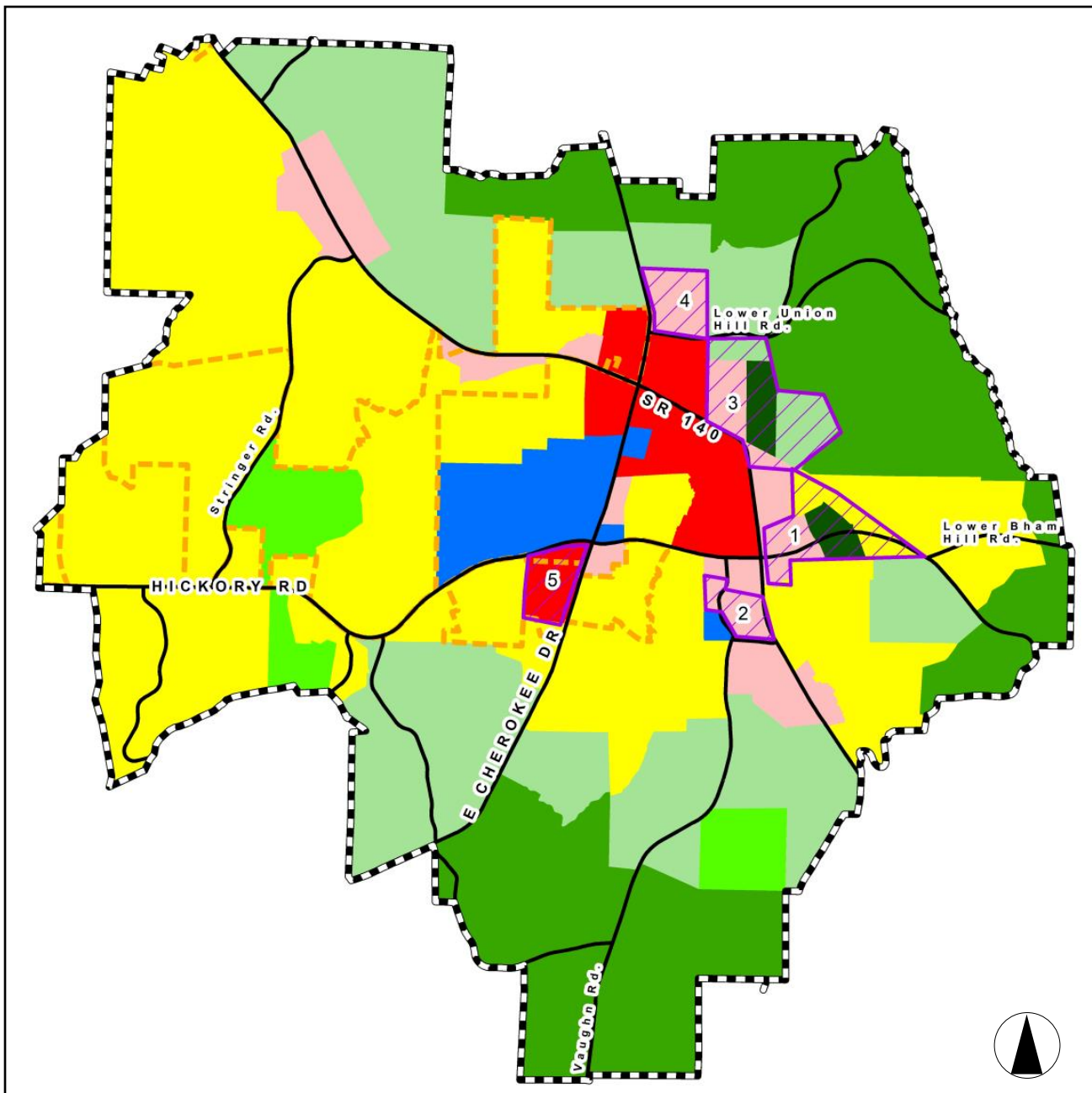











## Future Land Use Map



Land Use	Description	Size/Density
 Civic	Community uses such as schools, libraries, police/fire stations and post offices	N/A
 Parks	Existing parks and land dedicated for future parks, both active and passive	N/A
 Natural Space	Areas to be left undisturbed for natural space preservation and recreation	N/A
 Rural Residential	Historic or working farms, open space and large lot single-family subdivisions	Maximum 1 unit/ 2 acres
 Transitional Residential	Single-family subdivisions that create a transition between suburban residential and rural residential areas	2 units/acre to 1 unit/2 acres
 Suburban Residential	An area that is typical of and mostly encompasses the newer, suburban-style residential subdivisions.	Typically 2-3 units/acre
 Small Commercial	Neighborhood uses indicative of a small-town main street, such as local retailers, sit-down restaurants and small offices	Buildings 10,000 sf and smaller
 Large Commercial	Larger developments such as anchor tenant shopping centers and office complexes	Buildings larger than 10,000
 Charrette Site	Five unique sites that the public gave input on during the charrette process	N/A

