terms of on a scale of 1-2 with 2 being the worst



Would you support a local transit service in Henry County?



Public Involvement Opportunities

| | | | | | | |
|--|--|---|--|--|---|--|
| <p>2017 September</p> <p>20</p> <p>Kickoff Hearing</p> | <p>2017 October</p> <p>10</p> <p>Hampton Open House #1</p> | <p>2017 October</p> <p>16</p> <p>McDonough Open House #1</p> | <p>2017 October</p> <p>26</p> <p>Locust Grove Open House #1</p> | <p>2017 November</p> <p>2</p> <p>Henry County Open House #1</p> | <p>2018 February</p> <p>15</p> <p>Henry County Open House #2</p> | <p>2018 February</p> <p>19</p> <p>Locust Grove Open House #2</p> |
| <p>2018 February</p> <p>27</p> <p>Hampton Open House #2</p> | <p>2018 February</p> <p>28</p> <p>McDonough Open House #2</p> | <p>2018 March</p> <p>1</p> <p>Henry County Open House #2</p> | <p>2018 June</p> <p>28</p> <p>City and County Workshop</p> | <p>2018 July</p> <p>12</p> <p>Henry County Zoning Advisory Board Presentation</p> | <p>2018 July</p> <p>24</p> <p>City of McDonough Presentation</p> | <p>2018 July</p> <p>26</p> <p>Henry County ZAB/BOC Joint Workshop</p> |
| <p>2018 August</p> <p>21</p> <p>Transmittal Hearing</p> | | | | | | |

LEFT

EXPRESS EXIT

Jonestown Road
1 MILE

Key Assets & Challenges

CLOSED

APR 22
V2 MILE

TRAVEL INFO
CALL 911

NARROW SHOULDER

SOUTH
75
MILE 222.8



Key Assets & Challenges

Based upon feedback from the Community and analysis of the data the following are the key assets of the Henry County and the cities of Hampton, Locust Grove and McDonough and they key challenges facing them.

Assets

These assets of the Henry County and the cities of Hampton, Locust Grove and McDonough are items to be accentuated and improved on over time:

Great historic downtowns and surrounding neighborhoods

Henry County is fortunate to have great historic downtowns within its county. Throughout the Atlanta region, local governments are trying to replicate what is already existing within their cities. Henry County and the cities should continue to invest within these downtown through the Main Street and Livable Centers Initiative programs will result in strong communities with a great sense of place.

Good access to the interstate and location.

Interstate 75 runs directly through Henry County connecting three of the four cities. This interstate access plus Henry County and the cities' proximity to the Hartsfield-Jackson Atlanta International Airport (ATL) provide local residents and businesses with easy access to the Atlanta region and the world.

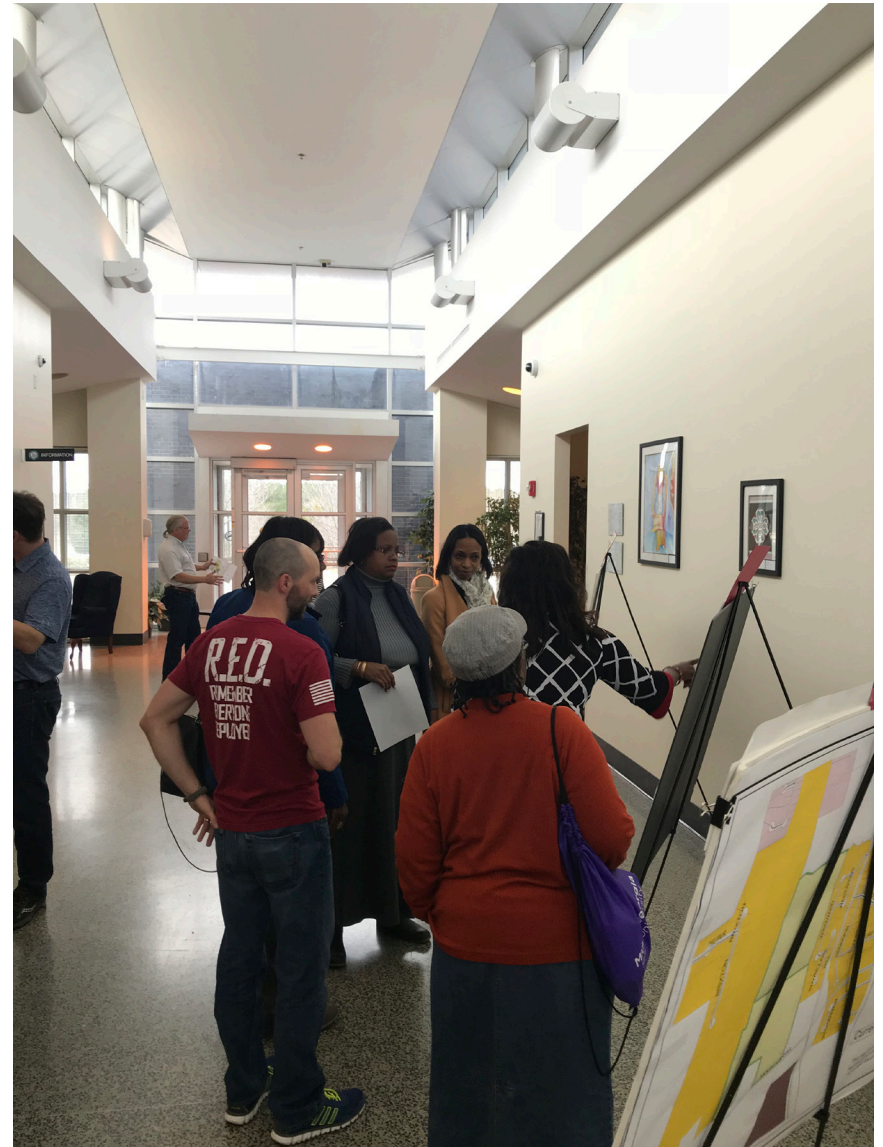
Six major state and US highways connect Henry County and their cities to the region, US 41, US 23, State Route 138, State Route 155, State Route 20, State Route 81. Not only do these routes connect the cities and county to the region, but they are major regional transportation corridors as well. Chattahoochee River on the southern edge of the county.

Land available for development and redevelopment

While Henry County and the cities have been fast-growing, there are still large tracts of developable land available still in attractive locations. While new growth needs to be planned and managed, this still allows development to come to Henry County.

Staff, elected officials and community that are visionary

Throughout the planning process, the public input of was supportive of the changes planned and implemented currently in Henry County and the cities of Hampton, McDonough, and Locust Grove . The care that staff and elected officials have worked with the community to get their input and support of projects have should continue, with resources to support implementation of the goals of this plan.



Challenges

These challenges of the Henry County and the cities of Hampton, Locust Grove and McDonough are items to be addressed and monitored over time, to ensure the continued long-term success of the city:

Managing redevelopment and growth while preserving local feel

According to ARC, Henry County was the fastest growing county in metro Atlanta in terms of land conversion rates in the 2000s, converting over 29,000 acres of land from developable uses to being developed. This rapid land use change led to infrastructure burdens and the feeling that the county and cities are being reactive to growth rather than being proactive.

The challenge today is going back and retrofitting and upgrading infrastructure and the urban design of these new areas that have expanded rapidly.

Lack of Housing Options

An issue that received tremendous public feedback was the need to have a variety of housing options for all stages and incomes. Currently 86% of the housing structures within Henry County are single family residences. While this land use pattern may be appropriate within certain areas of the county, developing a minute of housing types will increase the attractiveness of the downtowns, and make the county attractive to a variety of generations.

A key term is providing a supply of the "Missing Middle" Housing. This type of housing may provide options for people appropriate for their life stage and income. While a single-family house may be appropriate for a family, it may not be for a young police officer or a widower.

Warehouse and Distribution is concentrated along I-75 and provides well paying jobs but it needs supporting infrastructure .

The large growth of warehouse distribution along the I-75 corridor, especially between SR 20 and SR 155, has increased the amount of freight truck traffic in the county. According to CoStar Inc, there is over 44 million sq. feet of industrial space along the I-75 corridor within Henry County. The pressure for this type of development will continue as the Savannah Port continues to be deepened and the Georgia Department of Transportation continues to plan truck lanes that will terminate within Henry County.

Better Human Services

With the rapid growth of Henry County and its aging population, providing Human Services will be a challenge. The community stated that they would like to see libraries open longer to provide a community base, as well as the development of community centers throughout the region. Currently, Henry County is a young county but as the county ages these services will be requested more.

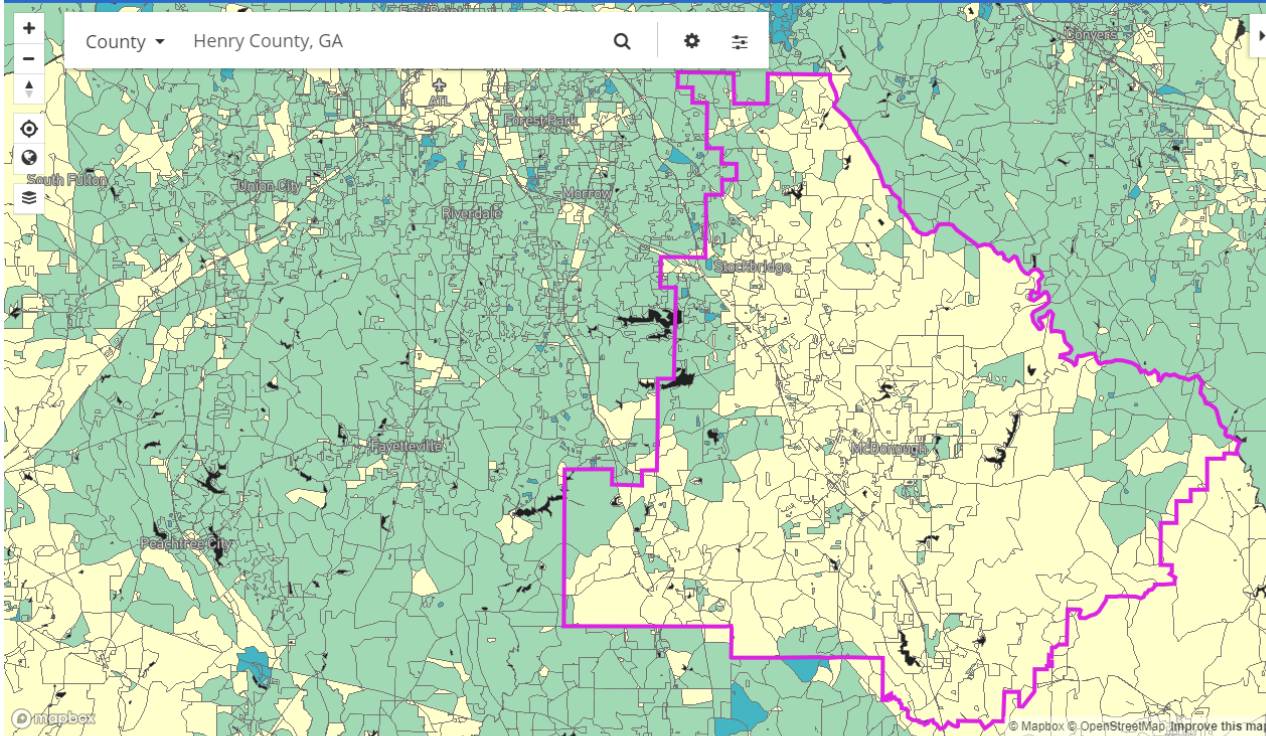
Improve the look and feel of Major Roadways

Many of the major roadways within the county have had development over the past 15 years. The county currently has developed an overlay district for corridors to regulate design and infrastructure. Many roadways along recent development do not have landscaping, streetscapes or infrastructure that meets the new standards. Retrofitting these developments will be a challenge.

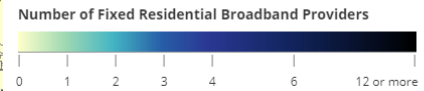
In addition, while designing new infrastructure care should be taken to account that it sets the standard for creating a great sense of place and identity with decorative mast arms, incorporating Green Infrastructure and public art if applicable. In addition, with the onset of autonomous vehicles, excellent roadway maintenance will be needed.

