



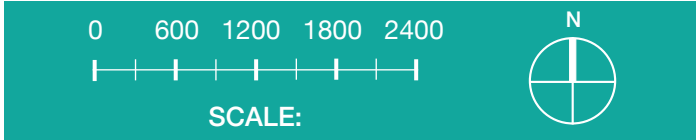


PROPERTY INFORMATION:

Owners	Parcel	Acreage
1. Pumpkin Center Properties	029:37B	479.70
2. Pumpkin Center Properties	029:057	18.90
3. Pumpkin Center Properties	029:030	38.00
4. Pumpkin Center Properties	029:34	68.49
5. Euchee Creek Development	029:048B	32.28
6. Euchee Creek Development	029:048A	41.81
7. Euchee Creek Development	030:83T	21.42
8. Pumpkin Center Properties	030:083(portion)	+/-12.0
9. Larry S. Prather Sr	029:039A	100.37
10. R Lionel & Larry Prather JR	029:036	13.63
11. Julia Prather	029:38	8.43
		834 Total AC



EXISTING CONDITIONS





## DEVELOPMENT PATTERNS (DP)

### **DP Goal 3 - Promote high quality new construction**

Ensure a high quality of residential development with updated design standards

### **What the Greenpoint Vision does**

Greenpoint's vision is to connect residents to nature, to each other, and to community institutions through a multimodal street network which prioritizes pedestrian safety.

## RESOURCE CONSERVATION (RC)

### **RC Goal 2 - Permanently protect 20% of the county's land as greenspace consistent with the Columbia County Greenspace Program**

### **What the Greenpoint Vision does**

The Greenpoint Vision will provide as much greenspace as possible to meet and exceed the 20% goal of Columbia County



**Preserve Environmentally Sensitive Areas**

Undisturbance provides opportunities for natural “breaks” in the built environment, wildlife corridors, and preservation of native plant species.

**Topography**

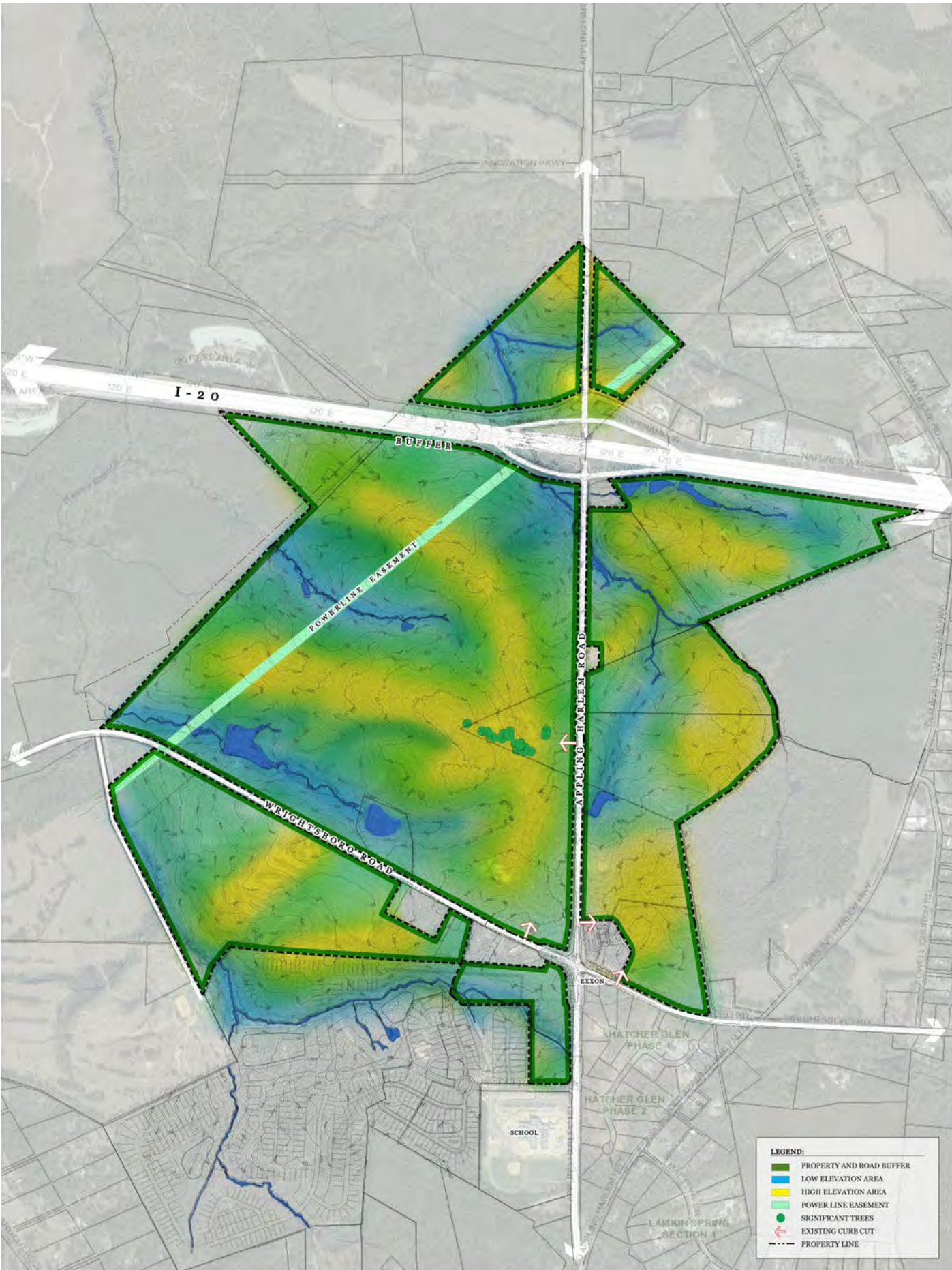
Land that has a slope of greater than 15% is generally avoided. These areas require much more grading and become much more prone to erosion.