## 2.2 Future Land Use Map

### Background

One of the strongest planning tools available to a community to shape their future is a map that illustrates their vision for the future. This map serves many purposes but the most important one is the way that the map can quickly communicate the vision to people interested in the community like developers and non-local property owners. The Future Land Use Map that follows was created using the public feedback provided throughout the planning process, notably the responses from both charrette meeting formats, along with the knowledge of existing development and zoning.

For the five charrette sites, the land uses shown are not meant to serve as the exact locations for these, but are representative of the Community's vision as expressed in the charrette process. Master plans for each of the sites are strongly encouraged to ensure the vision of the community is properly fulfilled. For more information, see Section 4.5. The following are brief descriptions of each land use shown on the map images of that use in Hickory Flat:

### Civic



Civic areas, colored blue on the map, are for community uses such as schools, libraries, police/fire, post offices, and clubs. These are to be centrally located to provide the Community with easy access to services.

## Parks



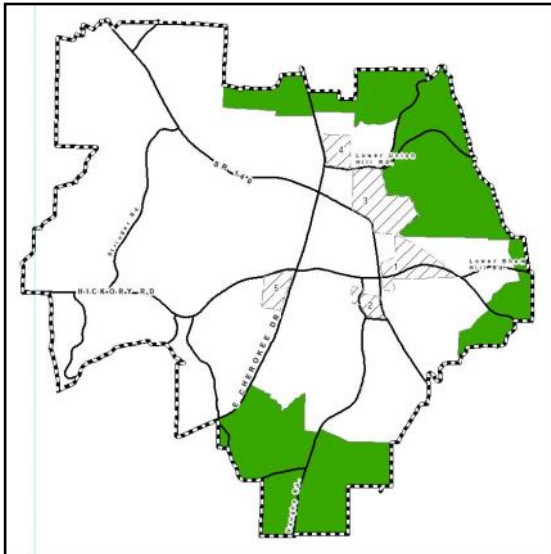
Existing parks, and land dedicated for future parks, are shown on the map in a bright green color. These include both active facilities, such as sports fields, and passive elements, such as natural areas with trails, and may be expanded.

## Natural Space



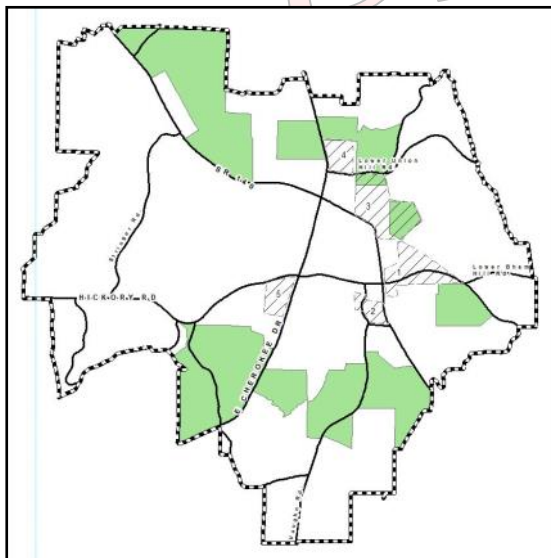
Areas colored dark green are to be left undisturbed for natural space preservation and passive recreation opportunities. These areas were identified during the charrette meetings as places that should be preserved within the two sites. These may be activated as passive park space and connected to adjacent areas by trails. Examples of appropriate improvements in these areas are walking paths, seating, shelters, and similar.

## Rural Residential



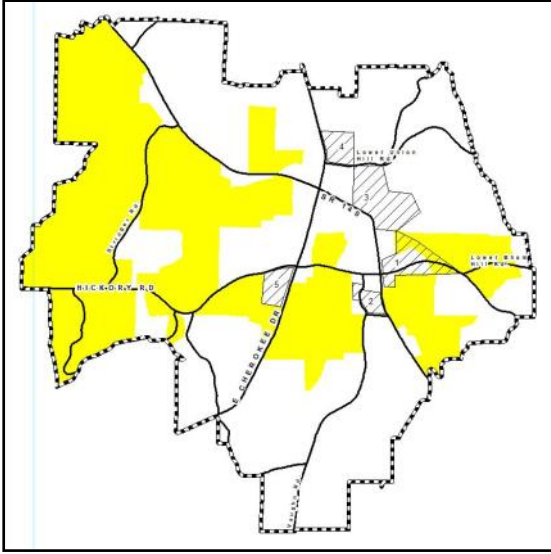
Rural residential areas are those currently or recently under agricultural uses, forested areas and large lot subdivisions of single-family detached homes. Future land uses shall be similar to those currently present, such as farms, open space and single-family subdivisions on lots 2 acres or larger. Community uses commonly found in rural areas, such as churches and parks, may also be appropriate in these areas.

## Transitional Residential



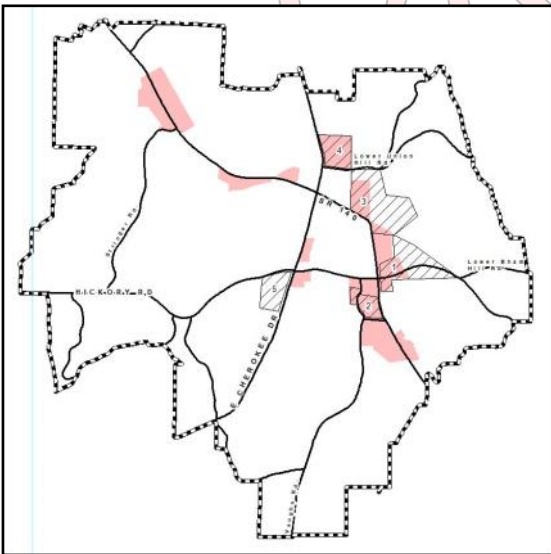
Intended to create a buffer between rural residential and suburban residential areas, Transitional Residential areas are intended for medium sized, single-family lots. Lots are to range in size from 0.5-2 acres.

## Suburban Residential



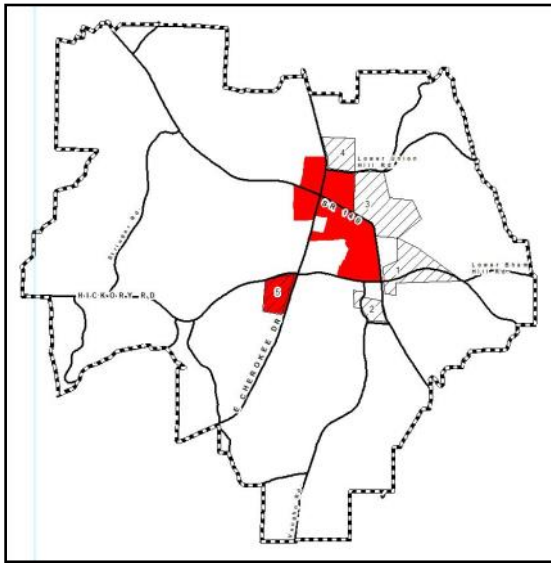
Suburban residential areas, yellow on the map, are the most intense in Hickory Flat. A few undeveloped areas were added to this category to fill in gaps for consistency. The existing residential development in this area is typically developed at 2 to 3 units per acre. Densities above 2 units/acre would only be considered on infill sites that are surrounded by higher density residential or commercial development.

## Small Commercial



This area is suitable for smaller, neighborhood uses such as retailers and offices under 10,000 square feet/acre, full-service restaurants with outdoor dining and services such as banks and salons. These should be developed in a manner consistent with traditional “Main Streets” with focus on walkability, gathering spaces, landscaping and quality architecture. Big box stores, larger shopping centers with multiple outparcels, vast parking areas and office parks are not appropriate. Small commercial areas are located near the Study Area’s core and are easily accessed from the main roadways.

## Large Commercial



Large commercial areas are those with anchor-tenant shopping centers, retailers and offices over 10,000 square feet per acre and developments characterized by numerous outparcels. These areas are mostly internal to the study area and reliant on the major roadways and intersections. Preference shall be given to sit-down restaurants with options for outdoor dining.

DRAFT