Broadband Availability

Unlike the rest of the Atlanta region, Henry County and its cities are limited in the providers providing speeds above 100 Mbps. Many areas of the county do not have that as an option. This limits the attractiveness of the county and cities to businesses and the opportunities for residents to telework from home.

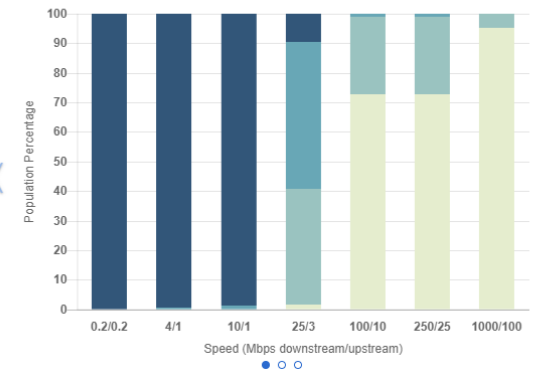


Henry County, GA



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
 Speed ≥ 100/10 Mbps
 Date December 2016 (latest public release)



Our Future Growth



Our Future Growth

As a first step in creating an appropriate development atmosphere, Henry County and the cities of Hampton, Locust Grove, and McDonough developed a "Future Community Map." This map allows the county and cities to have specific place based policies and to ensure compatible and unified development within specified areas of the county as whole.

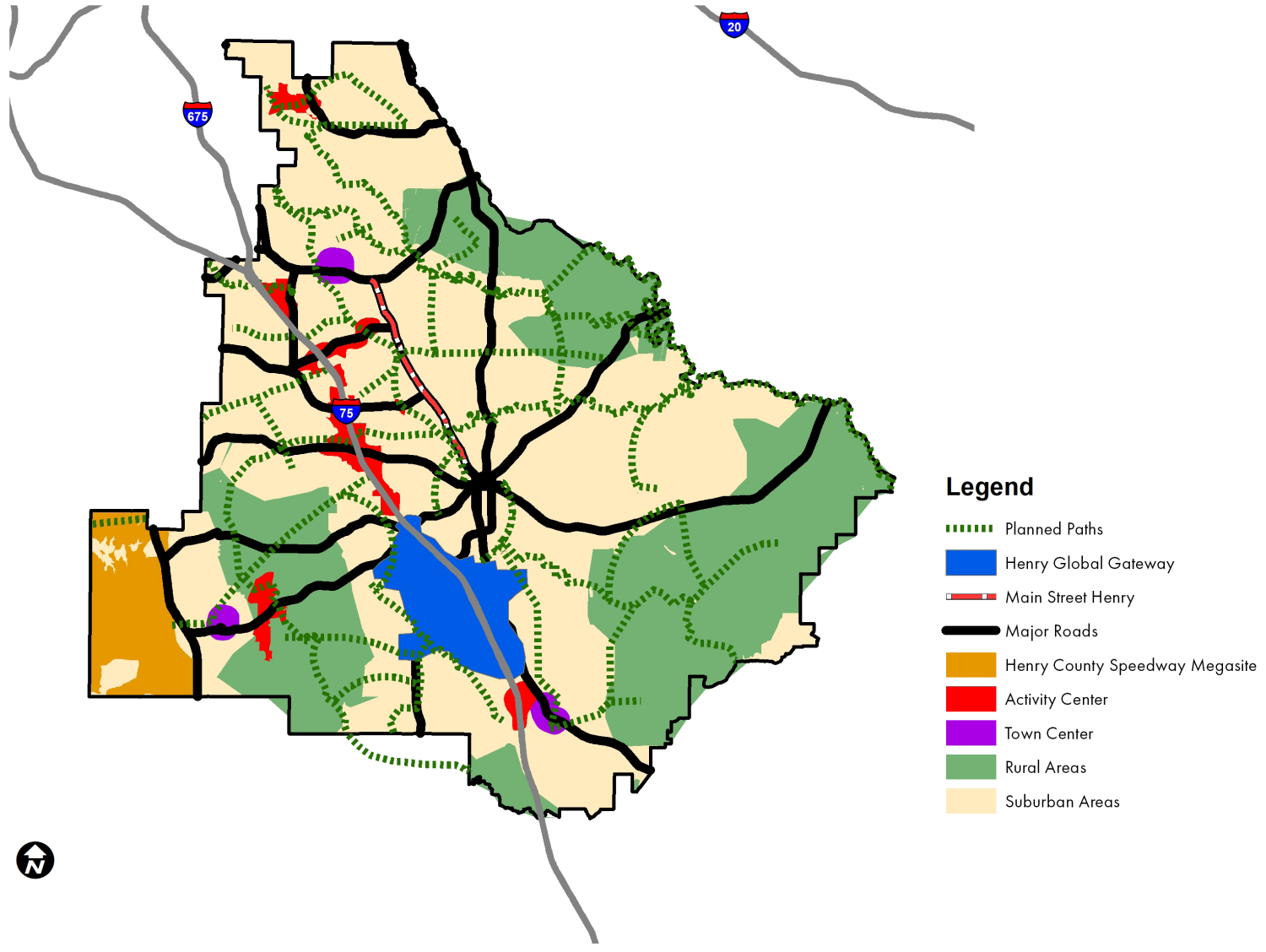
As described over the next few pages, these Character Areas define the overall generalization of areas of the county, such as development types and land use and investment policies.

The Future Community Map along with the each local government Future Land Use Map represents Henry County and the cities' future development policy and will be used to guide county officials in land use decisions. The Future Community Map is a general illustration of development policy showing the county and cities' future growth, and further identifies areas that require special attention for either rural preservation or economic development. The proposed trail network is overlaid on the Future Community Map. These areas deserving special classifications will be discussed in more detail below.

The Future Land Use Map is a more specific illustration of development policy showing allowable land uses for each parcel. This will be discussed in more detail in the Future Land Use and Supporting Narrative section.

Land Use relates to zoning in that the zoning should be compatible with the land use designation (see compatibility chart). Each land use designation is more generalized than any individual zoning district and may be considered to be compatible with several zoning districts. Since land use is more general and less specific, there are more zoning classifications than land use designations. Zoning is a very specific means of regulating property as compared to land use designation. The land use map and policies guide the land use pattern of the county and the cities in general, while the zoning districts impose specific controls and permissions on property.

Henry County Future Community Map



HENRY GLOBAL GATEWAY

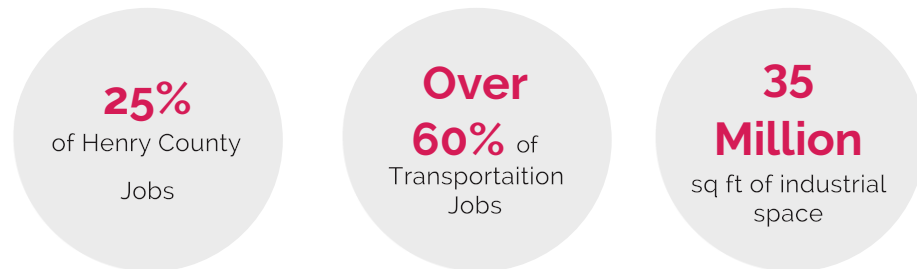
AREA DESCRIPTION

This area is the main employment center of Henry County. Currently, it contains a significant amount logistics space and has opportunities for future development. The county is currently working on improving transportation connections within the area. Freight is an integral part of Henry County's economy and has significant impacts on the transportation network. Equally, the movement of freight in and through Henry County plays an important role in the state, particularly along I-75 as the major connection, along with I-16, to the Georgia Ports Authority and to the ports located in Florida.

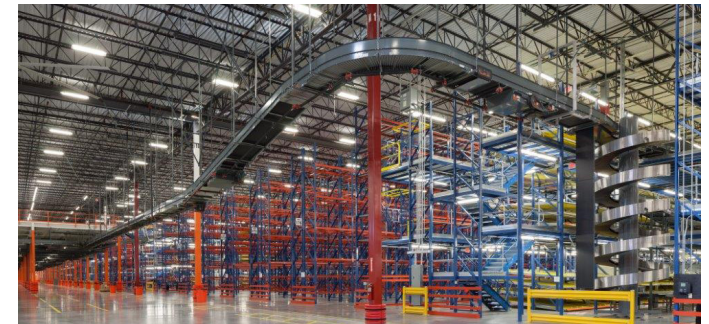
STRATEGIES AND POLICIES

- » Ensure appropriate scale and transitions to neighboring land uses
- » Discourage single family residential development to limit land use conflicts
- » Create great public spaces and realm
- » Develop and invest in options for infrastructure investments to promote reliable trips
- » Work to ensure existing business and retail vitality within this while connecting to attract new businesses with community partners
- » Develop a Master Plan for the area

KEY FACTS



POTENTIAL DEVELOPMENT TYPES



ACTIVITY CENTERS

AREA DESCRIPTION

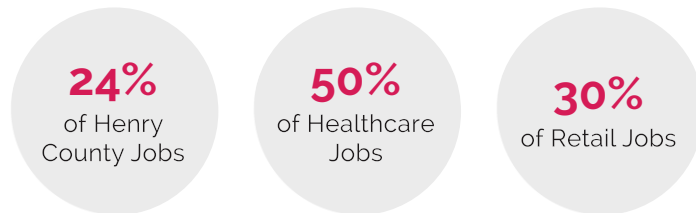
These areas are the main retail and commercial districts outside of traditional town centers within Henry County. These areas may have higher density of housing developed in a mix used environment.

STRATEGIES AND POLICIES

- » Meet the every day needs of neighboring communities
- » Encourage mixed use within sites and within buildings.
- » Create great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips
- » Encourage parking management strategies.
- » Work to ensure existing business and retail vitality within this while connecting to attract new businesses with community partners
- » Function as a multimodal hub with quality streetscapes and transportation amenities
- » Require new developments to develop quality streetscapes and transportation amenities

RELEVANT STUDIES AND KEY FACTS

Hudson Bridge LCI



POTENTIAL DEVELOPMENT TYPES



TOWN CENTERS

AREA DESCRIPTION

These areas are the traditional central business districts within the incorporated cities of Henry County. Development of scale appropriate residential, commercial, office and governmental space is encouraged with appropriate parks and plazas.

STRATEGIES AND POLICIES

- » Serve as the Central Hub of the community
- » Encourage mixed use within sites and within buildings.
- » Create great public spaces and thoroughfares with well balanced, fiscally sound infrastructure investments to promote reliable trips
- » Encourage parking management strategies.
- » Work to ensure existing business and retail vitality within this while connecting to attract new businesses with community partners
- » Function as a multimodal hub with quality streetscapes and transportation amenities
- » Require new development to develop quality streetscapes and transportation amenities

RELEVANT STUDIES AND KEY FACTS

Stockbridge LCI
Hampton LCI
McDonough LCI
Locust Grove LCI

POTENTIAL DEVELOPMENT TYPES



13%

of Jobs in
Henry County

MAIN STREET HENRY & MAJOR CORRIRODS

AREA DESCRIPTION

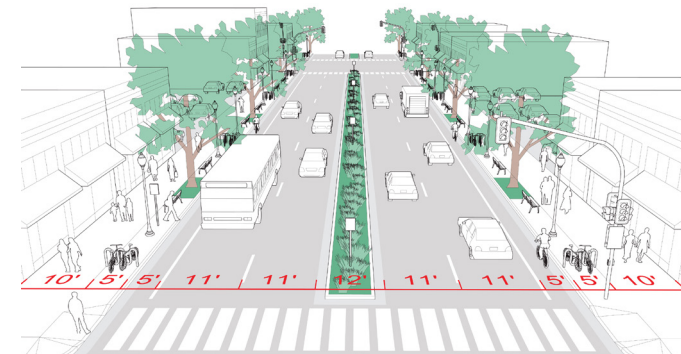
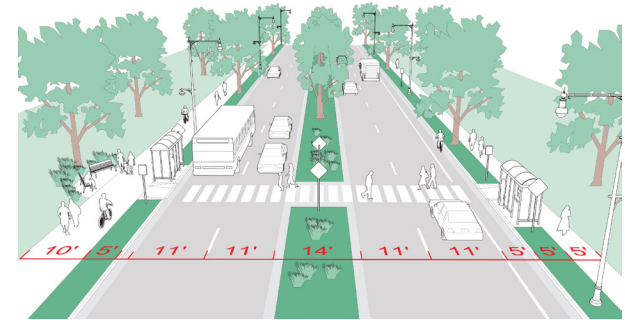
State Route 42 is a two-lane rural roadway connecting McDonough and Stockbridge. This corridor is currently under design by the Georgia Department of Transportation. With this current activity, it presents an opportunity for the county to define this corridor as a signature street serving the two largest cities in the County. It is recommended that this corridor place heavy emphasis on incorporating design elements that support multiple modes safely while creating a sense of place, promoting health and prosperity and defining the character of the area.

