

Housing Needs Assessment & Forecast

Macon-Bibb County, GA

April 2026

SO...

Increase Housing Options

- Where exactly?
- How to do it?



DRAFT GOALS & OBJECTIVES

How to do it comprehensively?

1. Optimize and refine housing development policies

1.1 Optimize land use through zoning tools (e.g., density bonus, floor area bonus, reduce minimum lot size)

- a. Maximize housing unit yield via density bonus, floor area/height bonus, and reduce minimum lot size
- b. Encourage missing-middle housing (3-5 units, including ADUs)
- c. Provide flexibility to encourage price-diverse housing (if providing at least 20% affordable units)
- d. Increase density for multifamily
- e. Expand PDS (residential)/PDM (mixed-use) in activity nodes

1.2 Clarify zoning standards, simplify approval processes, and expedite approvals for price-diverse projects

- a. Clarify zoning with acceptable vs. unacceptable examples & quarterly info sessions/trainings recorded online
- b. Priority review & set timeline for price-diverse housing
- c. Reconcile inter-departmental conflicting opinions with mandatory concurrent pre-approval meeting
- d. Flexibility in setbacks/lot size/building dimensions requirements

DRAFT GOALS & OBJECTIVES

How to do it comprehensively?

1. Optimize and refine housing development policies

1.3 Update policies to support emerging construction strategies/technologies and accessibility

- a. Reduce the location limitation of prefabricated/3D printing houses using innovative technologies
- b. Parking, density, and height incentives for innovative technologies
- c. Adopt clear definitions of new technologies and accessibility in Zoning Ordinance
- d. Create an “Innovative Construction” permit pathway
- e. Allow alternative inspection & increase staff and inspector training
- f. Align zoning and comprehensive plan language with resilience and accessibility goals
- g. Incorporate universal design/accessibility with innovative technologies
- h. As a ranking criterion/preference to use public subsidies

1.4 Provide financial incentives for price-diverse and accessible housing

- a. Fee reductions/waivers
- b. Tax abatements
- c. Grants/other funds (e.g., Affordable Housing Fund)
- d. Automatic notification to the Land Bank and designate liaison to discuss partnership

2. Safeguard and strengthen existing housing affordability

2.1 Establish a homeownership assistance program

- a. Partner with the Affordable Housing Fund to commit fund each year
- b. Integrate existing HomeFirst counseling & Economic Opportunity Council services
- c. Additional benefits for long-term, income-qualified residents and first-time homebuyers
- d. Partner with Land Bank to acquire foreclosed properties for the program
- e. Coordinate with future workforce housing assistance programs

2.2 Provide targeted property tax relief benefits for legacy and income-qualified owners and seniors

- a. Especially for minority neighborhoods in Central Bibb and East Bibb (partnership)
- b. Additional benefits for target neighborhoods in the newly passed [additional tiered exemptions for seniors](#)

2. Safeguard and strengthen existing housing affordability

2.3 Launch owner engagement and assistance program for heir properties and foreclosure prevention

- a. Proactive identification and outreach via community partnerships
- b. Recognize alternative documentation/affidavits of heirship & allow conditional program approval
- c. Financial assistance (e.g., low-interest loans) via partnership
- d. Additional counseling (existing partnership) & legal support (new partnership, e.g., [Georgia Legal Service](#), [Georgia Heirs Property Law Center](#))
- e. Appraisal reform/oversight to prevent under-valuation during forced sale

2.4 Create a housing rehabilitation program to preserve aging and expiring publicly assisted housing properties

- a. Regular monitoring and inventory & acquisition through nonprofit partnerships
- b. Incentivize and negotiate affordability extension & tax/fees for converting former publicly assisted housing

2.5 Consider programs that enable existing tenants to purchase their rental unit at contract price

- a. Explore the use of right of first refusal

DRAFT GOALS & OBJECTIVES

3. Improve housing conditions

3.1 Expand existing home repair programs to cover major rehab

- a. Energy efficiency, hazard remediation, and accessibility enhancements
- b. Provide additional support for legacy, income-qualified households (particularly Central/East Bibb)
- c. Coordinate and align existing resources/programs across service providers for comprehensive neighborhood revitalization (e.g., Habitat, Economic Opportunity Council)

