

GROWTH MAINTENANCE

The middle tier, Growth Maintenance, is generally recognized as the land between Growth Priority Areas and Rural Places. This area is mainly suburban with low-density residential, small-scale commercial (primarily strip commercial), and remaining agricultural use areas. It is outside the urban service area and does not have the necessary infrastructure to support dense development.

The following are the characteristics and patterns of development in the Growth Maintenance Area:

- The primary factor preventing dense development in the Growth Maintenance is the absence of sewer and water service.
- Regardless of water and sewer availability, the Growth Maintenance Area will continue to face significant development pressure during the horizon of this Comprehensive Plan. Therefore, development must not outpace existing infrastructure in this area.
- Infill should be encouraged. New development should be directed to gaps rather than expanding outward to lessen the need for new services and infrastructure.
- Land-use regulations should not permit densities that can create transportation capacity issues based on the current level of services (LOS) and annual average daily traffic (AADT).
- Land-use policies and regulations should encourage low-density residential development that is consistent with the existing setting. Properties adjacent to the Rural Places Area should match the adjacent density to create an invariable transition and mitigate adverse impacts from incompatible land use or density.
- Increased density may be permitted within Complete Communities character areas and properties zoned for mixed-use. This strategy promotes efficient use of land and infrastructure investment.

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- Complete Communities within the Growth Maintenance Area should be located in sites with proximity to Interstate Interchanges or along roadways with the capacity for additional vehicle trips. Complete Communities may also be in locations as identified by the Character Area Map. The Complete Communities should be in keeping with the existing community and minimize congestion and sprawl.
- Commercial development should be designed with a neighborhood scale. Big box development should be discouraged.
- The Growth Maintenance Area serves as a transitional area between the Growth Priority Area and Rural Places Area. There is one exception in the vicinity of the Cedar Creek Watershed and zoning district in northern Coweta County. The Cedar Creek zoning district is included in the Rural Places area due to environmental constraints and development restrictions of the watershed. Thus, in the area south of Chattahoochee Hills, the Priority Development Area is marginally bound by Rural Places Area. At this location, consideration should be given for additional screening, and protection of resources to mitigate any impacts arising from differing growth tiers.
- The Growth Maintenance Area has the potential to absorb much of the development pressure placed on the Rural Places. Land Use regulations should acknowledge this and allow more dense developments in Complete Communities, but density should still be less than the Growth Priority area. This approach enables the Growth Maintenance Area to serve as a transition between the urban and rural landscape.
- The boundary and scope of the Growth Maintenance Areas should be periodically reviewed given any changes in sewer and water capacity or other factors