Other major corridors have opportunities to invest in new streetscapes and designs to ensure that they become great public thoroughfares while ensuring mobility for Henry County residents and businesses.

STRATEGIES AND POLICIES

- » Promote safety and create a sense of identity along the corridors
- » Create great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips
- » Encourage parking management strategies
- » Work to ensure existing business and retail vitality within this while connecting to attract new businesses with community partners
- » Function as a multi-modal corridor
- » Require new development to develop quality streetscapes and transportation amenities
- » Conduct Corridor Studies to plan for future transportation and land use

POTENTIAL DEVELOPMENT TYPES



HENRY COUNTY SPEEDWAY MEGASITE

AREA DESCRIPTION

Anchored by Atlanta Motor Speedway and Atlanta Speedway Airport, this area has the potential to become a major employment and retail destination within the southern part of the Atlanta region.

STRATEGIES AND POLICIES

- » Encourage mixed use within sites and within buildings.
- » Create great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips
- » Encourage parking management strategies.
- » Work to ensure existing business and retail vitality within this while connecting to attract new businesses with community partners
- » Function as a multimodal hub
- » Develop a master plan for the area
- » Limit the warehouse/distribution development
- » Promote High-End Manufacturing

POTENTIAL DEVELOPMENT TYPES



SUBURAN AREAS





AREA DESCRIPTION

Rural Areas are primarily areas that are planned not to be developed or have sewer services. Large land lots of residential, farms or undeveloped land is expected to remain within these areas.

STRATEGIES AND POLICIES

- » Create a Transfer of Development Rights program to protect land from development pressures
- » Promote the use of conservation subdivisions
- » Develop a trail and greenways system
- » Promote the use of scenic byways along key corridors to protect rural viewsheds

Implementation Policies

To implement the vision of the Future Community Map, the following land use policies should be used by Henry County and the cities.

General County and Citywide

- With new infrastructure, care should be taken to account that it sets the standard for creating a great sense of place and identity, with decorative mast arms, incorporating Green Infrastructure and public art if applicable.
- Ensure excellent roadway maintenance including striping and signals for the use of autonomous vehicles and driver aids.
- Ensure new developments meets corridor overlay requirements.
- Ensure that new trails and roadways are developed or not precluded by development.

Henry Global Gateway

- Ensure appropriate scale and transitions to neighboring land uses.
- Discourage new single family residential development to limit land use conflicts between residential and industrial land uses.
- Promote high quality design of public space and public realm that is integrated within the development.
- Develop and invest in infrastructure investments and technology to promote reliable trips.
- Encourage appropriate buffers and screening of industrial and logistics land uses from neighboring properties and the public right of way.
- Encourage Green Infrastructure and reductions in impervious surface.

- Identify key areas to preserve for freight and industrial uses.

Activity Centers

- Encourage mixed use within sites and within buildings.
- Encourage parking management strategies including shared parking arrangements.
- Require sidewalks on both sides of the streets both external and internal to new development that connects to the buildings.
- Promote high quality design of public space and public realm that is integrated within the development.
- Encourage Green Infrastructure and reductions in impervious surface.
- Require new developments to develop quality streetscapes and transportation amenities.
- Incorporate appropriate end-of- trip facilities, such as bicycle racks, showers/ locker rooms, etc, within new and existing development.
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and redevelopment of existing sites.
- Encourage intra-parcel connectivity and new development should not preclude future connections.

Town Centers

- Serve as the Central Hub of the community with activities throughout the day and evening to attract visitors and residents.
- Continue to implement the LCI Plans in each community.

- Encourage mixed use within sites and within buildings.
- Promote high quality design of public space and public realm that is integrated within the development and the town center.
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and redevelopment of existing sites.
- Require new development to develop quality streetscapes and transportation amenities
- Encourage parking management strategies including shared or offsite parking arrangements

Suburban Areas

- New development or redevelopment should demonstrate attention to existing adjacent neighborhoods and seek compatibility with surrounding lot sizes.
- Improve existing pedestrian facilities and develop sidewalks and crosswalks, on major roads, where connectivity is lacking to create connected network of sidewalks and pedestrian routes and bike lanes.
- Develop plans to improve streetscape along major roads.
- Encourage front porches and sidewalks within developments to promote pedestrian friendliness .

Rural Areas

- Promote the use of Conservation Subdivisions that protects the majority of the project land in a permanent easement.
- Protect scenic viewsheds by providing buffers between development and the roadway.



Henry County Future Land Use

The Future Land Use Map is a general guide for character of development within the county. A description of each category is provided below with appropriate densities. At the end of this section is a matrix of the current Henry County ULDC zoning districts and their appropriate Future Land Use designation. This is to assist in the review of properties seeking a rezoning.

Rural Residential (0-1 net dwelling units per acre) –

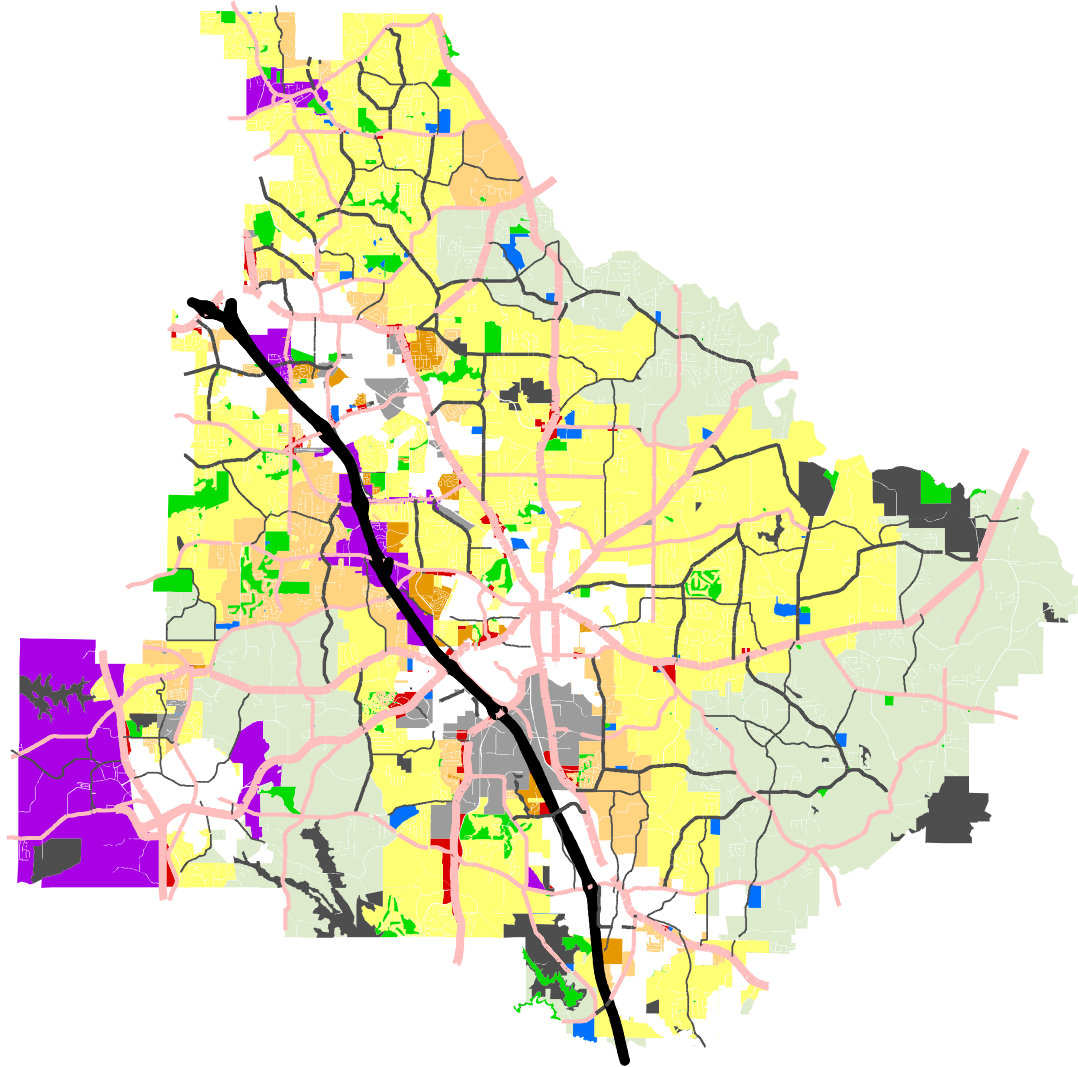
The predominant form of development includes farms, pastures, and forestry practices on large tracts of land, single-family residences associated with agricultural activities, and large-lot residential subdivisions in areas where public services are not anticipated. This land use category is appropriate for residential subdivisions where they do not conflict with existing agricultural practices or where there are appropriate transitions of buffers.

Residential development within this density range could include future single-family residential subdivision developments that are designed to preserve or enhance the rural character of Henry County. If a project is near a proposed Henry County Trail segment, a right of way or trail construction should be provided.

Low-Density Residential (up to 2 net dwelling units per acre) –

This category is the largest land use in terms of acreage within Henry County. These areas consist of single family homes on a single lot. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. If a project is near a proposed Henry County Trail segment, right of way or trail construction should be provided.

Henry County Future Land Use Map



Legend

Henry County Road Functional Classification

- Interstate
- Major State Arterials
- Major County Arterials
- Minor Arterials
- Collector
- MX - Mixed Use
- RR - Rural Residential
- LD - Low Density Residential
- MD - Medium Density Residential
- HD - High Density Residential
- COM - Commercial
- OI - Office Institutional
- INDUS - Industrial
- PI - Public/Institutional
- PRC - Park/Recreation/Conservation
- TCU - Transportation/Communication/Utilities



[CLICK HERE FOR AN INTERACTIVE MAP](#)

Medium-Density Residential (up to 6 net dwelling units per acre)–

This residential category is for single family attached or detached homes with public sewer and water service. Future residential development within the medium-density range should have accessibility to major arterial roads or state highways. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. If a project is near a proposed Henry County Trail segment, right of way or trail construction should be provided.

High Density Residential (up to 16 net dwelling units per acre) –

Residential land use within the high-density range includes development types such as attached townhouse developments, multi-story condominiums and apartment developments. Future High Density Residential Projects should be only located within the Mixed Use District.

New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space.

Mixed Use (up to 16 net dwelling units per acre) –

This category includes parcels that are developed with a minimum of two uses as well as developments that may be used for a mixture of uses as provided by ordinance.

Commercial and Services –

This category includes neighborhood and regional retail and commercial service activities.

Office Professional /Institutional –

This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings.

This category also includes buildings and facilities used by private non-profit institutions such as churches, private schools, and charitable organizations.

Industrial –

The purpose of this category is to provide for areas where light industry and warehouse uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide large setbacks, buffers, and screenings from different adjacent uses.

Public/Institutional (P/I) –

This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.

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.

Parks/Recreation/Conservation–

This category includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenways or land conservation.



| | | ULDC Zoning Districts | | | | | | | | | | | | | | | | | |
|--------------------------------|--|-----------------------|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|
| | | RA | R-1 | R-2 | RMH | R-3 | R-4 | R-5 | RD | RS | RM | MU | IAC | O-I | C-1 | C-2 | C-3 | M-1 | M-2 |
| Future Land Use Map Categories | Rural Residential | * | | | | | | | | | | | | | | | | | |
| | Low Density Residential | * | * | * | * | | | | | | | | | | | | | | |
| | Medium Density Residential | * | * | * | * | * | * | * | * | * | * | | | | | | | | |
| | High Density Residential | | | | | | | | | | | * | | | | | | | |
| | Mixed Use | | | | | | | | | | | * | * | | | | | | |
| | Commercial | | | | | | | | | | | * | * | * | * | * | * | | |
| | Office/Institutional | | | | | | | | | | | * | | * | | | | | |
| | Industrial | | | | | | | | | | | | * | * | | | | * | * |
| | Public/Institutional | | | | | | | | | | | * | | * | | | | | |
| | Transportation, Communication, Utilities (TCU) | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | Parks, Recreation, Conservation | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |



City of Hampton Future Land Use

The Future Land Use Map is a general guide for character of development within the city. A description of each category is provided below with appropriate densities. At the end of this section is a matrix of the zoning categories and their appropriate Future Land Use designation. This is to assist in the review of properties seeking a rezoning.