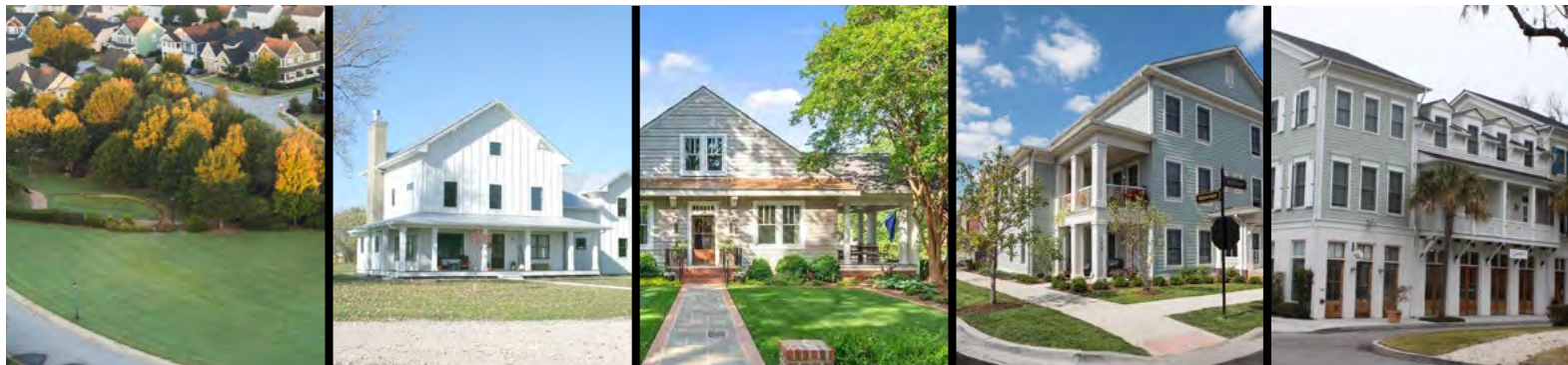
**Tree Cover**

Where possible, the existing trees will be preserved to provide vegetative buffers to the adjacent properties and street frontages.

**Utility Infrastructure**

An existing power line easement splits the site which can be utilized as a natural trail corridor throughout the community.





- **Diversity**

- Housing type
- Land use
- Street type

- **Walkability**

- Pedestrian-scale blocks
- Complete streets
- Connect to schools, business, entertainment
- Streetscapes
- Connected system of open space

- **Authenticity**

- Building materials
- Architectural style
- Geographically and historically relative
- Design standards
- Preservation & celebration of local culture & character

- **Sustainable**

- Flexible patterns
- Local materials
- Timeless quality & standards
- Built for pedestrian first







