



02

**AREAS IN
DETAIL**

**Parkers Mill & Man O War
// Winchester Road & Hume
Road // Athens-Boonesboro
// Todds Road & Canebrake
Drive // Blue Sky**

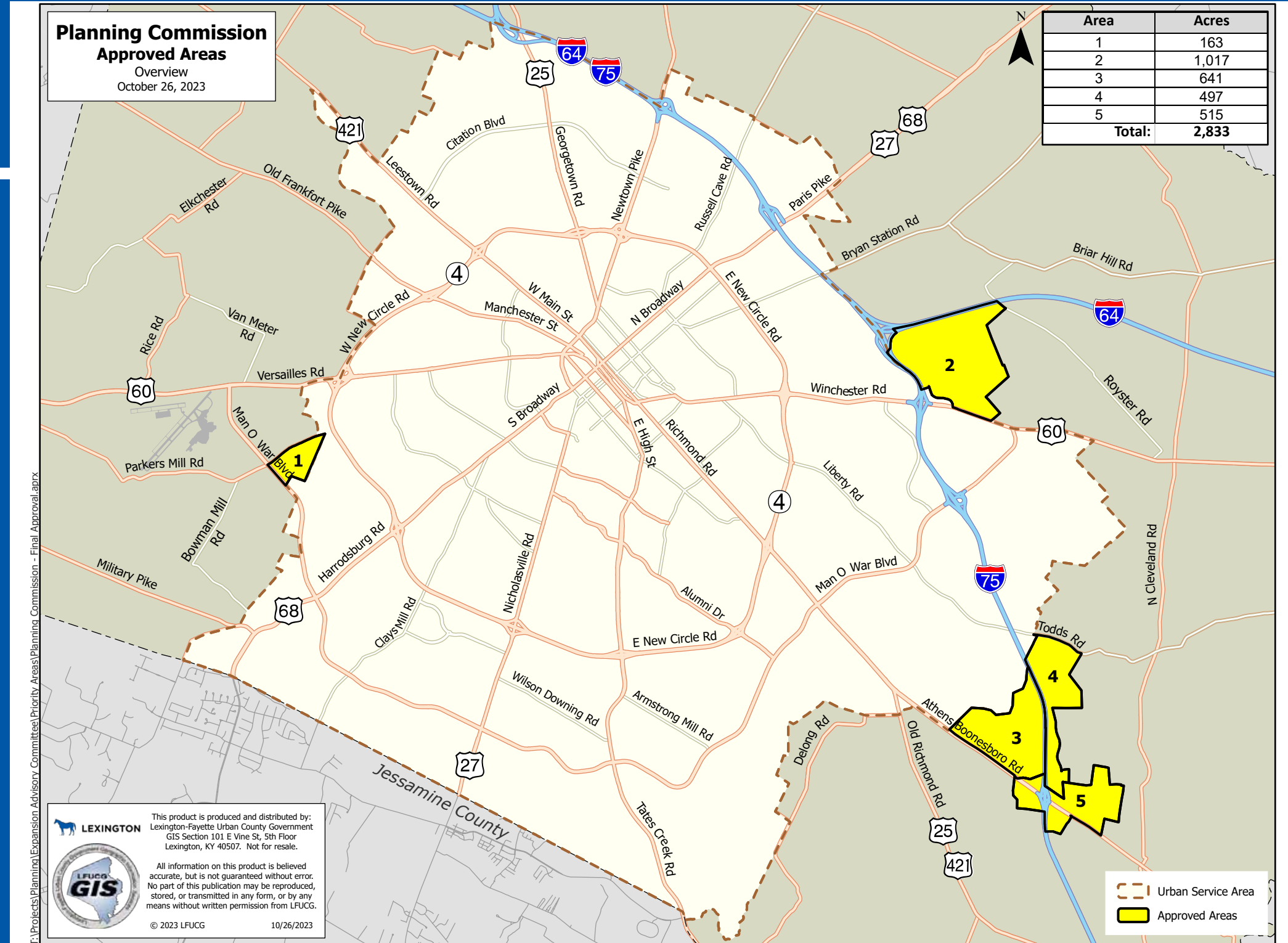
Recommended Areas

Identified by the Planning Commission on October 26, 2023

Total acreage of 2,833 acres

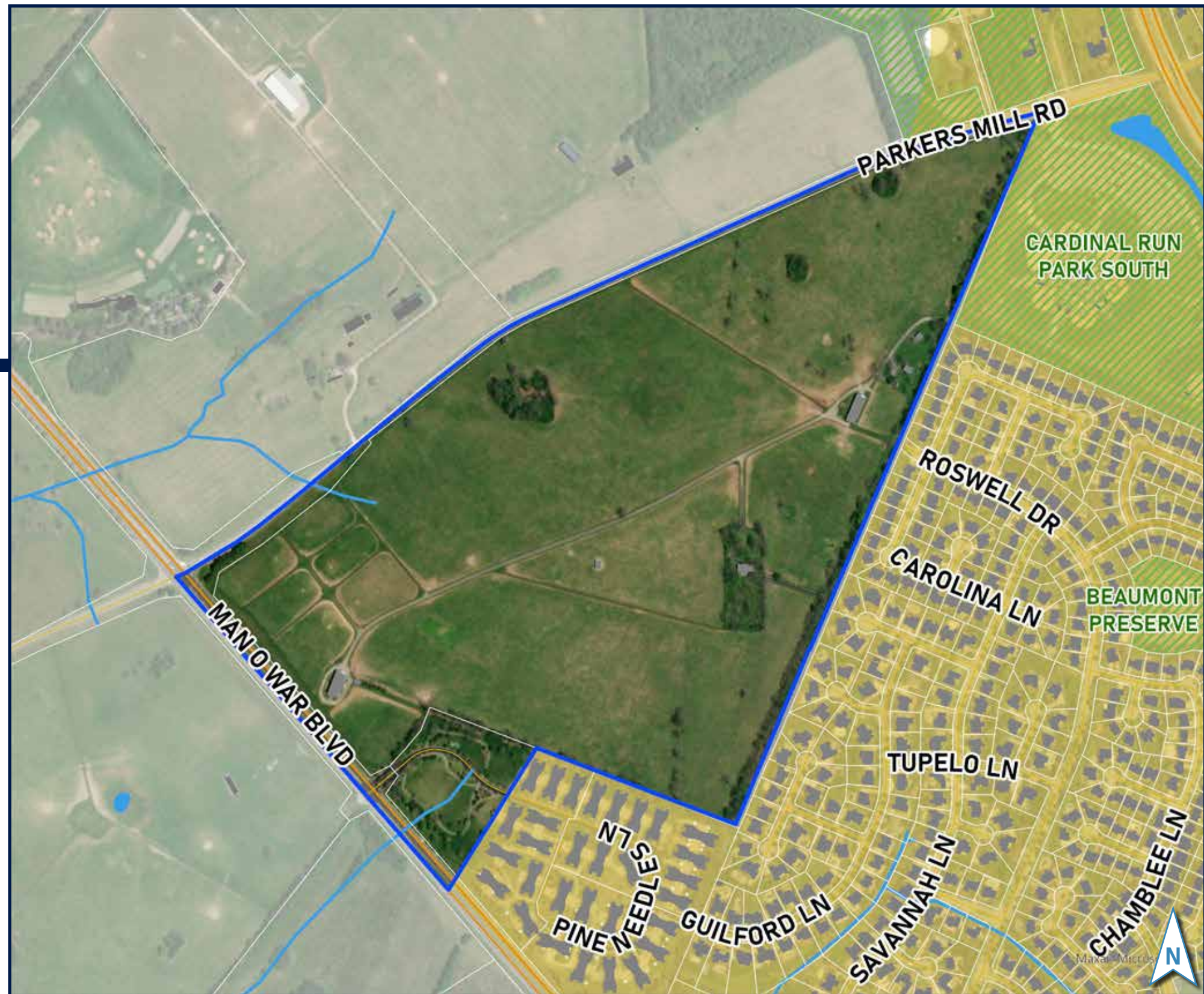
Spread across 5 approved areas, in three geographic edges of the Urban Service Area

Along major corridors
Potential as 'gateway' moments into the city



Area 1: Parkers Mill & Man O War

- Smallest of the 5 areas
- Total acres: 163
- Currently used for cattle and horse pastures
- Several barns and other outbuildings
- Includes landscaped entry to Pine Needles Lane, maintained by Heritage Place HOA

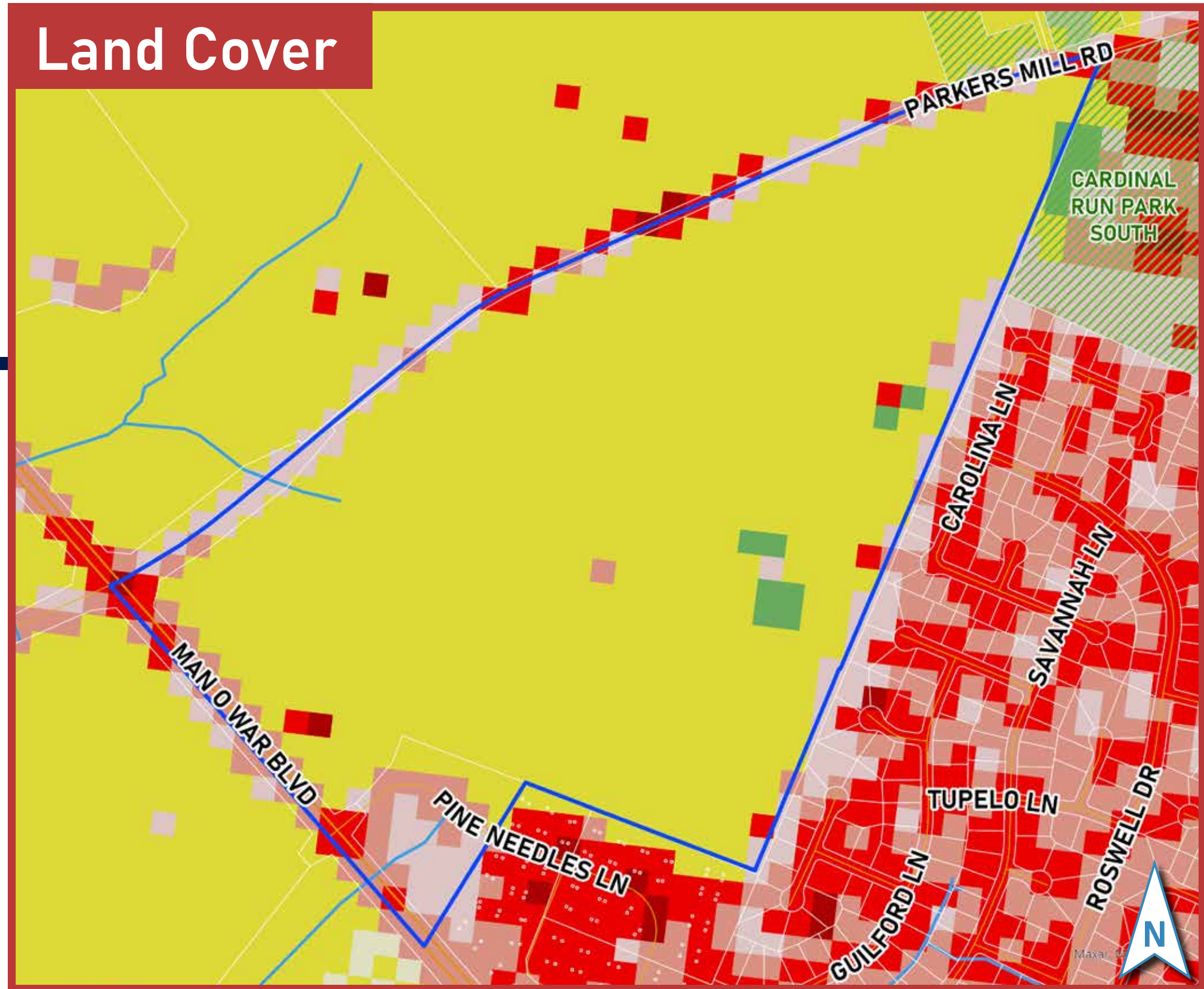


Area 1: Parkers Mill & Man O War







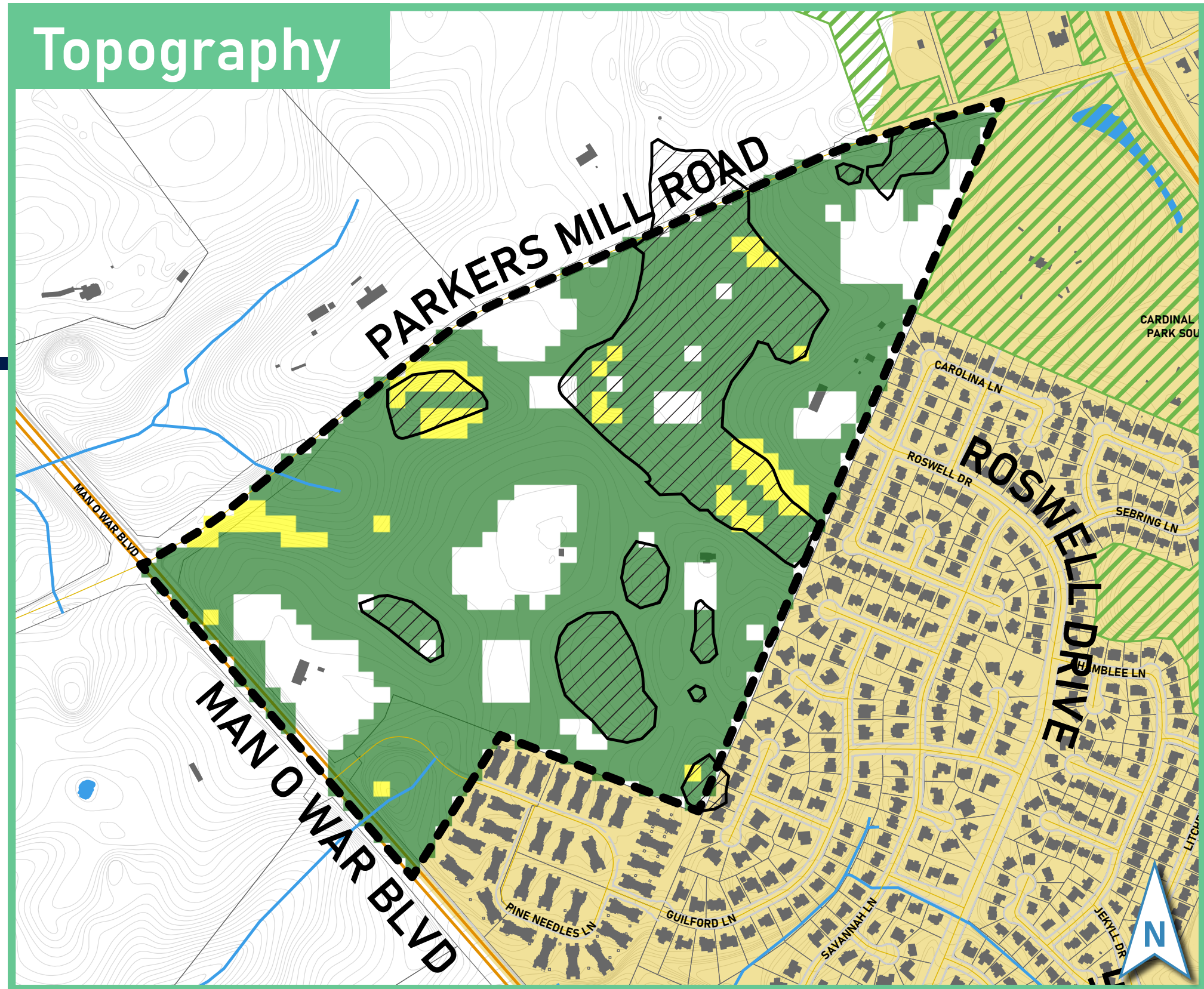
Area 1: Parkers Mill & Man O War

- Hay / Pasture
- Cultivated Crops
- Deciduous Forest
- Mixed Forest
- Developed, Open Space
- Developed, Low Density
- Developed, Medium Density
- Developed, High Density