Rural Residential-

The form of development includes farms, pastures, and forestry practices on large tracts of land; single-family residences associated with agricultural activities; and large-lot residential subdivisions. This land use category is appropriate for residential subdivisions where they do not conflict with existing agricultural practices or where appropriate transitions of buffers.

Low-Density Residential-

This category is the largest land use in terms of acreage of within Henry County. These areas consist of single family homes on a single lot. New development should provide pedestrian facilities, including sidewalks and crosswalks and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space.

If a project is near a proposed trail segment, right of way or trail construction should be provided.

Medium-Density Residential -

This residential category is for single family attached single family detached homes, or multi-family development, with public sewer and water service. Future residential development within the medium-density range should have accessibility to major arterial roads or state highways. New development should provide pedestrian facilities, including sidewalks and crosswalks and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. If a project is near a proposed trail segment, right of way or trail construction should be provided.

Downtown Mixed Use -

This category includes covers the downtown Hampton area which is envisioned to be a mixed-use district according to the Livable Centers Initiative Plan.

Commercial Mixed Use -

This category includes neighborhood and regional retail and commercial service activities with residential integrated within the site.

Public Institutional -

This category also includes buildings and facilities used by private non-profit institutions such as churches, private schools, and charitable organizations.

Industrial –

The purpose of this category is to provide for areas where light industry and warehouse uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide large setbacks, buffers, and screenings from different adjacent uses.

Transportation/Communication/Utilities (TCU) –

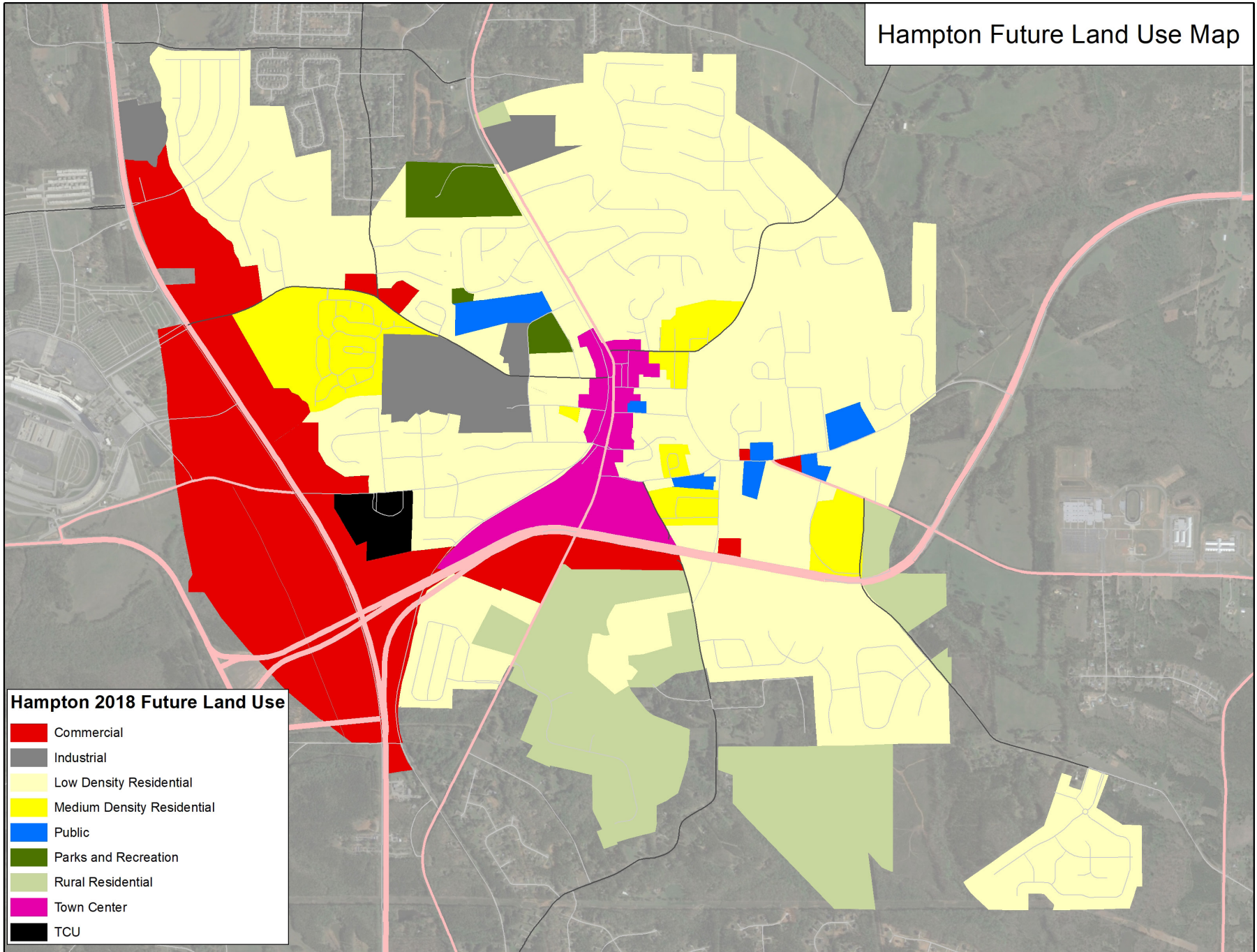
This category includes such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc. These uses may be either public or private.

Parks and Conservation -

This category includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenways or land conservation.

| Future Land Use Map Categories | Compatible Zoning Districts | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|-----|-----|-----|-----|----|-----|----|-----|-----|-----|-----|-----|-----|----|-------|-------|-----|-----|---|
| | RA | R-1 | R-2 | R-3 | R-4 | PD | RMH | RD | MR1 | MR2 | O-I | C-1 | C-2 | C-3 | MU | DT-MU | DT-RC | M-1 | M-2 | |
| | Rural Residential | * | * | | | | | | | | | | | | | | | | | |
| | Low Density Residential | | | * | * | | * | * | * | | | | | | | | | | | |
| | Medium Density Residential | | | | | * | | | * | * | | | | | | | | | | |
| | Commercial/Mixed Use | | | | | | | | | | | * | * | * | * | | | | | |
| | Downtown Mixed Use | | | | | | | | | | | | | | | * | * | | | |
| | Industrial | | | | | | | | | | | | | | | | | | * | * |
| | Public/Institutional | | | | | | | | | | | * | | | | | | | | |
| | Transportation, Communication, Utilities (TCU) | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Parks, Recreation, Conservation | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | |

Hampton Future Land Use Map



- Hampton 2018 Future Land Use**
- Commercial
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - Public
 - Parks and Recreation
 - Rural Residential
 - Town Center
 - TCU



City of McDonough Development

The Future Development Map is a general guide for character of development within the city. These categories and descriptions are to assist in planning and rezoning for future growth within the City of McDonough.

PUD

PUD or Planned Unit Development is a single family residential areas within the city. These areas are master planned and have an established site plan. Any development will have to abide by that site plan.

Blacksville

Blacksville was an unincorporated place within Henry County and was annexed into the City of McDonough. This area contains smaller, older homes and the McDonough Housing Authority property. This area is disinvested but the homes are still well maintained. New development should respect the integrity of the styles of the neighborhood.



The PUD District

Educational Campus

This area contains the Educational facilities of Henry County Schools, Southern Crescent Technical College, and the McDonough Public Library. Providing good transportation connections to and between these areas are important. Future growth should relate to education.

Estate Residential

These are large lots residential development on the outskirts of the city. Future Development should be conservation subdivisions or estate development. High quality design of development and excellent public realm amenities are required with any new development.

Government Area

This area contains Henry County government offices, schools, and park space. This area has a diverse mix of transportation needs with students and county vehicles entering and leaving the area. It is not expected to grow much in the near future.

Greenspace

These are areas that are protected from development and used as recreation.



Top: Blacksville

Below: Educational Campus



Henry Global Gateway

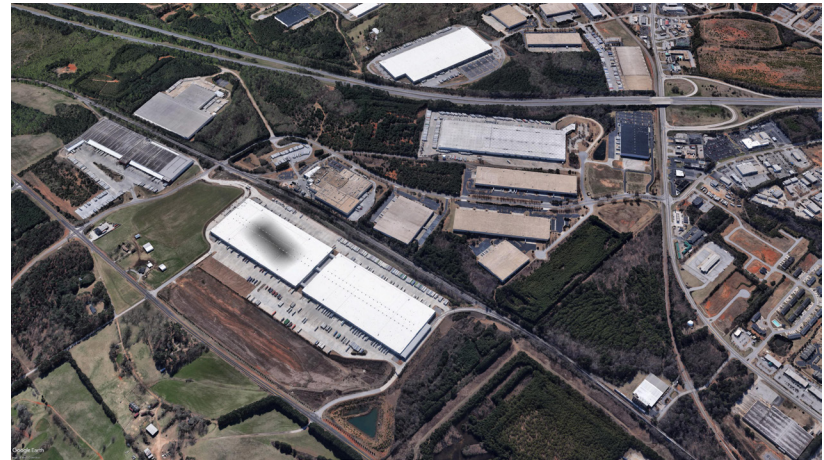
This is a main employment area within Henry County and the City of McDonough. This area contains predominantly industrial and warehouse distribution facilities with heavy truck traffic. Future residential growth is discouraged and this area is to be the main warehouse distribution development area within Henry County and the City of McDonough. This area is recommended to have a small area study conducted jointly with Henry County.

Highway Activity Center Gateway

These areas are the commercial gateways into the City of McDonough along major corridors. These are containing office/commercial uses. Future growth should ensure access management, shared driveways and excellent public realm amenities, including wide sidewalks.

McDonough Office Park

This area is a small section of office uses entering within the city. This area is not expected to expand but the area should be monitored to ensure that offices vacancy rates not increase.



Top: Henry Global Gateway District

Below: Highway Activity Center

Left: McDonough Office Park



SouthPoint Activity Center

This area is the main commercial area within the City of McDonough. Located west of the city, along SR 20, this area contains commercial, and residential uses. Future development should be integrated mixed use with appropriate access management, shared driveways and excellent public realm amenities, including wide sidewalks.

Suburban Residential

This area is a single family residential area within the city. Future growth within this character area will be single family uses.

TCU

This area is Transportation Communications and Utilities. These land uses are important to the function of the city. Care should be taken care of to minimize the impact of these land uses on neighboring parcels.

Town Center

The Town Center includes the Livable Center Initiative (LCI) study area for the City of McDonough and the historical square. This area is envisioned to become the hub for the city and county. Walkable development with excellent public realm amenities are encouraged with reinvestment and redevelopment of key properties.



