

## SECTION V. GLOSSARY

**Activity Node:** A geographic area, often centered on the intersection of a highway and collector or arterial cross street, that is distinguishable from its surroundings due to the intensity of office, commercial, or mixed-use development.

**Age In Place:** The ability to live in a familiar environment, place, and be able to participate in family and other community events.

**Affordable Housing:** Housing that has a sales price or rental amount that is within the means of a household that may occupy middle, moderate, low income housing. In the case of for-sale units, housing in which mortgage, amortization, taxes, insurance and condominium or association fees, in any, constitute no more than 28 (or 30) percent of such gross annual household income for a household which may occupy the unit in question. In case of dwelling units for rent, housing for which rent and utilities constitute no more than 30 percent of such gross annual income for a household of the size that may occupy the unit in question.

**American with Disabilities Act (ADA) of 1990:** The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

**Arterial Rapid Bus:** Provides medium capacity transit service along key regional arterial corridors with frequent (15-minute or better) service, limited stops, enhanced passenger amenities, and low cost capital improvements resulting in improved transit travel time reliability.

**Bus Rapid Transit (BRT):** A flexible, rubber-tired rapid transit mode that combines stations, vehicles, service, running ways, and intelligent transportation system (ITS) elements into an integrated system with a positive identity and unique image. In many respects, BRT is a “rubber-tired” light rail transit, but it has greater flexibility and potentially lowers capital and operating costs than light rail.

**Capital Improvement Plan (CIP):** A long-range plan which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

**Character area:** A specific geographic area within the community that has unique or special characteristics to be preserved or enhanced (such as a downtown historic district, a neighborhood, or transportation corridor); has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or an area which require special attention

due to unique development issues such as, but not limited to rapid change of development patterns or economic decline.

**Class A Office Space:** Highest quality office space locally available. The design and visual appearance is extremely important.

**Community Standards:** Guidelines for design, architecture, landscape and streetscapes as well as other related criteria developed to fulfill the aesthetic vision of the City.

**Community Agenda:** The portion of the comprehensive plan that provides guidance for future decision-making about the community, prepared with adequate input from stakeholders and the general public. It includes; (1) a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns; (2) a list of issues and opportunities identified by the community for further action, and (3) an implementation program that will help the community realize its vision for the future and address the identified issues and opportunities.

**Community Assessment:** The portion of the comprehensive plan that is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. It includes: (1) a list of potential issues and opportunities the community may wish to take action to address, (2) evaluation of community policies, activities and development patterns for consistency with the Quality Community Objectives, (3) analysis of existing development pattern, including a map of recommended character areas for consideration in developing an overall vision for future development of the community; and (4) data and information to substantiate these evaluations and the potential issues and opportunities. The product of the Community Assessment must be a concise and informative report (such as an executive summary), to be used to inform decision-making by stakeholders during development of the Community Agenda portion of the plan.

**Community Vision:** The part of the Community Agenda that is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional general vision statement of the overall goals and desired future the community seeks to achieve; (2) a future development map delineating boundaries of major character areas throughout the community; and (3) a defining narrative that provides a specific vision and implementation strategy for each character area.

**Connectivity:** A term that refers to the existing or future, desired state of connections that ensure mobility between and among various uses and activities.

**Conservation:** The protection, preservation, management, or restoration of wildlife and of natural resources such as forests, soil, and water.

**Corridor:** An area of land, typically along a linear route, containing land uses and transportation systems influenced by the existence of that route.

**Density:** The quantity of building per unit of lot area.

**Design Guidelines:** Statements and illustrations that are intended to convey the preferred quality for a place.

**Development Impact Fee:** A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

**Future Development Map (FDM):** A community vision for the physical development of the community expressed on a map delineating boundaries and indicating unique character areas each with their own strategy for guiding future development patterns. The FDM, in conjunction with the Comprehensive Plan, is the city's future development policy and should be used to guide officials in land use decisions. The FDM replaces the former Future Land Use Map.

**Gateway:** A defined entrance to the City from a surrounding jurisdiction. A gateway program which may include markers or other aesthetic improvements should be developed to identify the City boundaries and establish a sense of place.

**Goal:** A statement that describes, usually in general terms, a desired future condition.

**Greenbelt:** A recreational element that links multiple developments through a series of connected and contiguous open space tracts that enables passive recreational activities including walking, biking, and jogging.

**Greenspace:** an area of grass, trees, or other vegetation; especially one maintained or designed for recreational or aesthetic purposes in an urban area; land of this type.

**Greenway:** A corridor of undeveloped land, as along a river or between urban centers, that is reserved for recreational use or environmental preservation.

**Georgia Regional Transit Authority (GRTA) Express Service:** *Xpress* is the Atlanta region's premier commuter transportation service, with luxury coaches carrying riders throughout the region Monday through Friday. *Xpress* is a public transportation service in partnership between the [Georgia Regional Transportation Authority \(GRTA\)](#) and 12 metro Atlanta counties.

**Human Scale Development:** The term "human scale" generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity. A building has a good

human scale if its details, elements and materials allow people to feel comfortable using and approaching it. Features that give a building human scale also encourage human activity.

**In-fill:** Development that occurs on vacant, skipped over, bypassed, or underused lots in otherwise built-up sites or areas.

**Live-Work:** An officially designated dwelling in which the occupant conducts a business.

**Local Historic Preservation Ordinance:** An ordinance that identifies procedures for creating local historic districts and administering the review of building renovations or alterations to properties located within the district. It typically establishes a historic preservation commission that is charged with the review of development proposals within historic districts.

**Major Comprehensive Plan Amendment:** Substantial alteration of the city's land use mixture or balance for the area of the city. This can be required when substantial changes to goals, objectives and policies of the Comprehensive Plan are proposed.

**Minor Comprehensive Plan Amendment:** A substantial alteration to the city's land use mixture for the area of the city in question has not occurred.

**Mixed Income Housing:** Housing for people with a broad range of incomes on the same site, development, or immediate neighborhood.

**Mixed-Use Development:** A single building containing more than one type of land use; or a single development or more than one building and use, where the different types of land uses are in close proximity, planned as a unified, complimentary whole.

**Mixed-Use Commercial:** A single building or development where two or more commercial land uses are present such as, but not limited to, retail, restaurant, institutional, or office use.

**Mixed-Use Residential:** A single building or development where two or more residential land uses are present consisting of single family, condominium, townhome, or multi-family development.

**Moravian:** An individual from the region in Eastern Europe that is located in Czech Republic.

**Multi-modal transportation network:** The comprehensive transportation system formed by the combined networks of all available modes of transportation (e.g., roadway, transit, pedestrian, bicycle, rail, aviation and waterway) in a given area.

**Node:** A geographic area, often centered on the intersection of a highway and collector or arterial cross street, that is distinguishable from its surroundings in terms of one or more of the following, or a combination

Adopted: November 10, 2008

thereof: (1) a mixture of land uses; (2) a higher concentration of pedestrian activity; (3) greater intensity of development; and/or (4) overall architecture of buildings or coordinated design of development.

**Non-point source pollution (NPS):** Water pollution affecting a water body from diffuse sources, rather than a point source which discharges to a water body at a single location.

**Park:** An area of land owned as public property, kept as open space with few or no buildings, and used for recreation or preservation of natural resources.

**Parklands:** The area designated as a park or a number of parks.

**Place Making:** The design of a building or area to make it more attractive to, and compatible with, the people who use it.

**Recreation facilities:** public buildings and marked playing fields within parks used for sports and games.

**Regional Suburban Bus:** Provides suburb-to-suburb regional bus service with limited stops and 30- to 60-minute frequencies.

**Signature Park:** a park of substantial size that is easily identifiable and representative of the City it serves. Piedmont Park in Atlanta or Central Park in New York are examples of a Signature Park.

**TAZ (Traffic Analysis Zone):** The unit of geography most commonly used in travel demand modeling, and usually consists of one or more census blocks, block groups, or census tracts. Population, household, and employment totals are derived within each TAZ and used as model input.

**TCC:** Town Center, City Center, City Hall; for **transportation context:** Traffic Control Center.

**Transit Stop:** Designated location where a passenger boards or alights any type of transit vehicle for access to his ultimate destination, either to be completed on foot or by transferring to another mode or vehicle within the transportation system (e.g., automobile, bicycle or other transit vehicle).

**Transition Area:** An area/property in a state of change from existing land use, character and development area. The Future Development Map identifies these areas for further study.

**Tree Bank:** A site such as a school or public park, where the owner/developer shall donate and plant the required trees or a defined monetary sum to be paid when it is not feasible to plant the required trees within their site's project area.

**Upper Johns Creek:** The portion of the City's namesake creek located north of Abbott's Bridge Road extending to McGinnis Ferry Road

Adopted: November 10, 2008

**Village:** A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services. A village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation.

**Village Green:** A piece of open land for recreational, meeting and other community uses.

---

Adopted: November 10, 2008

## **Section VI: APPENDIX**