3.2 Establish a rehab fund for rentals

- a. Partnership with Affordable Housing Fund
- b. To be leased to households earning at or below 60% of AMI
- c. Contingent upon tenant income qualification

3.3 Incentivize housing renovations

- a. Tax abatement, especially for Central Bibb and East Bibb
- b. Simplify and expedite the permitting process for housing renovations

3.4 Develop multifamily code compliance/inspection program (within the limits of state law)

- a. Multifamily rental properties for code compliance/business licensing purposes

DRAFT GOALS & OBJECTIVES

4. Encourage a broader mix of housing types and options

4.1 Update zoning to allow small-lot housing types (e.g., cottages)

4.2 Incentivize infill development and adaptive reuse (e.g., ADUs)

4.3 Explore an inclusionary zoning policy

- a. Establish set-aside and target income requirement
- b. Incentivize price diversities using a sliding scale

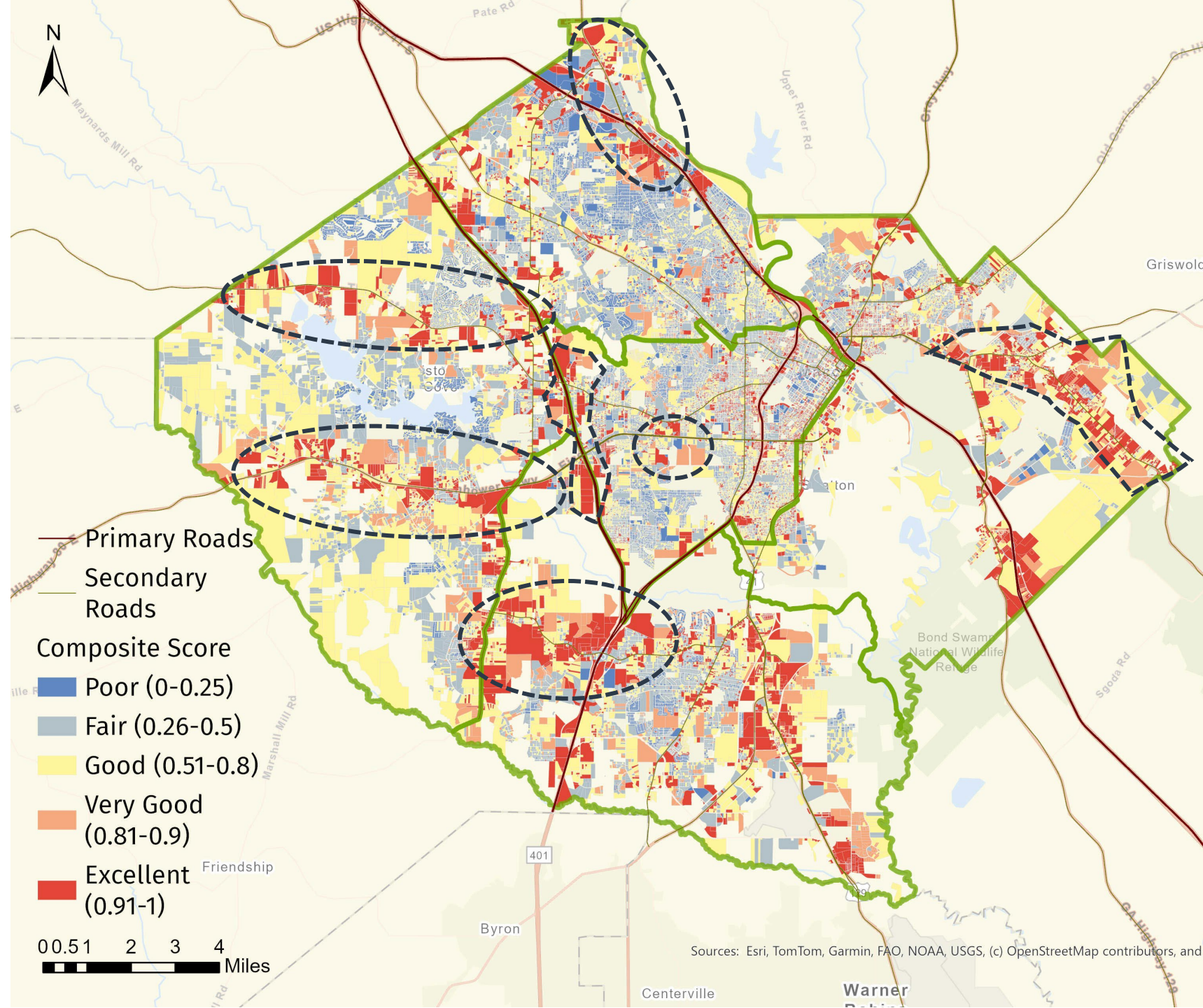
4.4 Increase housing on the full spectrum (especially post-/non-shelter) for the unhoused population via partnerships

- a. Increase community education
- b. Innovative construction methods that reduce costs
- c. Adaptive reuse of older/unused buildings for housing via partnership

FUTURE HOUSING POTENTIAL CLUSTER

Where to add housing options?

Score	Acre	Percent
Poor	5,640	4.6%
Fair	28,327	23.0%
Good	46,483	37.7%
Very Good	16,950	13.7%
Excellent	25,965	21.0%



DRAFT GOALS & OBJECTIVES

5. Expand housing capacity through strengthening partnerships

5.1 Identify a unified vision and a strategic plan among stakeholders

- a. Regular and official working groups/coalitions
- b. For both general housing and homelessness
- c. Comprehensive revitalization/services in addition to housing, integrate non-housing services

5.2 Deepen collaboration with existing local partners to advance housing preservation, rehabilitation, and development

- a. E.g., private foundations, local healthcare employers

5.3 Engage proactively with major employers to support the creation of workforce and price-targeted housing

- a. E.g., Mercer University, Atrium Health Navicent, Piedmont Macon North, warehouse/distribution/aerospace/manufacturing employers, Macon-Bibb County Schools, etc.

5.4 Collaborate with local partners on pilot projects using innovative development/construction methods

- a. Pilot programs & expedited review
- b. Start with publicly-assisted housing and public facilities

DRAFT GOALS & OBJECTIVES

6. Enhance community awareness of housing economics

6.1 Promote education on the value of housing and income diversity

- a. Show success cases (e.g., [Columbia Brookside Redevelopment](#), Athens, GA)
- b. Collaborate with trusted local leaders/organizations/partners
- c. Develop clear, accessible educational materials
- d. Center messaging on shared community values

6.2 Work with housing counseling partners to provide fair housing rights education and legal resources, focusing on renters and at-risk populations

- a. Expand partnerships with HomeFirst & Economic Opportunity Council
- b. Partnership with the [Georgia Legal Services Program](#)
- c. Tap into the Affordable Housing Fund

6.3 Improve online access to housing services/programs

- a. Consolidated online inventory and contact info of service providers
- b. Provide online information on publicly funded housing programs



DETAILED RECOMMENDATIONS



RECOMMENDATIONS

1. Optimize and refine housing development policies

1.1 Optimize land use through zoning tools

- a. Maximize housing unit yield via density bonus, floor area/height bonus, and reduce minimum lot size
 - Especially for attainable housing and accessible housing with universal design
 - Example: Upzone, simplify, and expand R-2s and R-3
 - Drop min. lot size and lot width requirements
 - Replace with max. density: R-2s: 8-16 units/acre for townhomes, 10-20 units/acre for duplexes; R-3: 15-25 units/acre for duplex and SFA; 64-80 units/acre for MF
 - Increase max. lot coverage: R-2s: from 35% to 60%; R-3: increase to 70%
 - Prohibit SFD in R-3
- b. Encourage missing-middle housing (3-5 units, including ADUs)
 - Allow duplexes and townhomes by right (now limited or conditional) in HBH
 - Allow in HR-2 & HC, and allow by-right (now conditional) in HR-3 and HBH with density 10-20 units/acre
 - Reduce setback and min. lot size requirement and increase max. lot coverage rule

RECOMMENDATIONS

1. Optimize and refine housing development policies

1.1 Optimize land use through zoning tools

- c. Provide flexibility to encourage price-diverse housing (if providing at least 20% affordable units)
 - Reduce/drop min. setback requirements and increase density by tier
 - Reduce parking requirements, especially in downtown and urban cores

- d. Increase density for multifamily
 - HR-3 multifamily and CBD-2: follow similar recommendation for R-3
 - CBD-1: set min. residential density for new construction to 48 units/acre; give flexibility to adaptive reuse
 - CBDs: change max. height requirement to stories; max. 7 stories by right, up to 12 stories every 10% affordable units

