

# FUTURE LAND USE

## PART IV VISION, GOALS & POLICIES

### Future Land Use

The Future Land Use Vision Map ([Map 4.1](#)) is intended to serve as a guide of present and prospective land uses which describe the anticipated location, character and use-intensity of future land development activities as envisioned in this plan. It is not intended to act as an official zoning map, however is intended to help inform future zoning map changes. The different land use character areas identified on the map are described as follows:

**Conservation/Recreation.** The Conservation/Recreation character area largely covers the areas currently zoned as “Natural Areas” (N-1) and “Recreation” (L-1). These areas of town have significant natural features and development constraints which make development in these areas unfavorable. These areas are best suited to remain in their natural state to the extent possible for present and future generations. Any future development permitted in these areas should be limited to large lots and sensitive design to minimize the impact on the land.

**Lakeside.** The Lakeside character area largely covers the areas currently zoned as “Lakeshore” (L-1) and “Lakeshore/Recreational” (L-2). This area of town contains land bordering Lake Champlain, a significant natural feature of the town. The purpose of this character area is to continue to allow for the sensitive residential and recreational enjoyment of the lake while protecting the water quality, natural beauty of the shoreline, and scenic views. Future development within this area should remain at low densities in response to the soil conditions and steep

slopes, and take steps to preserve the open lands and viewshed of both the lake and shoreline.

**Agricultural Residential.** The Agricultural / Residential character area largely covers the areas currently zoned as “Agricultural / Rural Residential” (AR-1), covering a significant percentage of town. This character area largely defines the natural and rural residential character of Georgia as an agricultural community. Future development within these areas should continue to be relatively low density residential growth. Disruptions to existing agricultural lands and natural features should be minimized by strategically clustering new housing or avoiding these areas entirely. Land should be developed so that large contiguous expanses of agricultural, forestry, significant geological areas, wildlife habitat, scenic areas, and other important open space land will be protected. Development may be phased in order to meet the purposes of this district. Strip development is strongly discouraged, and as the town continues to grow and develop, long-term growth is encouraged to be directed away from this character area and instead located in other areas designated for denser living where possible.

**Residential Hamlet.** The Residential Hamlet character area largely covers the areas currently zoned as “Residential Medium Density” (AR-2) and is proposed to be added to the Hubbard Corner hamlet and along northern Route 7. This character area is intended to provide a location around historic hamlet areas of the town for residential development

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at a higher density than surrounding rural areas, in addition to some small scale commercial uses which serve the immediate area. Future development in this area is intended to reflect historic village development patterns and plan for safer pedestrian routes and accessibility.

**Residential Neighborhood.** The Residential Neighborhood character area largely covers the areas currently zoned as “Residential High Density” (AR-3). This character area is intended to enable higher density residential development in the vicinity of commercial growth areas where existing development at a higher density has already occurred. Future development in this area should allow for higher density residential uses, smaller scale commercial uses, and plan for safer pedestrian routes and accessibility with connections to commercial areas.

**Residential Village.** The Residential Village is a newly-defined character area developed for the highest density residential growth of future multifamily development adjacent to the South Village as the current neighborhood evolves over time, supported by water at the south end of town and by the Route 7 transportation corridor.

**Hamlet Business.** The Hamlet Business character area is a newly-defined area centered around the hamlet of Georgia Center. This area serves as the municipal center by hosting the Town Offices, Town Garage, Fire & Rescue, Elementary School, Historical Society Museum and historic cemeteries. The area is intended to promote a mix of smaller-scale commercial development together with residential living that is appropriately scaled and patterned to match the older historic hamlet development patterns. As such, the allowable uses in this area should be focused more on smaller local business, shops, services and residential living, while avoiding larger auto-centric uses such as shopping plazas, car washes, drive-thrus, and vehicle

or heavy equipment sales. Strip development here should be strictly avoided by encouraging sensitive site design, reduced setbacks, limited front yard parking, and an emphasis on improved landscaping with strong pedestrian connections and accessibility.

**Business.** The Business character area includes lands currently zoned as “Business” (B) but is proposed to be scaled back away from the Interstate to the east, and also added to a new location along Route 7 at the north end of town. This Business area is intended to function as a moderate-traffic, medium scale commercial and residential area as it transitions from the busier South Village and St. Albans commercial areas to the more rural residential areas on either side of Georgia Center. This area should enable mixed commercial and residential uses in an interconnected, unified pattern that does not result in strip development. The gradual accumulation of strip development along this corridor should be strictly avoided using sensitive and creative site design, shared and controlled access to and from the highway, improved screening and landscaping, limited front yard parking, and safer pedestrian accessibility. This district is not intended to serve as a regional growth center. Commercial uses shall be of a scale and size appropriate only for a local growth center.

