

Pros:

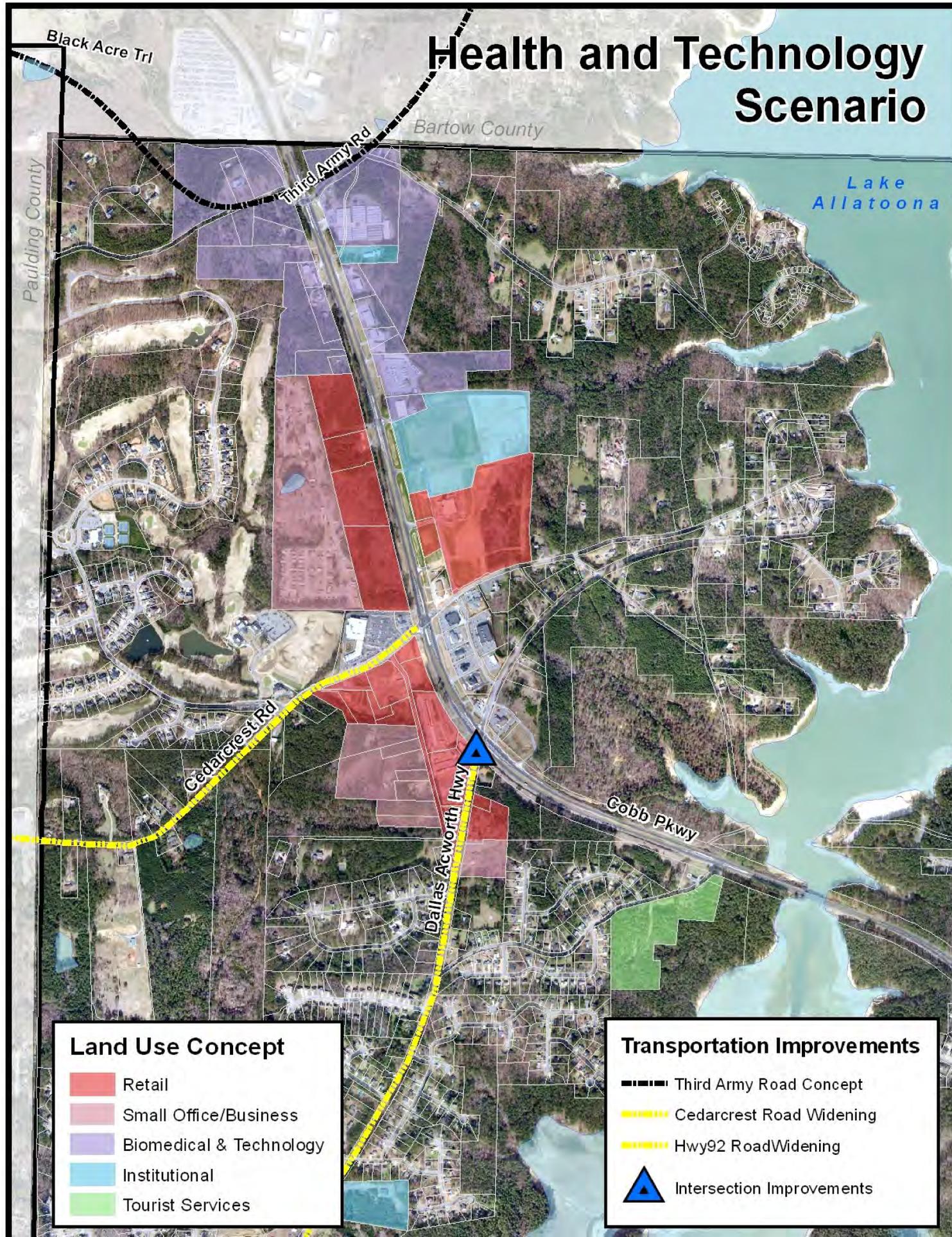
- New employment center
- Small service oriented businesses to serve surrounding neighborhoods
- Provides better transition of uses from Hwy 41 to the single family homes

Cons:

- May generate more local traffic from commercial properties
- Lose existing industrial land
- Limited access to office/hotel on 3rd Army Road
- Additional commercial could create vacant space in surrounding areas



Health and Technology Scenario



Pros:

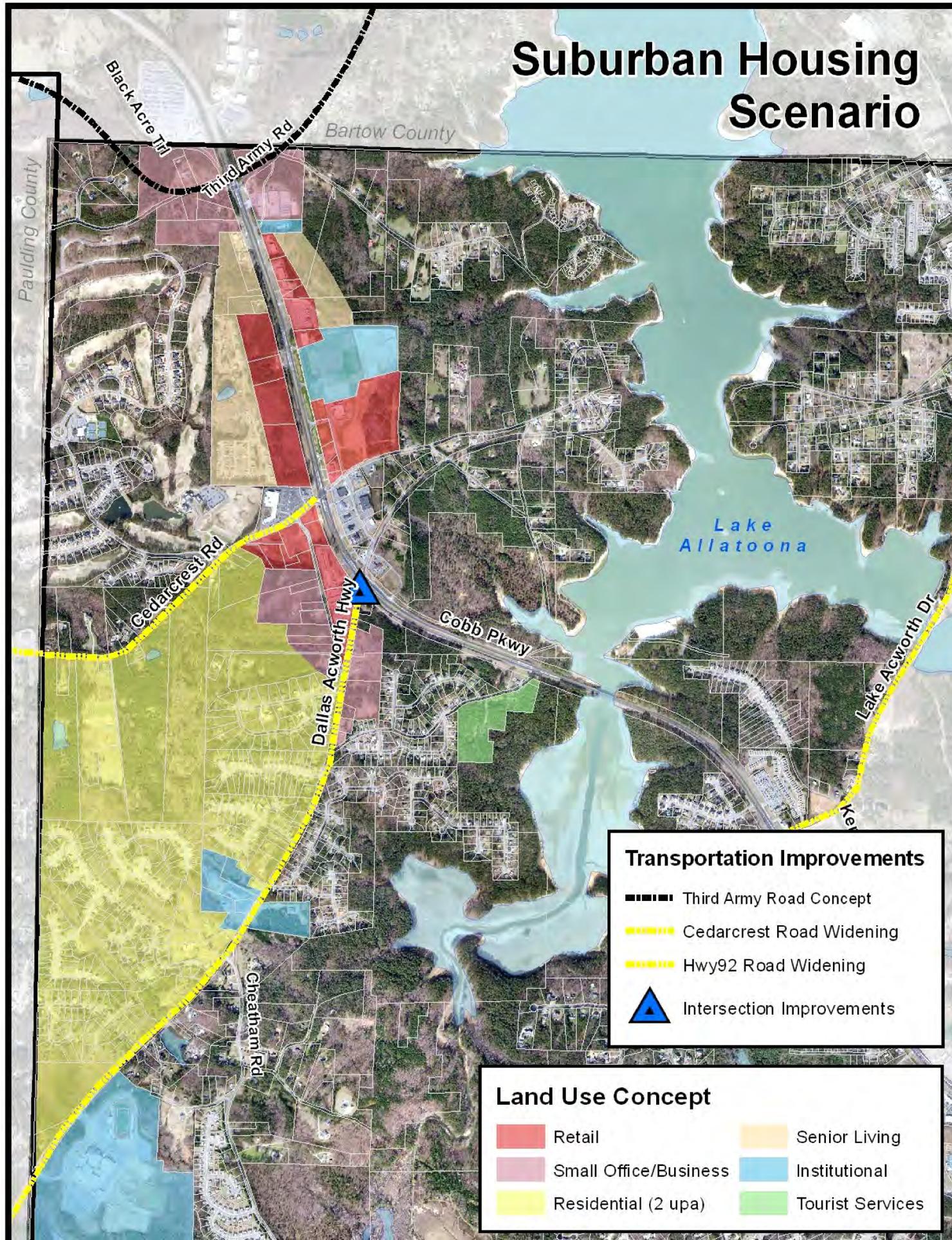
- Keeps existing and adds industrial uses
- Would promote a cleaner, more technically advanced Industrial center, perhaps focused more on medical types of industries
- Small service oriented businesses to serve surrounding neighborhoods
- Provides better transition of uses from Hwy 41 to the single family homes

Cons:

- May generate more local traffic from commercial and commuting traffic from Industrial properties
- Would likely be more impervious service within industrial area
- Would need to provide adequate buffer between industrial and existing residential