Top: SouthPoint

Below: Town Center





- Top Right: Government Area

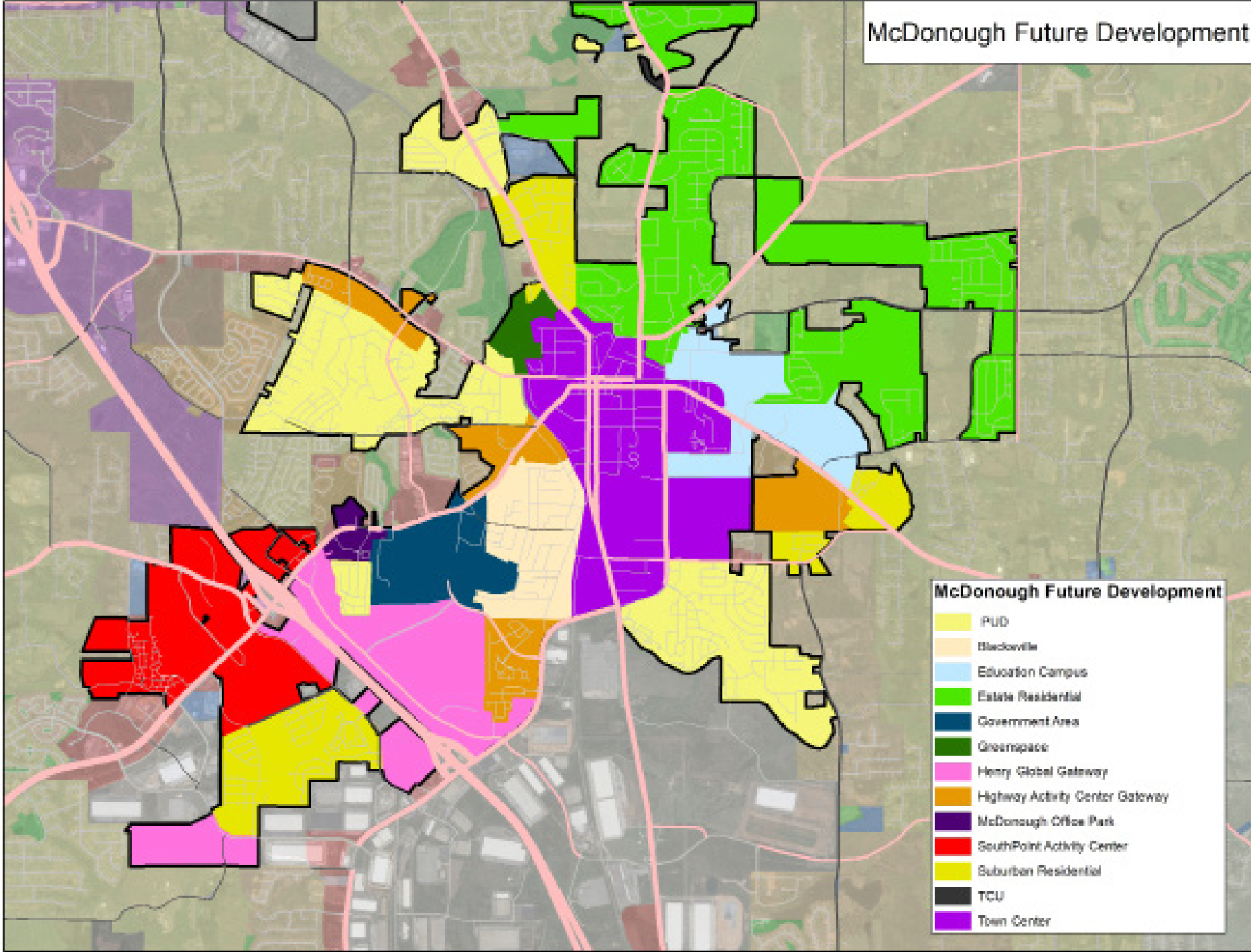
- Top Left: Park

- Bottom Right: Estate Residential

- Middle Left: TCU

- Bottom Left: Suburban Residential

McDonough Future Development





City of Locust Grove Future Land Use

The Future Land Use Map is a general guide for character of development within the city. These categories and descriptions are to assist in planning and rezoning for future growth within the City of Locust Grove.

Residential Areas

- **Rural Residential.** (Minimum lot size of 1.25 acres with septic tank and well, and 1-acre minimum with septic tank and county water system) – Residential development within this district includes future single-family residential subdivision developments with densities of up to 0.8 dwelling units per acre when developed with approved public water systems and on-site septic tank systems for individual lots. Access on paved roads classified as local or collector roads is required. Typical zoning district(s) under current ordinance would be RA and R-1.

- **Low Density Residential.** These areas are primarily in areas without public sewer (typically) or in watershed protection areas with single-family densities up to 1.5 dwelling units per acre (where sanitary sewer is present and conservation subdivisions are used). Typical zoning district(s) under current ordinance would be R-1 and R-2.

- **Medium Density Residential.** Single-Family densities up to 3.25 dwelling units per acre. These areas are within public sewer service areas and lie primarily outside of environmentally-sensitive areas. Typical zoning district(s) under current ordinance would be R-2 and R-3.

- **High Density Residential.** Multifamily residential densities up to 6 dwelling units per acre are typical in this designation. These areas are found in the LCI Emerging South Overlay, along Tanger Boulevard and along Dewey Rose Lane. These types of uses may exist separately, such as in garden-style apartments or townhome developments, but are encouraged to be integrated within appropriate commercial/office development in the Mixed-Use categories listed herein. Typical zoning district(s) under current ordinance would be RM (RM-1 apartments and RM-2 townhomes).

Commercial:

- **Office.** This classification includes small single-occupant office structures as well as large office parks with a variety of tenants in multi-story buildings. This classification includes property that 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 classification also includes buildings and facilities used by private non-profit institutions such as places of worship, public and private schools, universities and technical colleges, and charitable organizations. Typical zoning district(s) under current ordinance would be OI (office and institutional) and/or Conditional Uses as appropriate for churches, schools, and other facilities.

- **Professional/Institutional.** This classification includes public and professional uses such as schools, colleges, hospitals, municipal community centers, places of worship, public cemeteries, municipal buildings, and post offices. Typical zoning district(s) under current ordinance would be OI (office and institutional) and/or Conditional Uses as appropriate for churches, schools, and other facilities.

- **Neighborhood Commercial.** These areas serve primarily local convenience needs and are placed at appropriate intervals. The largest tenant may be no larger than 35,000 square feet. These centers are rarely larger than 100,000 square feet in leasable area. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial).

- **Community Commercial.** This classification serves a trade population of at least 25,000 and mainly consists of grocery stores and other anchor tenants less than 70,000 square feet in size. These centers are typically no larger than 300,000 square feet in leasable area. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial), C-2 (general commercial).

- **Regional Commercial.** This area is concentrated near the I-75 Interchange at Bill Gardner Parkway and supports the Gateway Town Center District. There is no limit to the largest tenant/anchor or largest center size and is typically arranged on multiple levels of 2 to 3 floors. This area can support high-density multi-family developments of up to 12 dwelling units per acre where integrated and concurrent with mixed use developments and shall be arranged vertically above office and commercial activities with shared parking in at least partial structured settings. These areas serve a trade population of 100,000 or more and typically provide services for the traveling public. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.

- **Service Commercial.** These centers are located within or near industrial land uses and should be the concentration of uses that require a lot of outdoor storage or display of equipment and/or bulk materials. Certain neighborhood commercial activities are encouraged within these centers to provide nearby convenience needs to these employment centers. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial), C-3 (heavy commercial).

- **Industrial.** The purpose of this classification is to provide for areas where light general industrial and warehouse/distribution uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. They may also include heavy industrial uses such as bulk production, processing centers and manufacturing if proper sight and noise buffers are provided. Typical zoning district(s) under current ordinance would be M-1 (light manufacturing) and M-2 (general industrial).

- **Transportation, Communications, Utilities.** This classification is intended to provide locations for transportation improvements, communications facilities, and utilities where not currently zoned for such activities in private or public rights-of-way to serve the needs mobility, access, telecommunications, data services and electric, gas, water, and sanitary sewer services. Typical zoning district(s) under current ordinance would be TCU (transportation, communications, and utilities).

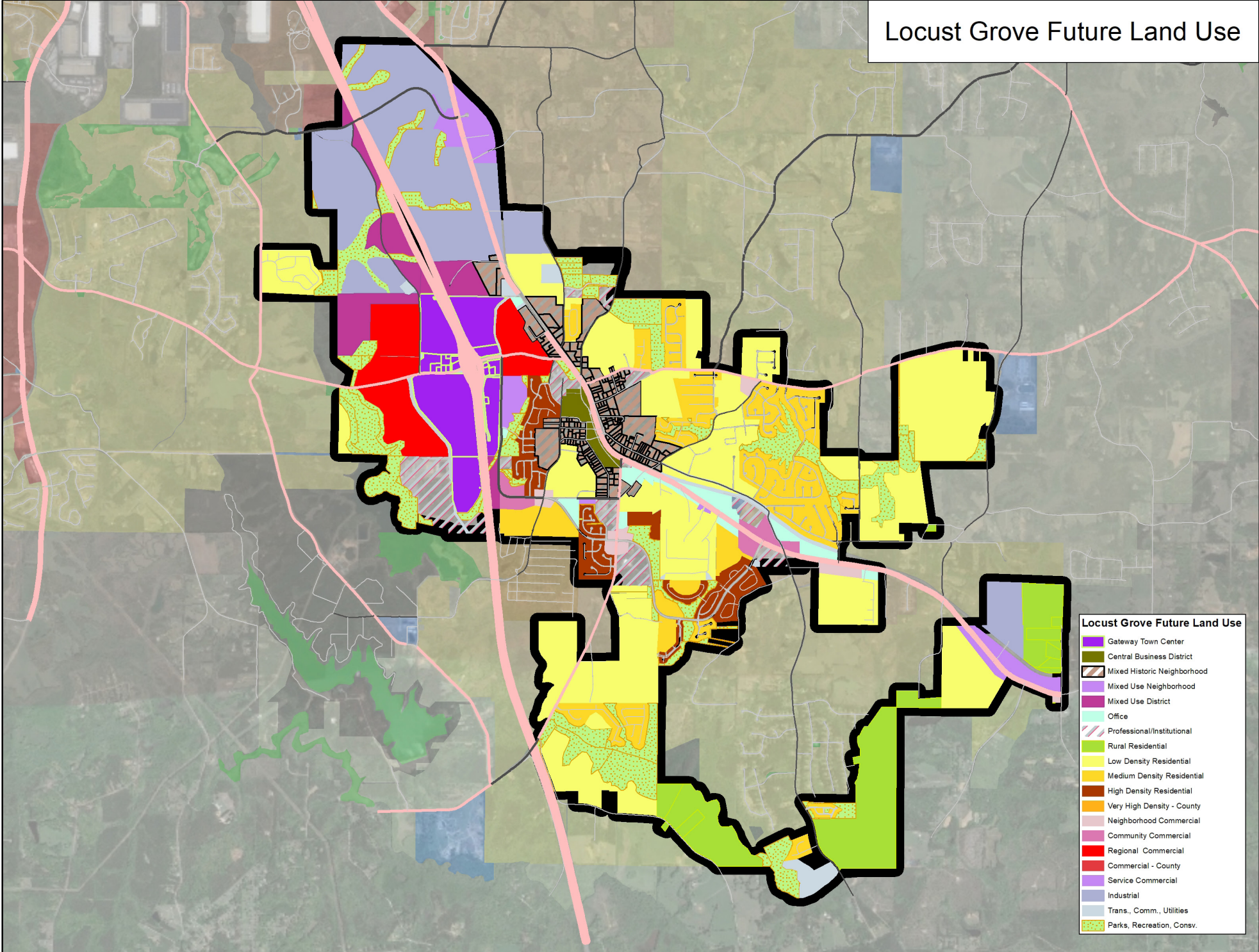
- **Parks, Recreation, Conservation.** This classification includes public parks, recreation areas, and open spaces, as well as regions containing sensitive environmental areas such as floodplain, wetlands and riparian corridors along with areas to be preserved for greenways or land conservation.

Mixed-Use:

- **Gateway Town Center.** This classification includes those properties along the Bill Gardner Parkway at the I-75 interchange corridor. This classification includes a substantial mixture of significant revenue-producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.



Locust Grove Future Land Use



• **Central Business District.** This classification is for the existing downtown central core and is projected to expand over time westward towards Frances Ward Drive. A mix of uses are encouraged in this area that blend office, retail, restaurant and residential uses, up to 6 dwelling units per acre where adjacent to city parks. It is anticipated that most loft apartments and condominium development in the city will occur in this area. Typical zoning district(s) under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes, RM-3 condominiums) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.

• **Mixed Historic Neighborhood.** This classification area is primarily east of the railroad along Highway 42 and along areas SW of the Central Business District. This area is reserved for the preservation of the existing historic residential buildings that may be transformed into professional offices, tourist-related uses, upscale dining facilities or personal services establishments. The main focus is along the Jackson Street Corridor and may have areas for residential uses with densities up to 2.5 dwelling units per acre. All existing structures should be preserved, and all new construction should be of similar architectural style. Typical zoning district(s) under current ordinance would be R-2 and R-3 residential districts, OI (office and institutional) and/or Conditional Uses as appropriate for tourist-related, personal services, and other facilities.

• **Mixed Use Neighborhood.** This area lies adjacent to the southeastern boundary of the Gateway Town Center and encourages regional mixed-use developments that include office, general commercial/retail, and multi-family residential with densities up to 8 dwelling units per acre along with parks and open space that are connected by non-vehicular passageways. Typical zoning district(s) under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes) with use of planned development (PD) and mixed use overlay districts for integration of residential and commercial uses.

• **Mixed Use District.** This is the area along I-75 between Bill Gardner Parkway, Price Drive and Bethlehem Church Road. This area will primarily be a horizontal mixture of heavy commercial, office and industrial/warehouse uses where appropriate. Typical zoning district(s) under current ordinance would be C-3 (heavy commercial), M-1 (light manufacturing) and M-2 (general industrial).

Livable Centers Initiative (LCI) Overlays:

• Gateway District – objective is to revitalize existing roadways and intersections, link existing and proposed development through a series of enhanced roadway and pedestrian connections that include a mixture of non-vehicular transportation options, corridor landscaping and wayfinding signage.

• Historic Downtown District – objective is to preserve the historic downtown area by creating residential development opportunities that support and enhance businesses located therein. This overlay encourages mixed use concepts that blend residential, retail, office and restaurant uses that both complements and augments the economic viability of the downtown district now and in the future.

• Emerging South District – objective is to encourage residential developments consisting of a variety of housing options and multi-modal connectivity options. This area provides various connectivity options to areas of active and passive recreation and links the Gateway District and the Historic Downtown District; therefore, any uses that compete with uses in these two adjoining districts are discouraged.

Regulating codes regarding LCI Overlays – The regulating codes for these LCI areas will be developed over the next year and shall be consistent with the LCI Study recommendations and will be supportive with the existing zoning ordinance and development regulations.

Implementing the Plan



Implementing the Plan

A key component of the Imagine Henry is to identify projects that the Henry County and the cities of Hampton, McDonough, and Locust grove will undertake to implement the goals of the plan. The following pages identify the projects that they will undertake in the next five years to implement the plan.

A key resource in the implementation of the plan is the Henry County SPLOST. The fourth SPLOST was passed in November 2013. Collections began on April 1, 2014 and will run through March 31, 2020. Based on a revenue projection of \$190M, Henry County's portion of 75% will yield \$142.5M for county projects, while the cities of Hampton, Locust Grove, McDonough and Stockbridge will share the remaining 25% or \$47.5M. Future SPLOST lists should look at the implementation strategies, and goals of this plan to assist in project list development.

Henry County Community Work Program for 2019-2023

| PLANS | | | | | | | | | |
|--|---------------------|------|------|------|------|-------------------------------------|------------------------------|-------------------------------|--|
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | | |
| Develop a Greenspace Parks and Recreation Plan | * | * | * | | | Planning & Zoning | \$ 100,000 | Local Funds, Impact Fees | |
| Update Capital Improvement Plan | | | * | | | Planning & Zoning | \$ 50,000 | Local Funds, Impact Fees | |
| Develop a Trails Master Plan | * | * | * | | | Planning & Zoning | \$ 250,000 | Local Funds, ARC, Impact Fees | |
| Prepare Development Plan for Henry County Speedway Megasite | * | * | * | | | Planning & Zoning | \$ 120,000 | Local Funds, ARC | |
| Develop a Master Plan for the Henry Global Gateway | * | * | * | | | Planning & Zoning | \$ 300,000 | Local Funds, ARC | |
| Develop a Transit Plan | * | * | | | | Planning & Zoning Transportation | To be Based on Plan Scope | Local Funds, ARC | |
| Prepare corridor plans for major corridors | * | * | * | * | * | Planning & Zoning | \$ 150,000 | Local Funds, ARC | |
| PLAN IMPLEMENTATION | | | | | | | | | |
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | | |
| Evaluate the feasibility of Transfer of Development Rights and implement a program | | * | * | | | Planning & Zoning | \$ 30,000 | Local Funds, ARC | |
| Examine Corridors for Scenic Protection and Update the ULDC to protect scenic vistas | * | * | * | | | Planning & Zoning | Staff Time | Local Funds, ARC | |
| Examining options to implement smart corridors and signals | | * | * | | | Transportation | Staff Time | Local Funds,ARC | |
| Annually update the ULDC in response with new planning trends and issues | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds | |
| Prepare Report illustrating how the County implements the plan | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds | |

Hampton Community Work Program for 2019-2023

| PLANS and PROJECTS | | | | | | | | |
|---|---------------------|------|------|------|------|----------------------|-----------------------|----------------|
| Project | 3-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Work with Henry County on the MegaSite area | * | * | * | | | Economic Development | Staff Time | ARC, County |
| Develop and Adopt Economic Strategy | * | | | | | Economic Development | Staff Time | ARC |
| Install video cameras on Main Street | * | | | | | Police | \$ 20,000 | Local Funds |
| Senior Park Design | * | | | | | Public Works | \$ 350,000 | Local Funds |
| Construct Walking Trails near Coley Park | * | | | | | Parks and Rec | \$ 150,000 | Local Funds |
| Update CIE Study | | | * | | | Economic Development | \$ 50,000 | Local Funds |
| Update LCI Master Plan | | | | * | | Economic Development | 200,000 | ARC, Local |

Locust Grove Community Work Program for 2019-2023

| PLANS | | | | | | | | |
|---|---------------------|------|------|------|------|------------------------------|------------------|------------------------------------|
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Construct new passive recreation park on old oxidation pond site | * | | | | | City | | Local Funds, ARC |
| Main Street Facade Program | * | * | * | * | | Main Street | \$ 25,000 | Main Street |
| Wayfinding Program | * | | | | | City, Main Street | \$ 40,000 | Private, Grants, Hotel Motel Funds |
| Revise current codes with an updated zoning and Land Development Code with targeted special area overlays | * | * | | | | City | \$ 150,000 | Local Funds, |
| Update CIE Study | | * | * | | | City | \$ 35,000 | Local Funds, Impact Fees |
| Downtown park development with water feature and play area | * | | | | | City, Main Street | \$ 375,000 | Private, Grants, Hotel Motel Funds |
| Prepare Report illustrating how the city implements the plan | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Develop Business Incentive Program for Heavy Commercial Developments | * | * | * | * | * | City | \$ 100,000 | Local Funds |
| Transportation Projects | | | | | | | | |
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Central Connector Rd -- Tanger to Frances Ward Blvd | * | * | * | | | City, GDOT, Henry County | \$ 3,500,000 | ARC, GDOT, City, County |
| Realignment of Price Dr to intersect with Bethlehem Rd | * | * | * | | | City | 3,500,000 | Private Developers |
| Interchange at Bethlehem Rd | | * | * | * | * | City, County | 45,000,000 | Local Funds, State Funds, ARC |
| Conduct a new CIE Study | | | * | * | | Planning & Zoning | 30,000 | Local Funds, Impact Fees |

McDonough Community Work Program for 2019-2023

| PLANS | | | | | | | | |
|--|---------------------|------|------|------|------|-----------------------|---------------|--------------------------|
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Update the Town Center LCI after Completion of One Way Pairs | | * | * | * | | Community Development | \$ 100,000 | Local Funds, ARC |
| Create Redevelopment Plan for South Town Center area | * | * | * | | | Community Development | \$ 50,000 | Local Funds, ARC |
| Develop master plan for Blacksville | * | * | * | | | Community Development | \$ 250,000 | Local Funds, ARC, CDBG |
| Work with Henry County on a Master Plan for the Henry Global Gateway | * | * | * | | | Community Development | Staff Time | Local Funds, ARC |
| Prepare corridor plans for major corridors entering into the city | * | * | * | * | * | Community Development | \$ 150,000 | Local Funds, ARC |
| PLAN IMPLEMENTATION | | | | | | | | |
| Project | 5-Year Work Program | | | | | Responsibility | Cost Estimate | Funding Source |
| | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Develop Gateways along Major Corridors | | * | * | | | Community Development | \$ 30,000 | Local Funds, GDOT |
| Improve access from parking deck to Town Square | * | * | * | | | Planning & Zoning | 100,000 | Local Funds, ARC |
| Examining options to implement smart corridors and signals | | * | * | | | Community Development | Staff Time | Local Funds, ARC |
| Conduct a new CIE Study | | | * | * | | Planning & Zoning | 30,000 | Local Funds, Impact Fees |
| Prepare Report illustrating how the city implements the plan | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Maintain cultural and historical integrity of the Downtown Square | * | * | * | * | * | DDA | Staff Time | Private Funds |
| Façade Improvements and Other Downtown Initiatives | * | * | * | * | * | DDA | 250000 | SPLOST |
| Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety | * | * | * | * | * | Planning & Zoning | 10,000 | Local Funds |
| Expand water and sewer systems, including line extensions, plus sewer line upgrade repairs | * | * | * | * | * | Planning & Zoning | 2500000 | Operating Funds |

| | | | | | | | | |
|--|---|---|---|---|---|-------------------|-------------------|-------------------|
| Study water infiltration of sanitary sewer systems | * | * | * | * | * | Planning & Zoning | 171,000 | Operating Funds |
| Evaluate future capacity of wastewater treatment facility | * | * | * | * | * | Planning & Zoning | 20000 | Local Funds |
| Develop projections for future demands on water and sewer capacities | * | * | * | * | * | Planning & Zoning | 20,000 | Local Funds |
| Evaluate proportionate share impact fees | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Thoroughfare Plan | * | * | * | * | * | Planning & Zoning | 10,000 | Local Funds |
| Reconfigure Lawrenceville /SR 20/Fairview/McGarity Intersections | * | * | * | * | * | Planning & Zoning | 500000 | SPLOST, GDOT |
| City Interconnectivity Trails and Sidewalk Improvements | * | * | * | * | * | Planning & Zoning | 100,000 | Local Funds |
| Interior Street Resurfacing | * | * | * | * | * | Planning & Zoning | 100000 | Local Funds, GDOT |
| Sidewalk Extension Program | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Prepare maintenance plan to address existing and future recreation needs | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Alexander Park Improvements | * | * | * | * | * | Planning & Zoning | 1,600,000 | Local Funds |
| Development of Passive Parks Owned by City | * | * | * | * | * | Planning & Zoning | BD based on price | Local Funds |
| Improvements to Jonesboro Road Park (Wesley Lakes Subdivision) | * | * | * | * | * | Henry County | Staff Time | Local Funds |
| Establish, maintain, and expand McD Master Greenspace plan consisting of passive & active recreation areas having connectivity to the HC Master Greenspace Plan. Said master plan shall include, but not be limited to, areas of environmental significance within the 2004 LCI Study boundary area. Awareness of existing natural resources shall include preservation of indigenous botanical and wildlife habitats. | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Revise code enforcement ordinances and minimum housing standards | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |

| | | | | | | | | |
|---|---|---|---|---|---|-------------------|------------|-------------|
| Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City | * | * | * | * | * | Planning & Zoning | 10000 | Local Funds |
| Revise zoning and development ordinances to provide for TND development and open spaces in new development | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Establish committee to prepare a study on Federal Housing developments to determine their viability and needs | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Prepare CDBG Rehabilitation Program | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Rehabilitate substandard housing throughout the City as needed | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Develop unified development code; review and update land use regulations with county | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Revise zoning ordinance to allow for development in the Comprehensive Plan | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Revise and update Comprehensive Plan as needed | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Establish, maintain, and expand an Active Living by Design Community Program within the 2004 LCI Study boundary area. Said master planning shall include, but not be limited to, active senior adult communities centers within or adjacent to activity nodes as identified in the comprehensive planning. Also, there shall also be coordination efforts with the ARC LifeLong Communities Initiatives as a part of said program | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |

| | | | | | | | | |
|--|---|---|---|---|---|-------------------|------------|-------------|
| Establish, maintain, and expand a City Gateway/Overlay Corridor Program within the 2004 LCI Study boundary area. Said master planning shall include, but not be limited to, customized architectural design standards for each designated corridor containing one (1) unifying element (i.e. landscaping, lighting, or signage, etc.) from the Historic Downtown District for continuity purposes as part of the comprehensive planning. | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Update Short Term Work Program and CIE | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |
| Prepare Arts and Cultural Facilities Plan | * | * | * | * | * | Planning & Zoning | Staff Time | Local Funds |





Imagine Henry 2040

Our Vision. Our Community. Our Future.