GREEN SPACE INSPIRATION IMAGERY



STREET INSPIRATION IMAGERY



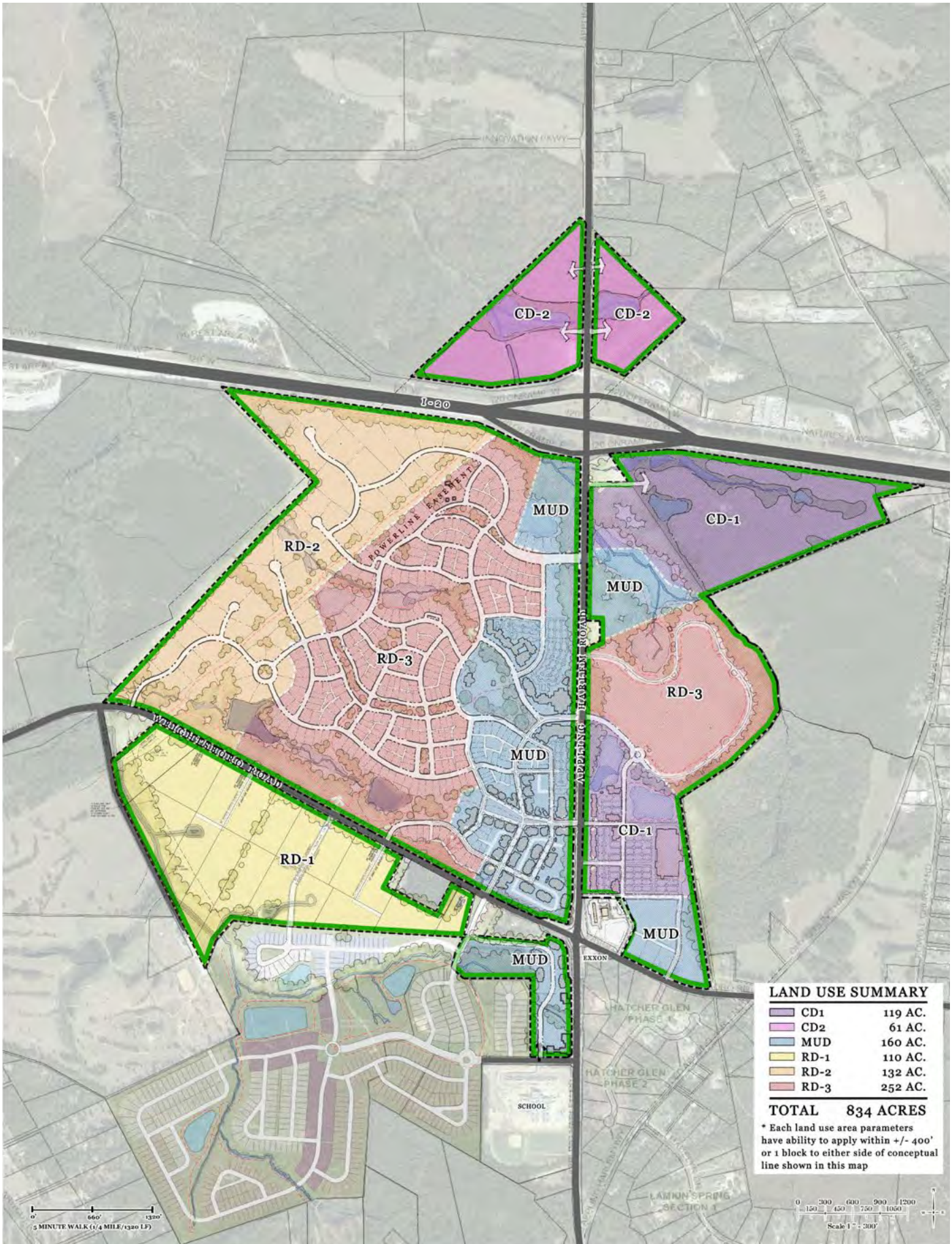
## STREET INSPIRATION IMAGERY



STREET INSPIRATION IMAGERY



STREET INSPIRATION IMAGERY



\* Plan is conceptual illustration and subject to change

VISION PLAN OVERALL





PRODUCT DIVERSITY: ESTATE-FARMSTEAD - RD1 | INSPIRATION



PRODUCT DIVERSITY: ESTATE-FARMSTEAD - RD1 | INSPIRATION



PRODUCT DIVERSITY: SUBURBAN - RD2 | INSPIRATION



PRODUCT DIVERSITY: SUBURBAN - RD2 | INSPIRATION



PRODUCT DIVERSITY: SUBURBAN - RD2 | INSPIRATION