Suburban Housing Scenario



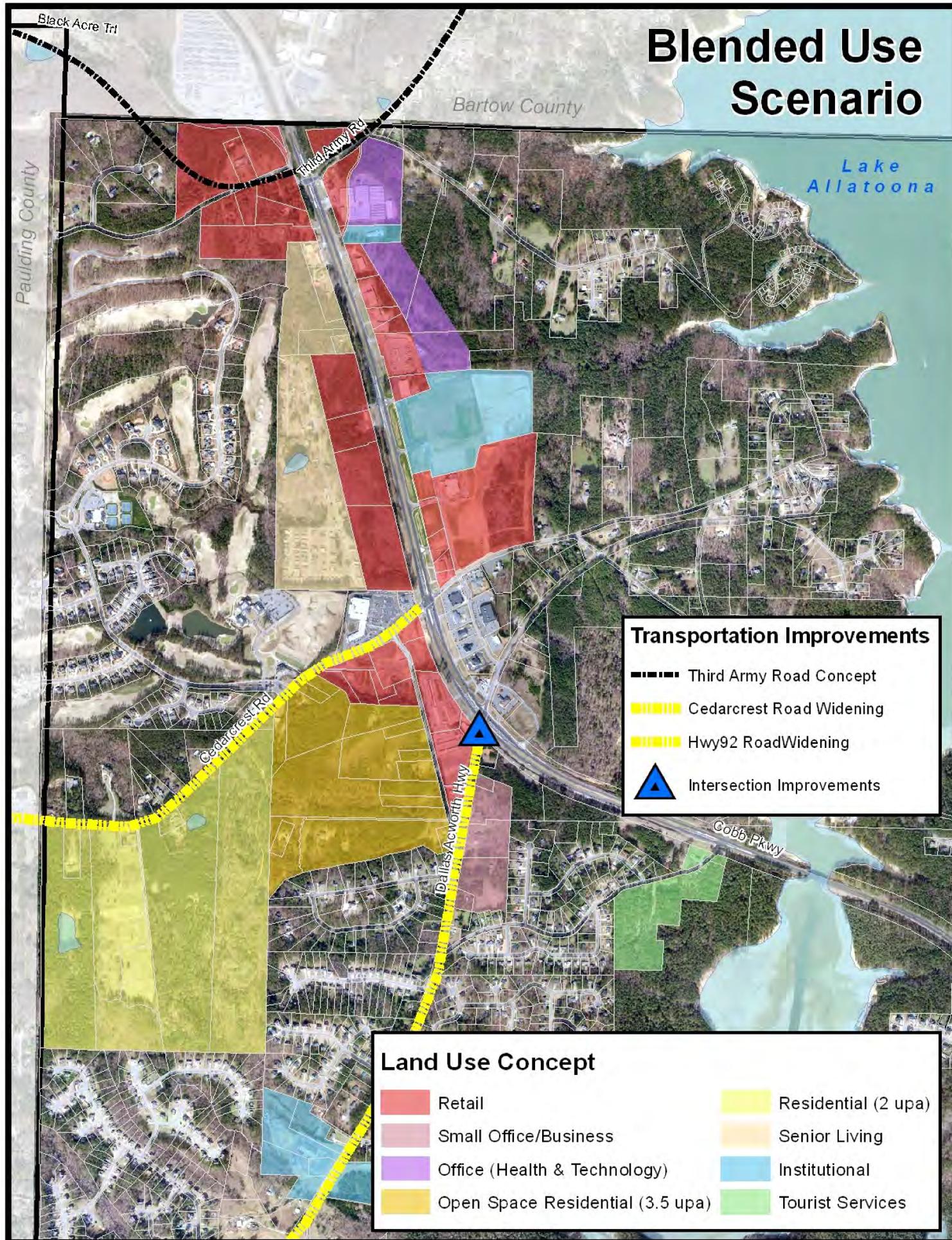
Pros:

- Provides better transition of use from Bartow Industrial to residential within study area
- More senior housing and combines well with commercial and healthcare facility
- Provides more residential uses without affecting Lake Allatoona

Cons:

- Lose existing industrial land
- Limited access to small office/businesses on Third Army Road
- Increase in residential uses may generate more traffic on Cedarcrest Rd, Dallas Acworth Hwy., and Cobb Pkwy.





Pros:

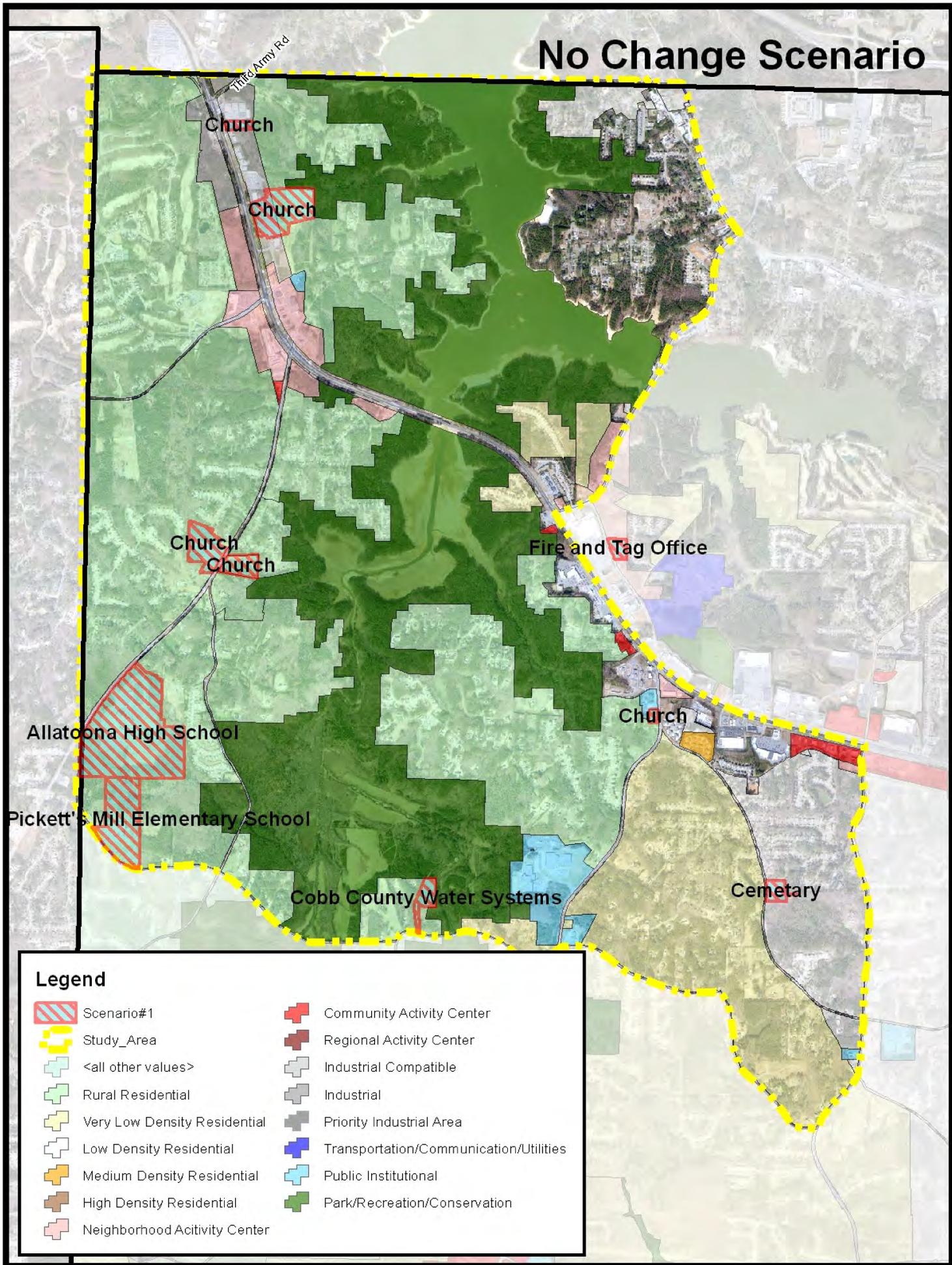
- Provides for senior housing combined with commercial and healthcare facility as well as offers a great transition from Hwy 41 to Governors Towne Club
- Provides more commercial retail/office space
- Provides more residential uses that could include a flexible design residential open space community

Cons:

- Limited sewer capacity east of Cobb Pkwy.
- Limit access to possible retail/offices on Third Army Road
- Linear commercial development pattern
- Additional commercial could create vacant space in surrounding areas



No Change Scenario



Pros:

- It's what the community knows and is used to
- There is no encroachment into RR between Cedarcrest Rd and Hwy. 92

Cons:

- Industrial area not well connected and too small for "Tech" jobs
- Some existing uses exceed the current FLU category
- Could create issues as new developments and transportation improvements are established
- No environmental or storm water runoff BMPs