| Plan Element | Local ID | Project Name/Description | Status Update | Explanation |
|---|----------|---|---------------|---|
| Natural and Historic Resources | | | | |
| NH | MCNH001 | Maintain cultural and historical integrity of the Downtown Square | Ongoing | |
| NH | MCNH002 | Façade Improvements and Other Downtown Initiatives | Ongoing | |
| NH | MCNH003 | Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and local historic registers | Complete | Ongoing as a day to day activity. |
| NH | MCNH004 | Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers | Complete | Ongoing as a day to day activity. |
| Economic Development | | | | |
| ED | MCED001 | Prepare development guidelines for quality development to accommodate forecasted population increases | Complete | Ongoing as a day to day activity. |
| ED | MCED002 | Establish and maintain program to attract business and industry | Complete | Ongoing as a day to day activity. |
| ED | MCED003 | Prepare inventory of available land for suitable in-fill development | Complete | Ongoing as a day to day activity. |
| Capital Facilities and Services | | | | |
| Capital Facilities and Services: General | | | | |
| CFS | MCCFS001 | Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety | Ongoing | |
| CFS | MCCFS002 | Construction of Public Works Facility | Complete | |
| CFS | MCCFS003 | Joint Community & Downtown Economic Development Facility | Dropped | Duties divided between Community Development & Main Street Program for Downtown District. |
| Capital Facilities and Services: Water and Sewer projects: | | | | |
| CFS | MCCFS004 | Analyze water system for leakage and pressure | Complete | Ongoing as a day to day activity. |
| CFS | MCCFS005 | Prepare a Facilities Utilization Plan | Complete | Ongoing as a day to day activity. |
| CFS | MCCFS006 | Expand water and sewer systems, including line extensions, plus sewer line upgrade repairs | Ongoing | |
| CFS | MCCFS007 | Study water infiltration of sanitary sewer systems | Ongoing | |
| CFS | MCCFS008 | Evaluate future capacity of wastewater treatment facility | Ongoing | |
| CFS | MCCFS009 | Develop projections for future demands on water and sewer capacities | Ongoing | |

| Plan Element | Local ID | Project Name/Description | Status Update | Explanation |
|--|----------|---|---------------|---|
| CFS | MCCFS010 | Evaluate proportionate share impact fees | Ongoing | |
| Capital Facilities and Services: Fire and EMS projects | | | | |
| CFS | MCCFS011 | Maintain fire fighting ability | Complete | Ongoing as a day to day activity. |
| Capital Facilities and Services: Transportation projects | | | | |
| CFS | MCCFS012 | Thoroughfare Plan | On-going | |
| CFS | MCCFS013 | SR 20/81 E-W One-Way Pair System through Central McDonough: Jonesboro Rd, Keys Ferry Street | Complete | |
| CFS | MCCFS014 | Bike Lanes along One-Way Pairs/Bryan Street | Dropped | Evaluation of new multi-purpose pathways underway having connectivity to park properties. |
| CFS | MCCFS015 | Milling & Resurfacing of Jonesboro Road (RR to Historic Downtown Square) | Dropped | Jonesboro Street is being improved via the GDOT construction of final segments of E/W One Pairs |
| CFS | MCCFS016 | Road and Related Improvements - Phillips Drive @ SR 20/81 | Complete | |
| CFS | MCCFS017 | Reconfigure Lawrenceville /SR 20/Fairview/McGarity Intersections | Ongoing | |
| CFS | MCCFS018 | Streetscape Improvements | Complete | Ongoing as a day to day activity. |
| CFS | MCCFS019 | City Interconnectivity Trails and Sidewalk Improvements | Ongoing | |
| CFS | MCCFS020 | Interior Street Resurfacing | Ongoing | |
| CFS | MCCFS021 | Sidewalk Extension Program | Ongoing | |
| Capital Facilities and Services: Parks and Recreation projects | | | | |
| CFS | MCCFS022 | Study local neighborhood park needs | Complete | Ongoing as a day to day activity. |
| CFS | MCCFS023 | Prepare maintenance plan to address existing and future recreation needs | Ongoing | |
| CFS | MCCFS024 | Alexander Park Improvements | Ongoing | |
| CFS | MCCFS025 | Acquisition of Park Land | Complete | |
| CFS | MCCFS026 | Development of Passive Parks Owned by City | Ongoing | |
| CFS | MCCFS027 | Improvements to Jonesboro Road Park (Wesley Lakes Subdivision) | Ongoing | |

| Plan Element | Local ID | Project Name/Description | Status Update | Explanation |
|----------------|----------|--|---------------|-----------------------------------|
| CFS | MCCF028 | Establish, maintain, and expand McD Master Greenspace plan consisting of passive & active recreation areas having connectivity to the HC Master Greenspace Plan. Said master plan shall include, but not be limited to, areas of environmental significance within the 2004 LCI Study boundary area. Awareness of existing natural resources shall include preservation of indigenous botanical and wildlife habitats. | Ongoing | |
| CFS | MCCF029 | Jonesboro Road Corridor Landscaping | Complete | |
| Housing | | | | |
| HS | MCHS001 | Revise code enforcement ordinances and minimum housing standards | Ongoing | |
| HS | MCHS002 | Establish annual review system for identifying substandard housing units | Complete | Ongoing as a day to day activity. |
| HS | MCHS003 | Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City | Ongoing | |
| HS | MCHS004 | Revise zoning and development ordinances to provide for TND development and open spaces in new development | Ongoing | |
| HS | MCHS005 | Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements | Ongoing | |
| HS | MCHS006 | Establish committee to prepare a study on Federal Housing developments to determine their viability and needs | Ongoing | |
| HS | MCHS007 | Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as affordable housing | Complete | |
| HS | MCHS008 | Prepare CDBG Rehabilitation Program | Ongoing | |
| HS | MCHS009 | Rehabilitate substandard housing throughout the City as needed | Ongoing | |

| Plan Element | Local ID | Project Name/Description | Status Update | Explanation |
|---------------------------|----------|--|---------------|-------------|
| Land Use | | | | |
| LU | MCLU001 | Develop unified development code; review and update land use regulations with county | Ongoing | |
| LU | MCLU002 | Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement | Ongoing | |
| LU | MCLU003 | Establish policies for future annexation | Complete | |
| LU | MCLU004 | Revise zoning ordinance to allow for development in the Comprehensive Plan | Ongoing | |
| LU | MCLU005 | Revise and update Comprehensive Plan as needed | Ongoing | |
| LU | MCLU006 | Establish, maintain, and expand an Active Living by Design Community Program within the 2004 LCI Study boundary area. Said master planning shall include, but not be limited to, active senior adult communities centers within or adjacent to activity nodes as indentified in the comprehensive planning. Also, there shall also be coordination efforts with the ARC LifeLong Communities Initiatives as a part of said program | Ongoing | |
| LU | MCLU007 | Establish, maintain, and expand a City Gateway/Overlay Corridor Program within the 2004 LCI Study boundary area. Said master planning shall include, but not be limited to, customized architectural design standards for each designated corridor containing one (1) unifying element (i.e. landscaping, lighting, or signage, etc.) from the Historic Downtown District for continuity purposes as part of the comprehensive planning. | Ongoing | |
| Administrative Work Items | | | | |
| AD | MCAD001 | Update Short Term Work Program and CIE | Ongoing | |
| AD | MCAD002 | Prepare Arts and Cultural Facilities Plan | Ongoing | |
| | | | | |

| Plan Element | Local ID | Project Name/Description | Status Update | Explanation |
|--------------|----------|--------------------------|---------------|-------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Henry County Board of Commissioners

06:00 p.m., Wednesday, September 20, 2017

Those Present: Chair June Wood; Commissioner(s) Johnny Wilson; Dee Clemmons; Gary Barham; and Blake Prince

Not Present: Commissioner Bruce Holmes

Also Present: Cheri Hobson-Matthews, County Manager; Brad Johnson, Assistant County Manager; Patrick Jaugstetter, County Attorney; and Stephanie Braun, County Clerk

- I. Invocation
- II. Pledge of Allegiance
- III. Call to Order
- IV. Acceptance of the agenda

Commissioner Prince made the motion to accept the agenda as published; Commissioner Clemmons seconded. The motion carried 5-0-0

- V. HENRY COUNTY/CITIES JOINT 2040 COMPREHENSIVE PLAN: The Henry County Board of Commissioners will hold a public hearing to receive comments regarding the 2040 update of the Henry County/Cities Joint Comprehensive Plan (Presenters: Allison Duncan with the Atlanta Regional Commission and Daunte' Gibbs, Planning & Zoning Director)

Exhibit 1

PowerPoint Presentation

- VI. Public Comments: Citizens are allowed to voice county related concerns, opinions, etc., that are listed on the agenda during this portion of the meeting. (All persons wishing to speak for public comments must sign in with the County Clerk prior to the beginning of the meeting. You must complete the public comment speaker form or you will not be recognized. You will be able to address the Board for five (5) minutes). Each person who addresses this Board shall not

make personal, impertinent, slanderous or profane remarks to any member of this Board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any Board meeting shall, at the discretion of the Chair or a majority of the Board, be barred from further audience before the Board during that meeting.

The following citizens spoke during public comment regarding the 2040 Comprehensive Plan Update:

- 1) Lynn Lyons
- 2) Vera Gordon
- 3) Mildred Schmelz
- 4) Robin Tyke
- 5) Michael Williams
- 6) Sylvia Ricketts
- 7) Deb Salter
- 8) Vivian Thomas
- 9) Ania Funny
- 10) Don Dunlap

VII. Chair and Commissioner Comments

VIII. Adjournment

Commissioner Barham made a motion to adjourn; Commissioner Clemmons seconded. The motion carried 5-0-0

Henry County Board of Commissioners

06:30 p.m., Tuesday, August 21, 2018

Those Present: Vice Chair Bruce Holmes; Commissioner(s) Johnny Wilson; Dee Clemmons; Gary Barham; and Blake Prince

Not Present: Chair June Wood

Also Present: Cheri Hobson-Matthews, County Manager; Brad Johnson, Assistant County Manager; Patrick Jaugstetter, County Attorney; and Stephanie Braun, County Clerk

- I. Invocation
- II. Pledge of Allegiance
- III. Call to Order
- IV. Acceptance of the Agenda (with the following four amendments):
 - 1) To ADD: Resolution approving an Intergovernmental Agreement with the City of McDonough regarding cost sharing for McDonough Parkway Extension (note: will be placed as the first agenda item under SPLOST); and
 - 2) To REMOVE: (at the the request of HCWA) Item VIII A (Resolution amending Act creating Henry County Water Authority); and
 - 3) To REMOVE: Item V (Commendation for Police Department); and
 - 4) To REMOVE: Item XIV A (Resolution expressing support of House Bill 930 creating the Atlanta-Region Transit Link (ATL); and

Commissioner Barham made a motion to accept the agenda as amended; Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).
- V. ~~Henry County Police Department Commendation (ITEM REMOVED)~~
- VI. Board and Authority Appointments:
 - A. District I Appointment to Henry First Board of Directors
Henry First Board Appointment

Commissioner Wilson made a motion to approve;

Commissioner Barham seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-151

B. Appointments to McIntosh Trail Community Service Board

McIntosh Trail CSB Re-Appointment

McIntosh Trail CSB Appointment

Commissioner Barham made a motion to approve the two appointments to the McIntosh Trail Community Service Board (Susan Craig/reappointment) and (Chuck Simmons/appointment); Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-152

Resolution 18-153

C. Appointment to Zoning Advisory Board

Zoning Advisory Board Appointment

Commissioner Barham made a motion to approve; Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-154

VII. Consent Agenda: The following agenda items shall be considered on the consent agenda. (Before voting on the consent agenda items, the Chair will provide opportunity to remove items):

Public Safety - Henry County Fire Department

- A. Resolution to accept a grant from the Georgia Association of Emergency Medical Services in the amount of \$10,343.06 to purchase trauma equipment, supplies, and finding EMS related training for Henry County Fire Department (Luther Phillips, Interim Fire Chief)

Exhibit 1

Resolution 18-155

- B. Resolution approving the purchase of self contained breathing apparatus and SCBA bottles in the amount of \$65,832 from

Municipal Emergency Services (Luther Phillips, Interim Fire Chief)

Exhibit 2Resolution 18-156

Technology Services

- A. Resolution approving renewal of the Network and Voice Hardware Infrastructure annual "Smartnet" Maintenance (Skip Floyd, Technology Services Director)