- e. Expand PDS (residential)/PDM into activity nodes and development opportunity areas
 - Identified in place-based recommendations

RECOMMENDATIONS

1. Optimize and refine housing development policies

1.2 Clarify zoning standards, simplify approval processes, and expedite approvals for price-diverse projects

- a. Clarify zoning with acceptable vs. unacceptable examples & quarterly info sessions/trainings recorded online
- b. Priority review & set timeline for price-diverse housing
- c. Reconcile inter-departmental conflicting opinions with mandatory concurrent pre-approval meeting
- d. Flexibility in setbacks/lot size/building dimensions requirements
- e. Examples:
 - Atlanta, GA, projects using subsidies will be notified within 30 days of Atlanta Housing receiving a completed application for review
 - Savannah Affordable Housing Overlay District: simplifies zoning for affordable housing by reducing barriers (e.g. lot size, density constraints) and allowing greater flexibility

RECOMMENDATIONS

1. Optimize and refine housing development policies

1.3 Update policies to support emerging construction strategies/technologies and accessibility

- a. Reduce the location limitation of prefabricated/3D printing houses using innovative technologies
 - Allow in all districts permitting residential uses
 - Instead of categorizing as manufactured homes
- b. Additional parking, density, and height incentives for innovative technologies
 - Deeper incentives for low-carbon materials/systems and circular construction/material reuse
- c. Adopt clear definitions of new technologies and accessibility in the Zoning Ordinance
- d. Create an “Innovative Construction” permit pathway (single point of contact + checklist)
- e. Allow alternative inspection (certified factory/third-party off-site inspection reports) & staff and inspector training
- f. Align zoning and comprehensive plan language with resilience and accessibility goals
- g. Incorporate universal design/accessibility with innovative technologies
- h. As a ranking criterion/preference to use public subsidies

1.4 Provide financial incentives for price-diverse and accessible housing

- a. Fee reductions/waivers
- b. Tax abatements
- c. Grants/other funds (e.g., Affordable Housing Fund)
- d. Automatic notification to the Land Bank of potential developments & designate liaison to discuss potential land partnership with developers in the pre-approval meeting

RECOMMENDATIONS

2. Safeguard and strengthen existing housing affordability

2.1 Establish a homeownership assistance program

- a. Partner with the Affordable Housing Fund to commit set percentage of fund each year
- b. Integrate existing HomeFirst counseling & Economic Opportunity Council services
- c. Additional benefits for long-term, income-qualified residents and first-time homebuyers (particularly Central Bibb and East Bibb)
- d. Partner with Land Bank to acquire foreclosed properties to be used in the assistance program
- e. Coordinate with future workforce housing assistance programs

2.2 Provide targeted property tax relief benefits for long-time and income-qualified owners and seniors

- a. Especially for minority neighborhoods in Central Bibb and East Bibb
- b. Incorporate additional tiered benefits for target neighborhoods in the proposed [additional tiered exemptions for seniors](#)
- c. Partner with the homeowner assistance program and the Affordable Housing Fund to support home repair programs for seniors, helping them maintain eligibility for homestead exemptions
- d. Partner with the Land Bank Authority to assist seniors with tangled titles or heirs' property issues, which often prevent them from accessing tax exemptions

RECOMMENDATIONS

2. Safeguard and strengthen existing housing affordability

2.3 Launch owner engagement and assistance program for heir properties and foreclosure prevention

- a. Proactive identification and outreach via community partnerships
- b. Recognize alternative documentation/affidavits of heirship & allow conditional program approval with timeline
- c. Financial assistance (e.g., low-interest loans) via partnership with financial institutions/Affordable Housing Fund
- d. Additional counseling (existing partnership) & legal support (new partnership, e.g., [Georgia Legal Service](#), [Georgia Heirs Property Law Center](#))
 - Integrate legal/title help into homeownership program, e.g., add estate planning to pre-purchase counseling
- e. Appraisal reform/oversight to prevent under-valuation during forced sale

2.4 Create a housing rehabilitation program to preserve aging and expiring publicly assisted housing properties

- a. Regular monitoring and inventory + acquire through nonprofit partnerships
- b. Incentivize and negotiate affordability extension + tax/fees for converting former publicly assisted housing

2.5 Consider programs that enable existing tenants to purchase their rental unit at contract price

- a. Explore the use of right of first refusal

RECOMMENDATIONS

2. Safeguard and strengthen existing housing affordability

Case Study: [Anti-Displacement Tax Relief Fund, Atlanta, GA](#)

- Tax relief to eligible senior homeowners with greater risk of displacement due to rising property taxes
- \$10 million of funding from the Centennial Yards Housing Trust Fund
- Pay an increase in taxes above the homeowner's base taxes, for a period of 20 years
- Eligibility:
 - Be a City of Atlanta homeowner since 2015;
 - Be aged 60 or older;
 - Have proof of ownership;
 - Have a household income of 60% AMI or below;
 - Be actively enrolled in qualifying homestead exemption programs;
 - Have no negative encumbrances attached to the property.
- Prioritized pilot neighborhoods and expanded citywide eligibility
- For Macon-Bibb County:
 - Can provide additional benefits & prioritization for Central Bibb and East Bibb
 - Integrate title search/clearing services & conditional approval within timeline for tangled properties



ANTI-DISPLACEMENT TAX RELIEF FUND PROGRAM

See detailed eligibility requirements and application
at: investatlanta.com/taxrelief



APPLY BY MAY 31!

Powered by
FORWARD

RECOMMENDATIONS

3. Improve housing conditions

3.1 Expand existing home repair programs to cover major rehab

- a. Energy efficiency, hazard remediation, and accessibility enhancements
- b. Provide additional support for legacy, income-qualified households (particularly Central/East Bibb)
- c. Coordinate and align existing resources/programs across service providers for comprehensive neighborhood revitalization (e.g., Habitat, Economic Opportunity Council)

3.2 Establish a rehab fund for rentals

- a. Partnership with Affordable Housing Fund
- b. To be leased to households earning at or below 60% of AMI
- c. Contingent upon tenant income qualification

3.3 Incentivize housing renovations

- a. Tax abatement
 - Additional incentives for Central Bibb and East Bibb
- b. Simplify and expedite the permitting process for housing renovations

3.4 Develop multifamily code compliance/inspection program

- a. Code compliance/business licensing purpose for multifamily rental properties

RECOMMENDATIONS

3. Improve housing conditions

Case Study: DeKalb County, Cobb County, Newnan, GA

- [DeKalb County Interior Code Compliance Ordinance](#):
 - Requires owners of multi-family rental dwellings (4+ units) to get a “Code Compliance Certificate”
 - Mandatory for business license renewal
 - No multi-family rental shall have a record of active complaints that have not been resolved
- [Cobb County Multi-Family Inspection Program](#) (beginning 2024):
 - 4+ unit properties need exterior and partial interior inspections and a certificate of compliance
 - Required annually when renewing Occupational Tax Certificates
 - Certified building inspectors required
- [Newnan, GA Multi-Family Rental Housing Inspection Program](#) (passed 2019):
 - Third-party inspectors required
 - Compliance certificates submitted annually, with Occupational Tax Certificates required



RECOMMENDATIONS

4. Encourage a broader mix of housing types and options

4.1 Update zoning to allow small-lot housing types (e.g., cottages)

- a. Modify R-1, R-2A, R-2, and HRs to allow cottages at 50% of base zoning min. lot size with a max. 20% of units
- b. Expand modified R-1, R-2A, and R-2 zones into different areas (now mainly in east Central Bibb and north East Bibb)

4.2 Incentivize infill development and adaptive reuse (e.g., ADUs)

- a. Allow by-right in all A, Rs, and HRs zones (additional incentives for Central/East Bibb) (right now not allowed in R-2, R-3, and conditional in A, RR, R-1s, and HRs)
- b. Allow ADUs/tiny homes using innovative construction methods (instead of manufactured home categorization)

4.3 Explore an inclusionary zoning policy

- a. Establish set-aside and target income requirement
- b. Incentivize price diversities using a sliding scale

4.4 Increase housing on the full spectrum (especially post-/non-shelter) for the unhoused population via partnerships

- a. Increase community education
- b. Innovative construction methods that reduce costs
- c. Adaptive reuse of older/unused buildings for housing via partnership

RECOMMENDATIONS

4. Encourage a broader mix of housing types and options

Case Study: [Atlanta, GA Inclusionary Zoning](#)

- Effective January 2018
- Requirements:
 - All new multifamily rental developments 10+ units, whether standalone or mixed-use
 - Located within the BeltLine Ordinance, Westside Overlay, or Westside Park (either rental or for sale) areas
 - 10% of units affordable to 60% AMI or below, or
 - 15% of units affordable to 80% AMI or below
- Bonuses and incentives:
 - Additional 15% density bonuses
 - Reduced minimum parking requirements
 - Streamlined project meetings, etc.
- Alternative to on-site development:
 - Payment-in-lieu (at 15% of AMI per unit) to trust fund



RECOMMENDATIONS

5. Expand housing capacity through strengthening partnerships

5.1 Identify a unified vision and a strategic plan among stakeholders

- a. Regular and official working groups/coalitions
- b. For both general housing and homelessness
- c. Comprehensive revitalization/services in addition to housing, integrate non-housing services

5.2 Deepen collaboration with existing local partners to advance housing preservation, rehabilitation, and development

- a. E.g., private foundations, local healthcare employers

5.3 Engage proactively with major employers to support the creation of workforce and price-targeted housing

- a. E.g., Mercer University, Atrium Health Navicent, Piedmont Macon North, warehouse/distribution/aerospace/manufacturing employers, Macon-Bibb County Schools, etc.
- b. Case study: Live. Work. Buckhead (Atlanta, Georgia)

5.4 Collaborate with local partners on pilot projects using innovative development/construction methods

- a. Pilot programs + expedited review
- b. Start with publicly-assisted housing and public facilities

RECOMMENDATIONS

5. Expand housing capacity through strengthening partnerships

Case Study: Live. Work. Buckhead (Atlanta, Georgia)

- Pilot employer-assisted housing led by nonprofit (Livable Buckhead)
- Offers a monthly rent subsidy (for two years) to eligible employees who relocate to Buckhead
 - Targets 100 moderate-income workers in the pilot (2025)
- Shared funding:
 - Employer pays part (\$200/month)
 - The City of Atlanta and philanthropic partners cover the rest (for a total subsidy of \$400/month)
- Targeted approach: ties housing assistance to living near the workplace
- Takeaways:
 - Employers as co-investors
 - Need for administrative backbone (County/housing authority/Affordable Housing Fund/nonprofit)
 - Pilot & scale approach
 - Use zoning and permitting to incentivize & expedite
 - Combine commute reduction with affordability



RECOMMENDATIONS

6. Enhance community awareness of housing economics and rights

6.1 Promote education on the value of housing and income diversity

- a. Show success cases (e.g., [Columbia Brookside Redevelopment](#), Athens, GA)
 - Replaced all existing public housing units & tripled overall density
 - 370 units, affordable/workforce mixed-income housing
 - Site improvements (streets, amenities, senior building, central open green) & sustainable design
 - Proximity to grocery stores, health care, employment, public transit
 - Integrated community/supportive/referral services
- b. Collaborate with trusted local leaders/organizations/partners
- c. Develop clear, accessible educational materials
- d. Center messaging on shared community values

6.2 Work with housing counseling partners to provide fair housing rights education and legal resources, focusing on renters and at-risk populations

- a. Expand partnerships with HomeFirst & Economic Opportunity Council
- b. Partnership with the [Georgia Legal Services Program](#)
- c. Tap into the Affordable Housing Fund

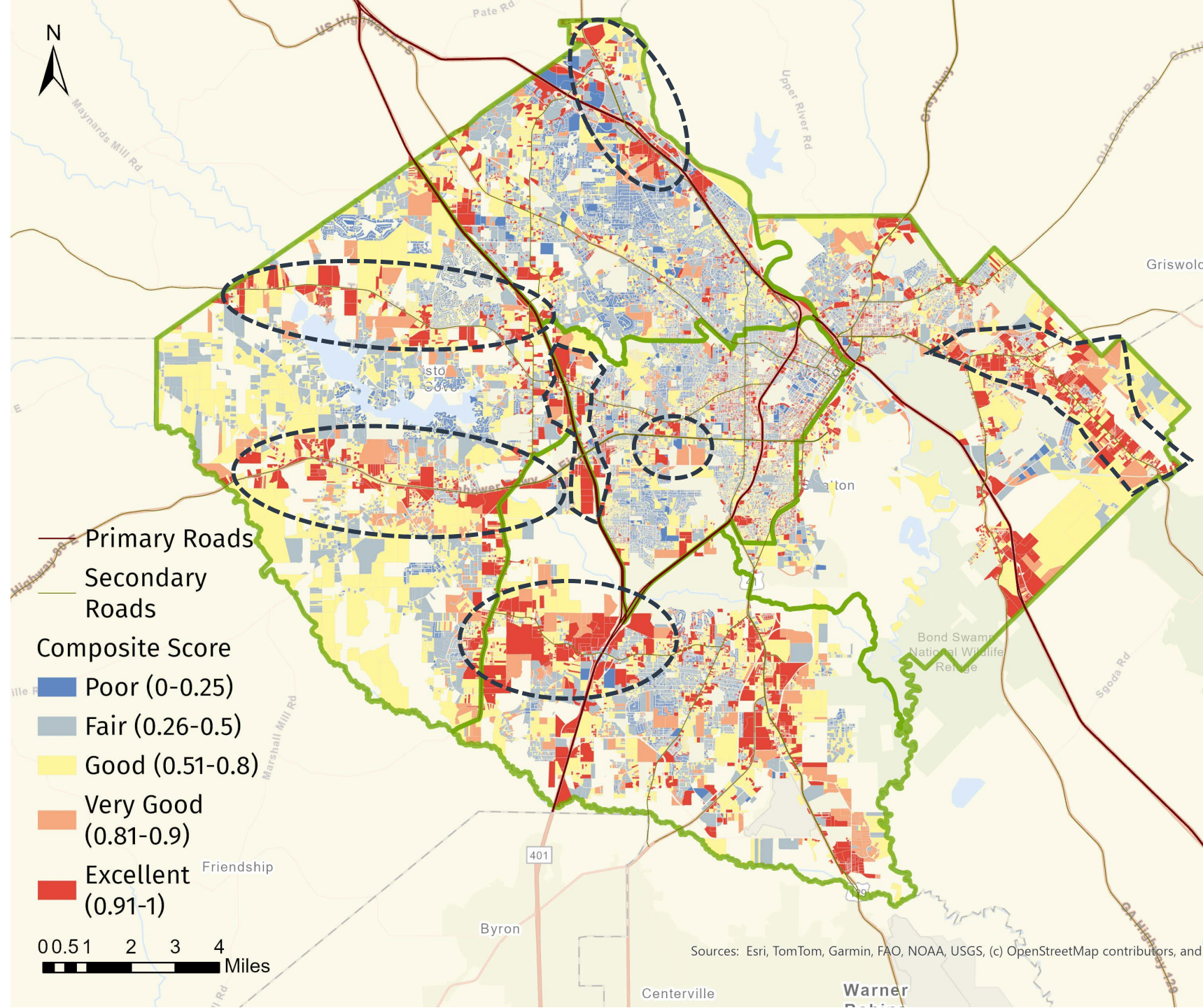
6.3 Improve online access to housing services/programs

- a. Consolidated online inventory and contact info of service providers
- b. Provide online information on publicly funded housing programs



PLACE-BASED RECOMMENDATIONS

- **Central Bibb and East Bibb** have the greatest potential to **diversify housing options**
- **Place-based strategies**
 - **Macon Mall:** mixed-use catalyst for Central Bibb
 - **West Bibb:** potential to accommodate greater **ownership** opportunities
 - **South Bibb, East Bibb:** **upzone** for town centers & partner with large owners & **road access/investment**



PLACE-BASED RECOMMENDATIONS

Downtown

- a. Encourage mixed-use, mixed-income, employer-assisted, and for-sale options with a mix of sizes
- b. Simplify zoning requirements for residential uses
- c. Increase allowed densities while maintaining a gradual increase
- d. Give additional flexibility and benefits to price-diverse and accessible housing development with universal design
- e. Allow missing-middle housing (including ADUs) by right, and provide additional flexibility and bonuses to encourage diversity
 - Including in historic zones (with requirements to ensure alignment with neighborhood context)
- f. Give zoning flexibility and incentivize adaptive reuse for residential purposes
- g. Increase allowed density for multifamily, especially for CBDs
- h. Reduce other regulatory barriers
- i. Leverage underutilized parcels for infill development

Examples:

- a. Zoning changes
 - R-2 south and north of downtown, R-3 and HBH: Follow respective recommendations
 - Missing-middle (3-5 units): allow in HR-2 & HC, and allow by-right (now conditional) in HR-3 and HBH with density 10-20 units/acre; no rear or side setback requirements if 20% units affordable
 - HR-3 and CBDs: Follow respective recommendations
 - Allow live-work, co-living, and adaptive reuse by right (C-1, C-2, CBD-1, CBD-2) (now conditional for live-work)

PLACE-BASED RECOMMENDATIONS

Downtown (Continued)

Examples (Continued):

- f. Incentivize adaptive reuse of historic buildings
 - Partner with Historic Macon to prioritize historic buildings at risk (on Fading Five list)
 - Local property tax abatements
 - Gap financing (ARPA, HOME, CDBG, Affordable Housing Fund)
 - Code flexibility for adaptive reuse (e.g., parking, unit size, egress)

- h. Reduce other regulatory barriers
 - Eliminate/reduce parking minimums downtown; waive parking requirements for each affordable unit
 - Create an expedited review process for downtown housing projects, especially those with affordable units

- i. Leverage underutilized parcels, especially publicly owned/civic/institutional lands
 - Surface parking lots
 - Partner with Land Bank to acquire blighted parcels in and just outside of the downtown core
 - Vacant/underutilized public/civic/institutional parcels
 - Examples
 - Consolidate parcels around 40 Spring St, connect to new Mercer campus and riverside trail for mixed-use
 - Surface parking/right of way around the new DT Walton project/Downtown City Hall surface parking
 - Renovate the former Hilton Hotel at 108 1st St. and adjacent surface lot into apartments and condos

PLACE-BASED RECOMMENDATIONS

Macon Mall Area: Mixed-use catalyst leveraging the amphitheater

- a. **Create a redevelopment coalition**
- b. **Update zoning for parcels between Macon Mall and I-75 to increase housing diversity, encourage mixed-use, and connect to downtown**
 - C-2
 - Allow live-work, co-living, and adaptive reuse by right (now live-work is conditional)
 - Allow townhouse and duplex as conditional uses, and increase density according to R-2 recommendations
 - Update requirements for multifamily according to R-3 recommendations
 - Upzone R-1 to R-2, and update R-2 according to previous recommendations

I-75 East Corridor

- a. **Infill and address blights near downtown: southeast, southwest, and north of Mercer**
 - Allow ADUs in R-2 and update R-2 according to previous recommendations
 - Assemble blighted properties/lands
 - Urban mixed-income ownership opportunities near downtown
 - Leverage County-owned land anchors as catalysts
- b. **Southeast mobile home parks: preservation and improvement**

PLACE-BASED RECOMMENDATIONS

I-475 Corridor: opportunity for a mixed-use corridor that connects to Macon Mall

a. Update zoning to increase housing densities

- (around Middle GA State University): some already zoned C/R, update requirements for multifamily according to R-3 recommendations for PDM, C-2 and C-4, and create some PDS districts
- Rezone R-1s to R-2 and follow previous R-2 recommendations

b. Expand PDM to encourage mixed-use

- Consolidate and rezone some agricultural parcels into PDM

East Macon: infrastructure/road investment and amenity creation to create a town center with diverse housing options

a. Update zoning to increase housing densities near activity nodes

- Upzone existing R-1A to R-2 close to downtown; update R-2 according to recommendations
- Upzone the R-1A districts to R-2 on the eastern/southern side along US 80

b. Explore opportunities for some large agricultural parcels

- Rezone some Agricultural parcels between Riggins Mill Rd and US 80 to R-2, and those along I-16 to PDM

PLACE-BASED RECOMMENDATIONS

I-75 South Corridor: infrastructure investment and amenity creation to create a town center

a. Update zoning to encourage mixed-use

- Rezone Agricultural parcels to PDM and upzone R-1AAA to R-2 near mixed-use cores

West Bibb Corridors: Greater ownership opportunities and diversity along State Route 74/US 80

a. Rezone some agricultural lands for residential use

I-75 North: build on existing momentum, release more housing potential

a. Increase residential opportunities

- Rezone some agricultural lands to R-3 and PDM for additional residential use

b. Create a mixed-use gateway on the north side