**Core Village.** The Core Village character area largely covers the areas currently zoned as “South Village” (V) but is proposed to be scaled back to accommodate some new adjacent Residential Village areas to the east and expanded to the west. This character area is intended to provide a concentrated core settlement of commercial, governmental, mixed-use and residential uses in a traditional Vermont village setting with a strong emphasis on the pedestrian streetscape and public realm of walkable tree-lined streets and storefronts. A diverse mix of commercial and residential uses is encouraged here at a higher density than allowed anywhere else in town to create a

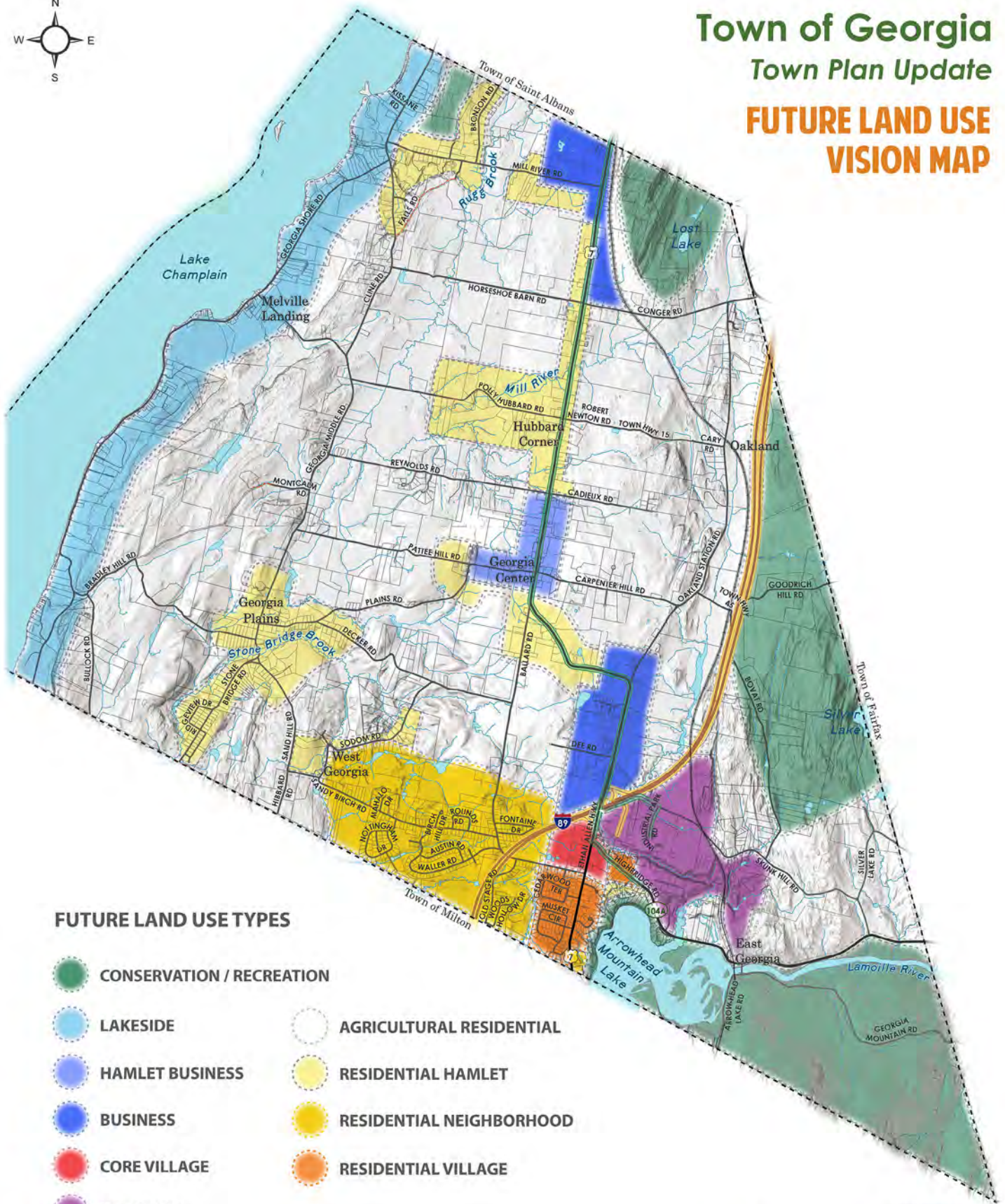




# Town of Georgia

## Town Plan Update

### FUTURE LAND USE VISION MAP



#### FUTURE LAND USE TYPES

- |  |                           |  |                          |
|--|---------------------------|--|--------------------------|
|  | CONSERVATION / RECREATION |  | AGRICULTURAL RESIDENTIAL |
|  | LAKESIDE                  |  | RESIDENTIAL HAMLET       |
|  | HAMLET BUSINESS           |  | RESIDENTIAL NEIGHBORHOOD |
|  | BUSINESS                  |  | RESIDENTIAL VILLAGE      |
|  | CORE VILLAGE              |  |                          |
|  | INDUSTRY                  |  |                          |

0 0.25 0.5 0.75 1 Miles

Map is for conceptual planning purposes only

MAP 4.1 - Future Land Use Vision Map

Map prepared by  
 REGROWTH PLANNING Upstate GIS

Data Sources: Municipal Boundaries, Roads, Transit lines and Bus Stops: Vermont Center for Geographic Information