Exhibit 3Resolution 18-157

Commissioner Wilson made a motion to approve the items on the Consent Agenda; Commissioner Prince seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

This Ends The Consent Agenda

VIII. Henry County Water Authority

- A. ~~Resolution recommending amendment to the Act creating the Henry County Water Authority, changing the Board Member's term period from two years to four years (Presenter: Andy Welch, Attorney representing HCWA) (ITEM REMOVED)~~

Exhibit 4IX. Public Safety

- A. HCFD: Resolution approving the purchase of HazMatID Elite Command Package that includes HazMatID Elite Monitor and Training for Monitor use in the amount of \$55,200.00 from Advanced Technologies (Presenter: Battalion Chief Lucas Harmsen, HCFD)

Exhibit 5

Commissioner Wilson made a motion to approve; Commissioner Barham seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-158X. SPLOST

*** ADDED ITEM: Resolution approving an Intergovernmental Agreement with the City of McDonough for cost sharing of

construction of McDonough Parkway Extension, a SPLOST IV major road improvement project. **District 1.** (Presenter: Roque Romero, Transportation Projects Director)(Handout Item #1)

Commissioner Wilson made a motion to approve; Commissioner Barham seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-159

- A. Resolution approving Budget Amendment and bid award for construction of McDonough Parkway Extension SPLOST IV major road improvement project. District I (Presenter: Roque Romero, Transportation Projects Director)

Exhibit 6

Commissioner Wilson made a motion to approve; Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-160

- B. Resolution approving Intergovernmental Agreement with City of McDonough regarding GDOT traffic signal at the One-Way Pair located on SR 20/81 for the McDonough Parkway Extension SPLOST IV major road improvement project. District I (Presenter: Roque Romero, Transportation Projects Director)

Exhibit 7

Wilson made a motion to approve; Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-161

- C. Resolution approving the bid award for cement stabilized base reclamation construction and resurfacing on various County roads. District 2 (Presenter: Roque Romero, Transportation Projects Director)

Exhibit 8

Commissioner Clemmons made a motion to approve; Commissioner Barham seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-162

XI. Emergency Management

- A. Resolution to accept funds from the State of Georgia in the amount of \$249,926.20; as a part of the presidential declared Georgia Disaster Hurricane Irma Dr-4338; for damages and reimbursements to Henry County Government (Presenter: Don Ash, Emergency Management Director)

Exhibit 9

Commissioner Barham made a motion to approve; Commissioner Wilson seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-163

- B. Resolution authorizing a 9-1-1 charge on prepaid wireless telephone service within Henry County, Georgia (Presenter: Don Ash, Emergency Management Director)

Exhibit 10

Commissioner Barham made a motion to approve; Commissioner Wilson seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-164/Ordinance 18-03

- C. Resolution authorizing a 9-1-1 charge on postpaid wireless, wireless, and Voice over Internet Protocol (VoIP) telephone service within Henry County, Georgia (Presenter: Don Ash, Emergency Management Director)

Exhibit 11

Commissioner Wilson made a motion to approve; Commissioner Barham seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-165/Ordinance 18-04

XII. Planning & Economic Development

- A. Public Hearing: Resolution accepting the completed County/Cities Joint Comprehensive Plan 2040 Update and authorizing the Chair to transmit the document to Atlanta Regional Commission for the Department of Community Affairs' review. Countywide (Presenters: Daunte' Gibbs, Director of Planning & Economic Development;

Jared Lombard, Senior Principal Planner for Atlanta Regional Commission)

Exhibit 12 (part 1)

Exhibit 12 (part 2)

Commissioner Clemmons made a motion to approve; Commissioner Prince seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-166 (part 1)

Resolution 18-166 (part 2)

- B. Public Hearing: Resolution to transmit the annual update of the 2018 Capital Improvements Element (CIE) to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) as required by the Georgia Planning Act. (Presenter: Stacey Jordan-Rudeseal, Chief Planner)

Exhibit 13

Commissioner Wilson made a motion to approve; Commissioner Clemmons seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-167

XIII. Leisure & Public Services

- A. Resolution to declare three (3) house structures on County property as surplus (Rod Gray, Director of Leisure and Public Services)

Exhibit 14

Commissioner Barham made a motion to approve; Commissioner Prince seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

Resolution 18-168

XIV. Board of Commissioners (Agenda Item requested by Chair Wood and Commissioner Holmes)

- A. ~~Resolution of the Henry County Board of Commissioners expressing support of House Bill 930 creating the Atlanta-Region Transit Link (ATL) signed by the Governor on May 3, 2018 (Presenter: Chair June Wood, BOC) (ITEM REMOVED)~~

Exhibit 15

- XV. Public Comments: We welcome citizens to voice their county related concerns and opinions which are not listed on the agenda. All persons wishing to speak during public comments must sign in with the County Clerk and complete the public comment speaker form prior to the beginning of the meeting to be recognized.
- XVI. Approval of Minutes for:
- A. July 17, 2018 (Regular BOC Meeting)
Draft Minutes for 7/17/18
 - B. July 24, 2018 @ 9:00 a.m. (Public Hearing, re: Millage Rate)
Draft Minutes for 7/24/18
 - C. July 24, 2018 @ 6:00 p.m. (Public Hearings, re: (1) Millage Rate and; (2) Community Block Grant (CDBG) Program Annual Action Plan for FY 2018)
Draft Minutes for 7/24/18 (6:00 p.m.)
 - D. July 26, 2018 (Called Joint Meeting with BOC, HCDA and ZAB re: Comprehensive Plan Amendment Update)
Draft Minutes for 7/26/18
 - E. July 31, 2018 (Public Hearing and Adoption of Millage)
Draft Minutes for 7/31/18

Commissioner Barham made a motion to approve; Commissioner Wilson seconded. The motion carried 3-0-2 (with Vice Chair Holmes and Commissioner Prince abstaining).

XVII. Commissioners Comments

XVIII. County Manager Comments

XIX. Upcoming Meetings and Events

- A. August 28th at 9:00 a.m. Joint Workshop Meeting with BOC and Henry County Development Authority, re: Economic Development Strategies (to be held at Georgia Power Resource Center, Midtown); and
- B. September 5th at 9:00 a.m. Regular BOC Meeting; and
- C. September 18th at 6:30 p.m. Regular BOC Meeting.

XX. Adjournment

Commissioner Barham made a motion to adjourn; Commissioner Wilson seconded. The motion carried 4-0-1 (with Vice Chair Holmes abstaining).

RESOLUTION NO. 18-205

**A RESOLUTION ADOPTING THE “IMAGINE HENRY” HENRY COUNTY/CITIES
JOINT COMPREHENSIVE PLAN 2040 UPDATE**

WHEREAS, the Georgia Department of Community Affairs (DCA) requires the Henry County/Cities Joint 2030 Comprehensive Plan to be updated by October 31, 2018; and

WHEREAS, the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update for Henry County and the Cities of McDonough, Hampton, and Locust Grove was prepared pursuant to the Georgia Planning Act of 1989, as amended; and

WHEREAS, the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update was prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014; and


WHEREAS, Henry County held public hearings and reviewed the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update; and

WHEREAS, the Atlanta Regional Commission (ARC), and DCA determined that the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners does hereby adopt the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update, as illustrated in Exhibit A.

BE IT SO RESOLVED THIS 16th **DAY OF** October **2018.**

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



June Wood, Chair

ATTEST:



Stephanie Braun, County Clerk

STATE OF GEORGIA

CITY OF HAMPTON

RESOLUTION NO. 18-32

A RESOLUTION ADOPTING THE “IMAGINE HENRY” HENRY COUNTY/CITIES
JOINT COMPREHENSIVE PLAN 2040 UPDATE

WHEREAS, the Georgia Department of Community Affairs (DCA) requires the Henry County/Cities Joint 2030 Comprehensive Plan to be updated by October 31, 2018; and

WHEREAS, the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update for Henry County and the Cities of McDonough, Hampton, and Locust Grove was prepared pursuant to the Georgia Planning Act of 1989, as amended; and

WHEREAS, the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update was prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014; and

WHEREAS, the City of Hampton held public meetings and reviewed the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update; and

WHEREAS, the Atlanta Regional Commission (ARC), and DCA determined that the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning;

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Hampton does hereby adopt the “Imagine Henry” Henry County/Cities Joint Comprehensive Plan 2040 Update, as illustrated in Exhibit A.

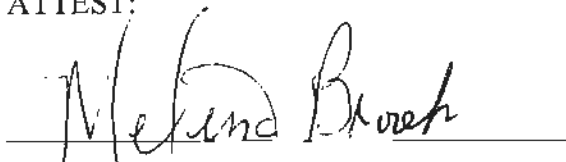
BE IT SO RESOLVED THIS 30th DAY OF October 2018.

COUNCIL OF THE CITY OF HAMPTON,
GEORGIA



STEVE HUTCHISON, Mayor

ATTEST:



Melissa Brooks, City Clerk

RESOLUTION NO. 16-10-593

A RESOLUTION TO ADOPT AN UPDATE TO THE IMAGINE HENRY 2040 JOINT COMPREHENSIVE PLAN FOR HENRY COUNTY AND THE CITIES OF HAMPTON, LOCUST GROVE AND MCDONOUGH; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia ("City") along with the cities of Hampton, McDonough, and the Henry County Board of Commissioners ("County") held open meetings beginning on September 20, 2017 per the Service Delivery Strategy Agreement to announce intent to update the Joint Henry County/Cities Comprehensive Plan; and,

WHEREAS, the City and County have prepared an update in accordance with the Rules of the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning, as shown in Exhibit "A"; and,

WHEREAS, the City and County have held numerous presentations and public meetings to gather public input throughout the planning process through the Community Participation Program; and,

WHEREAS, said amendment has been reviewed by the Mayor and Council of the City of Locust Grove in a public hearing on September 17, 2018 for transmittal to the Atlanta Regional Commission (ARC) for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs (DCA); and,

WHEREAS, said amendment has been found generally consistent with the requirements of the Minimum Planning Standards by both ARC and DCA; and,

WHEREAS, notice of this adoption (as attached hereto and incorporated herein as Exhibit "B") has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Authorization.** That the Locust Grove City Council hereby adopts Exhibit "A" as the updated Imagine Henry 2040 Henry County/Joint Cities Comprehensive Plan and seeks to notify the Atlanta Regional Commission of said adoption, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs. Further, that the Locust Grove City Council hereby authorizes the Mayor to submit the Community Agenda to the Atlanta Regional Commission as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.

2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 15th day of October, 2018.


ROBERT S. PRICE, MAYOR

ATTEST:


MISTY SPURLING, CITY CLERK

(sen.)

City of McDonough
State of Georgia

Resolution No. 18-11-19(E)

**A RESOLUTION TO ADOPT *IMAGINE HENRY 2040*, THE
JOINT COMPREHENSIVE PLAN (2018 UPDATE) FOR HENRY
COUNTY AND THE CITIES OF HAMPTON, LOCUST GROVE AND
MCDONOUGH**

WHEREAS, the City of McDonough has participated with Henry County, Georgia in a joint initiative, including the Cities of Hampton & Locust Grove, whereby a Comprehensive Plan update called *Imagine Henry 2040* has been prepared pursuant to the Georgia Planning Act of 1989, as amended; and

WHEREAS, the documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014; and

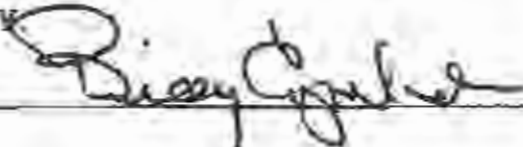
WHEREAS, the City of McDonough has also participated with Henry County in conducting the required held public hearings, and reviewed the *Imagine Henry 2040* Plan; and

WHEREAS, the Atlanta Regional Commission (ARC), and the Georgia Department of Community Affairs determined that *Imagine Henry 2040* was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning

BE IT HEREBY RESOLVED, that the Mayor and the Council of the City of McDonough does hereby adopt *Imagine Henry 2040*, in part with the joint initiative with Henry County, per review by the Atlanta Regional Commission & Department of Community Affairs, as required by the Georgia Planning Act of 1989, as amended.

ADOPTED this 19th Day of November, 2018.

BY



Billy Copeland, Mayor

ATTEST:



Janis Price, City Clerk

Henry County, GEORGIA