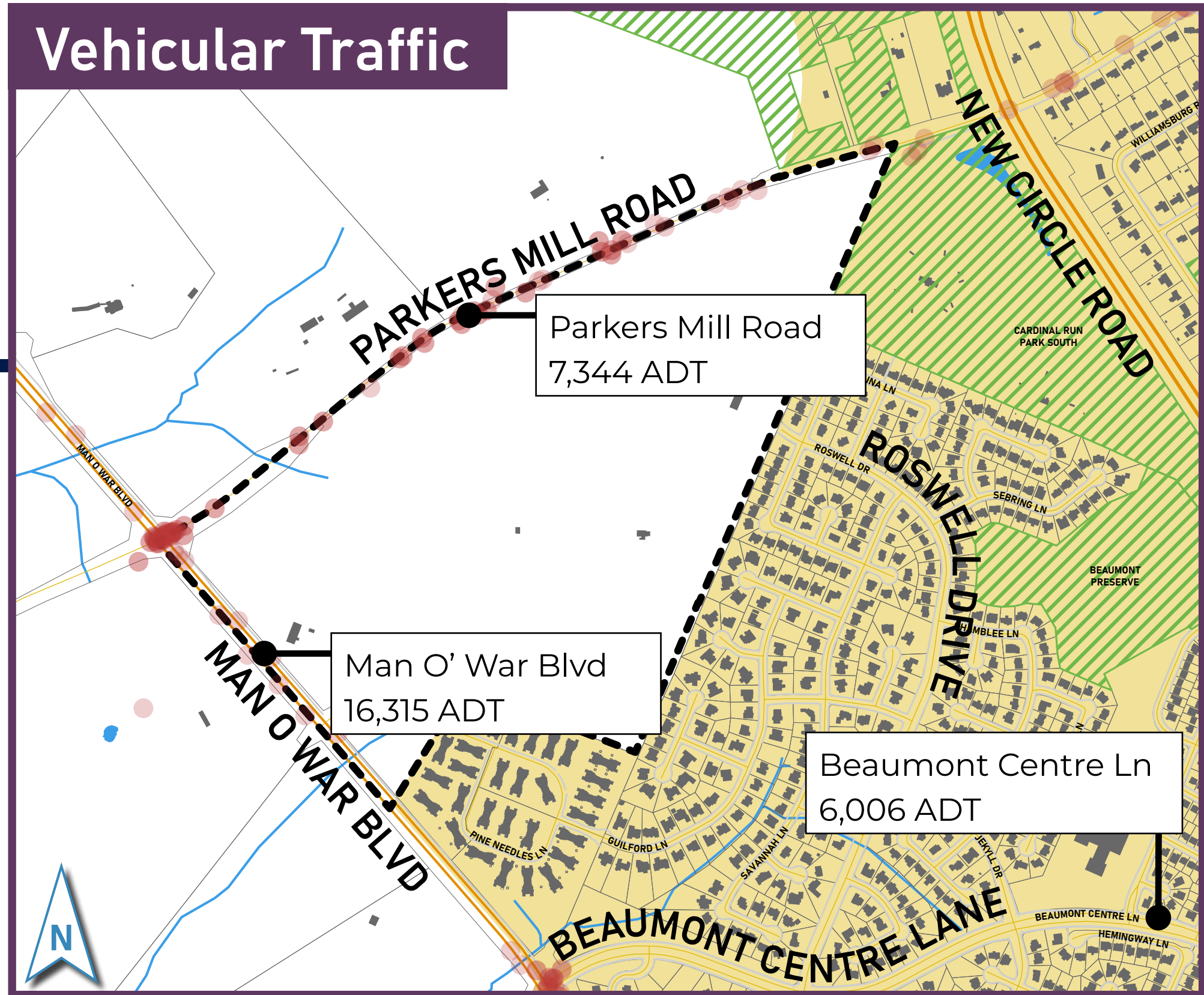
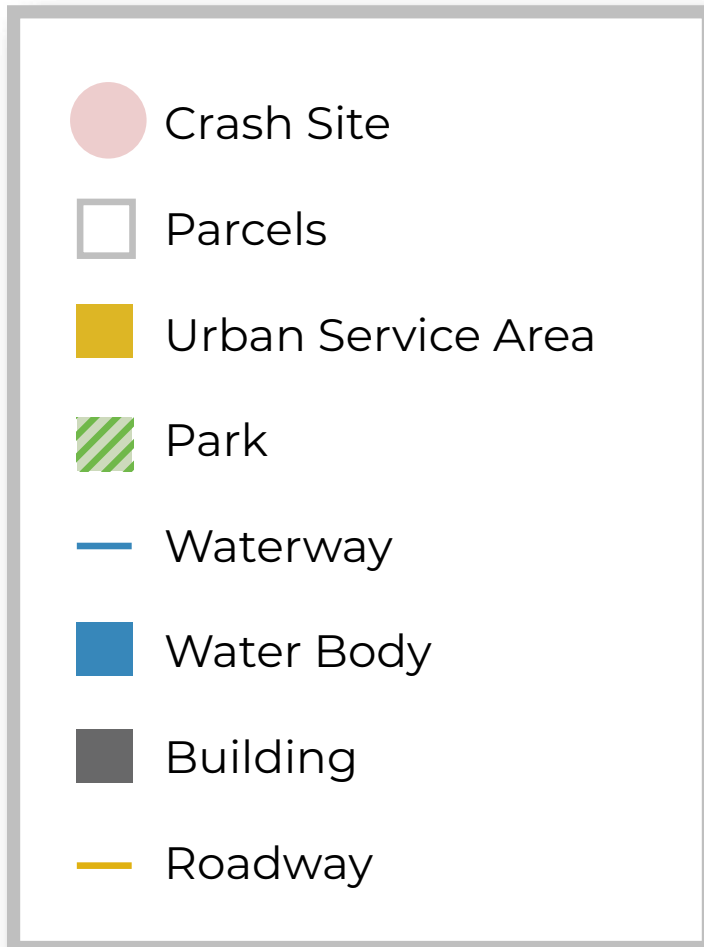


Area 1: Parkers Mill & Man O War

-  <3% Slope- Suitable for Building
-  3-10% Slope- Suitable for Building
-  10-15% Slope- Suitable for Building with Restrictions
-  Potential Sinkhole / Karst Area



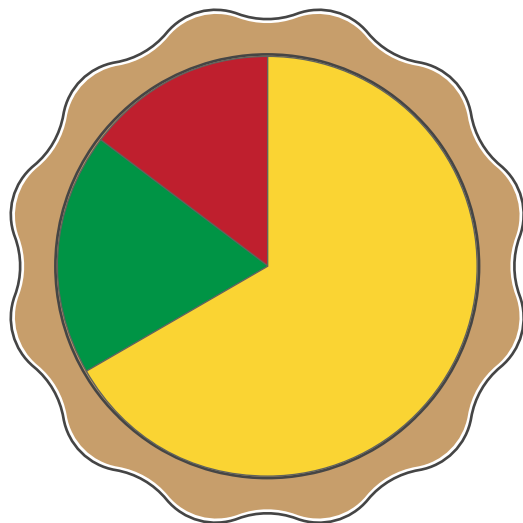
Area 1: Parkers Mill & Man O War



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Community Feedback

Overall: Neighborhood focused with some jobs



Potential of Area 1



Piece of the Pie

Imagine Area 1 as a pie. How many slices of that pie should be set aside for Neighborhoods (yellow), the Environment (green), and Jobs (red)? *This assumes transportation is right-sized for the uses selected.

Grab the picture of the pie provided and some markers to color in your ideal mix for Area 1. Tape it below

Examples:



Neighborhood focused
Heavy focus on residential with some neighborhood parks.



Job forward
Major employment generator with workforce housing.



Environmentally sensitive
Green space conservation with neighborhood pockets.