PRODUCT DIVERSITY: VILLAGE RESIDENTIAL - RD3 | INSPIRATION



PRODUCT DIVERSITY: VILLAGE RESIDENTIAL - RD3 | INSPIRATION

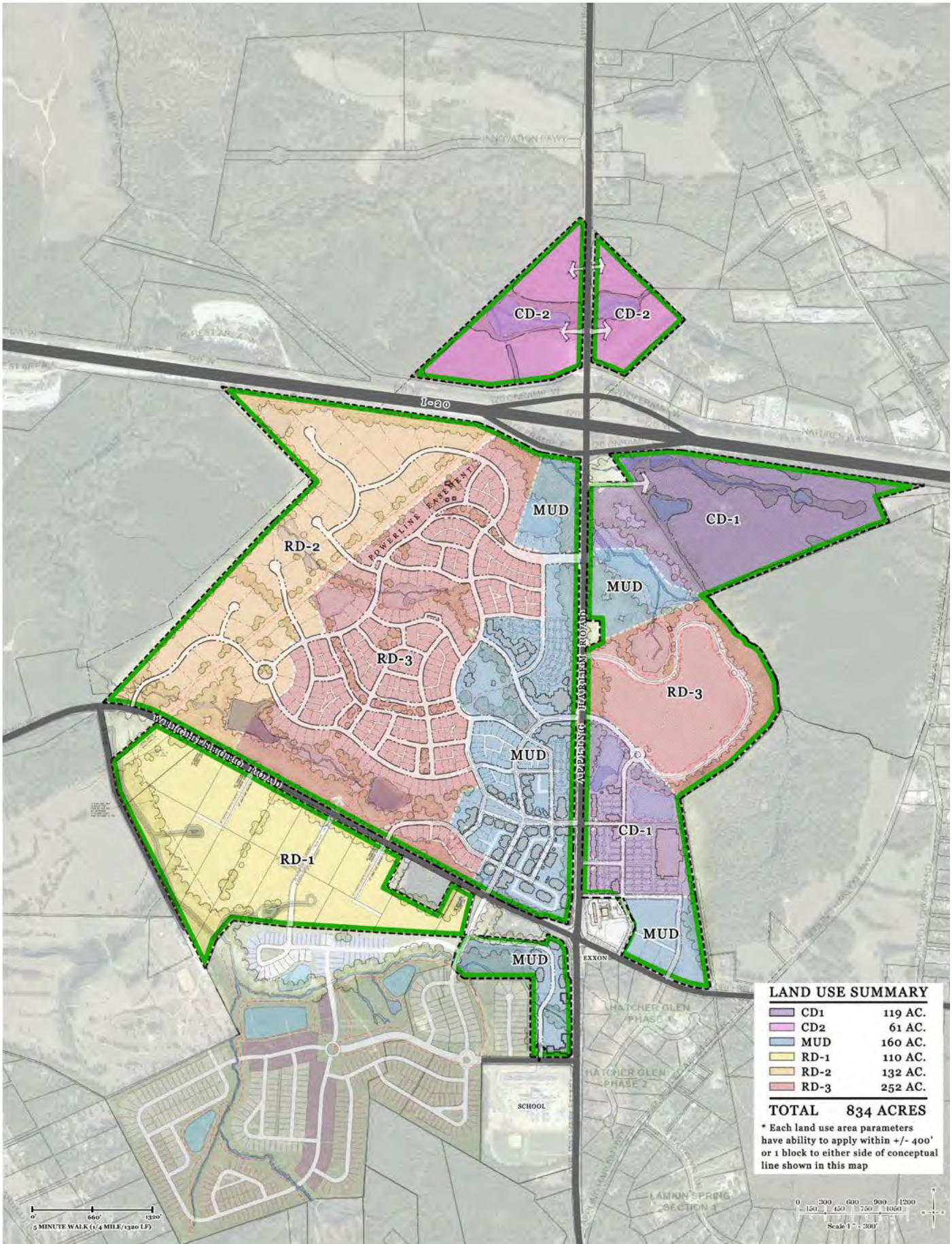


PRODUCT DIVERSITY: MUD | INSPIRATION



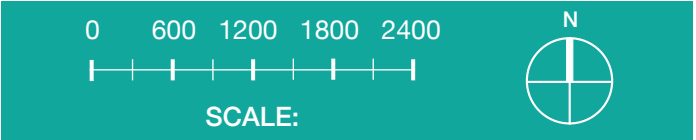
PRODUCT DIVERSITY: MUD | INSPIRATION





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VISION PLAN OVERALL





PRODUCT DIVERSITY: CD1 | INSPIRATION





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# VISION PLAN - ENLARGEMENT VILLAGE COMMERCIAL

0 600 1200 1800 2400  
SCALE:

