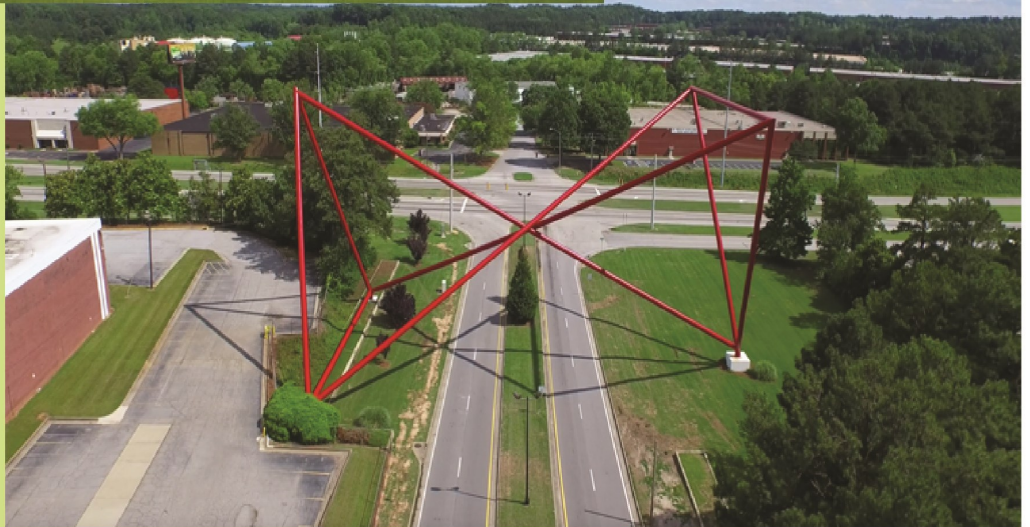


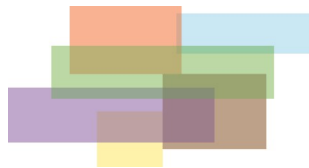
# 2035 FULTON COUNTY COMPREHENSIVE PLAN 2016-2035



FULTON COUNTY

OCTOBER 2016

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# FULTON COUNTY 2035 COMPREHENSIVE PLAN

Prepared by  
Fulton County  
Department of Planning and Community Services

3

October 5, 2016

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## ACKNOWLEDGMENTS

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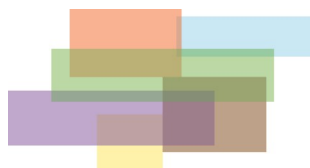
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# CONTENTS

9	<b>Introduction</b>
15	<b>Plan Elements</b> <ul style="list-style-type: none"><li>18 Population</li><li>27 Land Use</li><li>47 Housing</li><li>55 Transportation</li><li>60 Environmental</li><li>70 Community Facilities and Resources</li></ul>
81	<b>Environmental Justice</b>
97	<b>Community Goals</b>
103	<b>Needs and Opportunities</b>
109	<b>Implementation Program</b>

## APPENDIX

129

Appendix A: Public Participation Program

144

Appendix B: Supplemental Plans

Fulton County's South Fulton Comprehensive Transportation Plan (2013)

Fulton County's Consolidated Housing Plan (2015)

Fulton County's Cradle to Golden Years (2016-2020)

Fulton County's Solid Waste and Materials Management Plan (2017-2026)







# CHAPTER 1

# INTRODUCTION



Comprehensive plans are guides that determine how communities shape their growth and development in the future. Used by local governments, comprehensive plans act as a management tool to guide the decision-making process for land use, housing, transportation, the environment, and public facilities including public parks, community and recreation centers, and trails. This plan was written to guide Fulton County's vision for Unincorporated Fulton County. A vision that includes neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life.

The 2035 Fulton County Comprehensive Plan was developed in accordance with the Georgia's current Planning Act of March 2014. This Act requires local governments to draft a 20-year comprehensive plan every 5-years to achieve and maintain a "Qualified Local Government" (QLG) status. The QLG designation is required for local governments to be eligible for state funding and permitting.

**The Comprehensive Plan addresses  
three simple questions:**

- Where are we now?**
- Where do we plan to be?**
- How will we get there?**

This comprehensive plan is an update of the 2030 Comprehensive Plan that was adopted by Fulton County in 2011. This update covers a 20-year planning focus (2015 to 2035) and has been prepared to comply with the rules of the Georgia Department of Community Affairs, Chapter 110-12-1, "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014.

**WHAT IS A COMPREHENSIVE  
PLAN?**

A Comprehensive Plan is a long-range policy document that makes planning recommendations for the next 20 years. The Comprehensive Plan is a tool used by local governments to guide the decision-making process and is intended for daily and strategic use.



### PURPOSE

According to the 2014 Georgia Minimum Planning Standards, a comprehensive plan process must contain three components: Needs and Opportunities, Community Goals, and a Community Work Program.

**Community Goals:** Through various public hearings, community workshops, and steering committee meetings, the County developed a vision statement, goals, and policies that represent the community's desired future direction for Unincorporated Fulton County. This element includes a General Vision Statement, community goals, and supporting policies to assist in making decisions that are consistent with community goals.

**Needs & Opportunities:** An analysis of the community's needs and opportunities was conducted to determine existing conditions of Unincorporated Fulton County and was used to identify issues and opportunities. To conduct this analysis, Fulton County Staff utilized a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis as part of the Plan's Public Involvement Initiative. For more details regarding the findings of the SWOT Analysis, see Appendix A: Public Participation Plan.

**Community Work Program:** Fulton County created a Community Work Program to outline steps and strategies for addressing identified needs and opportunities. This Work Program identifies specific activities to be undertaken over the next five years and includes the following information for each listed activity:

- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

The Community Work Program also includes a Report of Accomplishments addressing the status of the Short Term Work Program from the 2030 Comprehensive Plan.

Additional elements are also included in the 2035 Comprehensive Plan and focus on specific aspects of future planning of Unincorporated Fulton County: Population, Land Use, Housing, Transportation, Environmental, Economic Development, and Community Facilities and Resources.

The Plan's elements are directed at the geographical area for which the local government has land use planning authority. For Fulton County, this area is the unincorporated boundaries of Fulton County. This update is accompanied by an appendix with compiled data that was used in the evaluation of current conditions and trends of Fulton County.



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# CHAPTER 2

# PLAN ELEMENTS





## PLAN ELEMENTS

The 2035 Comprehensive Plan considers six essential elements: **Population, Land Use, Housing, Transportation, Environmental, and Community Facilities and Resources**. These elements serve as the foundation of this Plan and will be used as the basis for decision making and planning for Fulton County's future.

### **Population Element**

The Population Element contains the most current population forecast for the Unincorporated Fulton County area. Understanding past and future population trends and characteristics is necessary when considering the long range planning process for Unincorporated Fulton County.

### **Land Use Element**

The Land Use Element contains the Future Development Guide and Land Use Categories as well as residential, commercial, and industrial land supply and figures that will provide a forecast for the area.

### **Housing Element**

The Housing Element contains an analysis of the existing housing stock for Fulton County. It includes recent trends in population, income, housing types, and affordability.

### **Transportation Element**


The Transportation Element contains a foundation for understanding Fulton County's interconnected multi-modal transportation network. This section includes an analysis of the existing transportation system while projecting future transportation needs. Alternative modes such as walking, bicycling and transit are considered in this section as well.

### **Environmental Element**

The Environmental Element contains information about the environmentally sensitive lands within the County's unincorporated area. Development regulations, Environmental Justice, and other County environmental codes will also be addressed in this section.

### **Community Facilities and Resources Element**

The Community Facilities and Resources Element contain a description of public facilities and services including public safety, water and sewer facilities, and other essential facilities.







GIS/Data Disclaimer:  
Fulton County's Planning and Community Services and GIS Divisions have made every reasonable effort to represent geographical and statistical data as accurately as possible and assumes no liability associated with the use or misuse of their products. Information contained herein is for representational purposes only. This document includes data that was populated through the 2010 and 2014 American Community Survey (ACS). As statistical data is updated annually, some data may differ from the information found in the 2030 Fulton County Comprehensive Plan.



## POPULATION

Population statistics provide the framework for the development of a comprehensive plan. The landscape of Unincorporated Fulton County has changed substantially in the past ten years. This section will highlight past and present conditions of Unincorporated Fulton County while also forecasting its future.

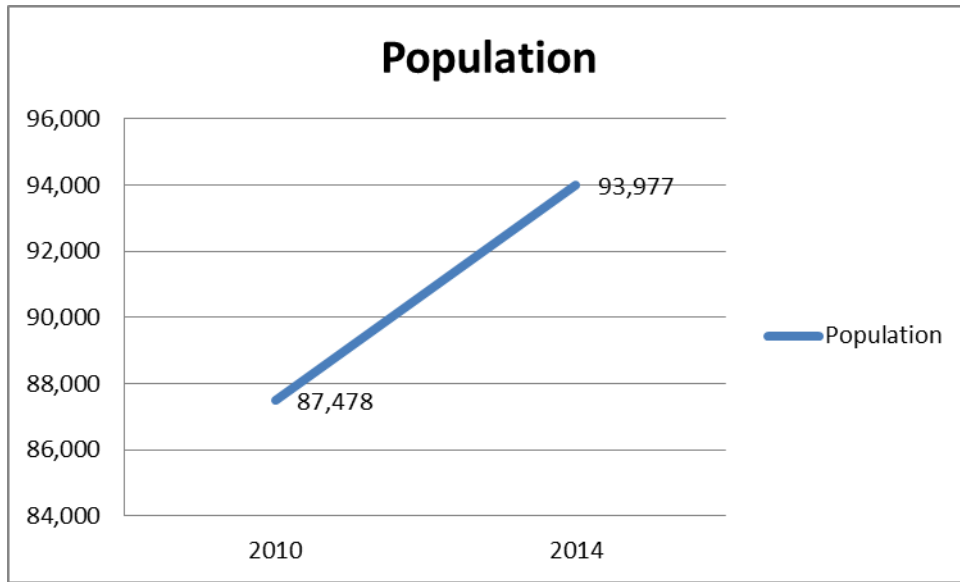


TOTAL POPULATION

This chapter provides a snapshot of the demographics of the community in the effort to gain a better understanding and insight of Unincorporated Fulton County’s unique character. The purpose of this information is to identify population changes and various trends in Unincorporated Fulton County.

As seen on the graph below, Unincorporated Fulton County has experienced an increase in its population over the past few years. According to the 2010 American Community Survey, Unincorporated Fulton County’s 2010 population was 87,478. By 2014 the population (5-Year ACS) was estimated to be slightly higher than the 2010 count at 93,977. This shows a population increase of 7.4% from 2010 to 2014.

Figure 1A



Source: 2010 and 2014 Data calculated by the Fulton County Department of Information Technology; U.S. Census Bureau, 2014 American Community Survey, 5-Year ACS and 10-Year Census

## GROWTH RATES

Unincorporated Fulton County Population Growth Compared to Other Areas in the County

Figure 1B

	2010 Population	2014 Population (1-Year ACS)	2010-2014 Growth Rate	2010-2014 % Change
Incorporated North Fulton	349,665	368,108	1.32	5.27
Atlanta	391,711	409,796	1.15	4.62
Incorporated South Fulton	91,727	95,219	0.95	3.81
Unincorporated Fulton	87,478	123,196	10.21	40.83

Source: 2014 (1-Year ACS) Data calculated by the Fulton County Department of Information Technology.

20

**10.21 %**

**Growth Rate of Unincorporated Fulton County  
from 2010 to 2014.**

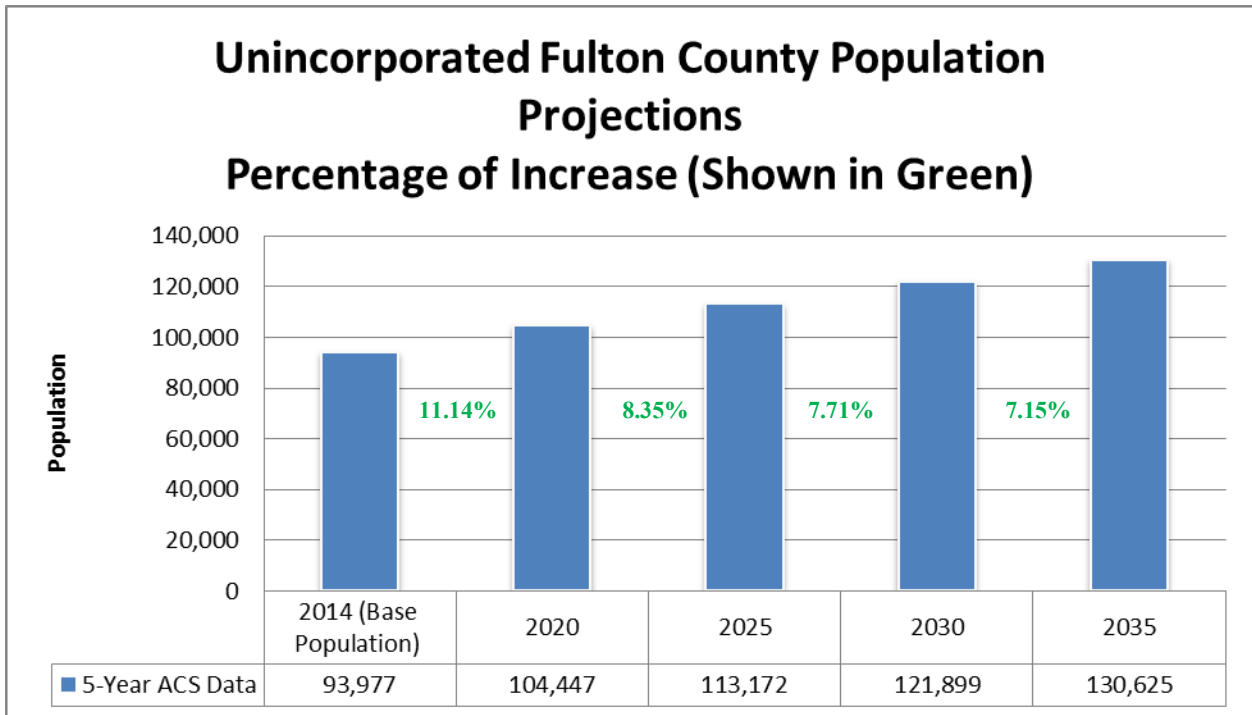
The "population growth rate" is the rate at which the number of individuals in a population increases in a given time period, expressed as a fraction of the initial population. Specifically, population growth rate refers to the change in population over a unit time period, often expressed as a percentage of the number of individuals in the population at the beginning of that period.

For the past five years, Unincorporated Fulton County and its neighboring communities have continued to experience population increases, a trend likely to continue in the near future. Since 2010, over 35,000 new residents moved to Unincorporated Fulton. This equates to a 10.21% growth rate increase for 2014.

With a growth rate of 10.21%, Unincorporated Fulton County has shown a much higher level of growth than any other areas within the County. This difference can be attributed to the large amount of residential land throughout Unincorporated Fulton County.

POPULATION PROJECTIONS

Figure 1C



21

Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

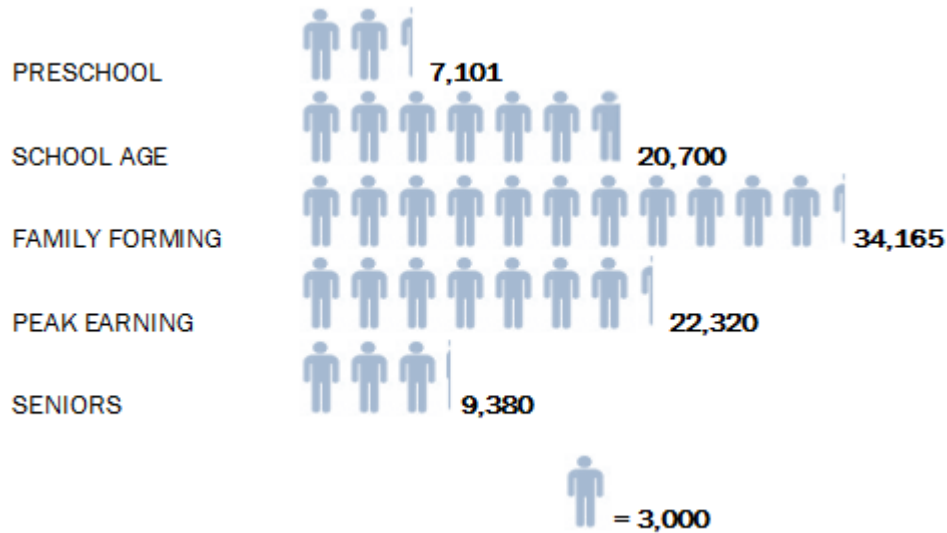
Population projections are estimates of the population for future dates. They are typically based on an estimated population and are consistent with the most recent census information. These types of projections are vital in a community’s decision-making process and are used to determine the impacts of population growth.

Unincorporated Fulton County is projected to increase its population to 130,625 residents by 2035. As the population increases, additional demands will increase as well. Unincorporated Fulton County would need to increase services such as infrastructure, emergency response, public safety, and social services. It is important to note that the Population Projection shown on the following page identifies a slight increase over each 5-year increment. This implies that any change of growth would not be drastic or immediate and would allow for the County to better prepare for any necessary changes.

## AGE DISTRIBUTION

Figure 1D

Unincorporated Fulton County Age Distribution Chart, 2014



22

Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

The age graph divides the population into five main groups. Children are broken up into two groups: preschool age (children under 4) which is used to evaluate the birth rate of a community, and school age children (children ages 5 - 19) which is used to help identify the need for adequate schools and child friendly facilities. The working adults are also divided into two groups: family forming adults (20-44) who are the most likely to have children, start households and begin careers. The peak earning adults (44-64) have become very skilled in their careers and have historically reached their peak earnings. The senior (65+) age group includes both younger seniors who are largely active and self-sufficient and the older seniors who dependent on others for mobility and have increased need for health care, and may have a greater need for assisted living facilities and nursing homes.

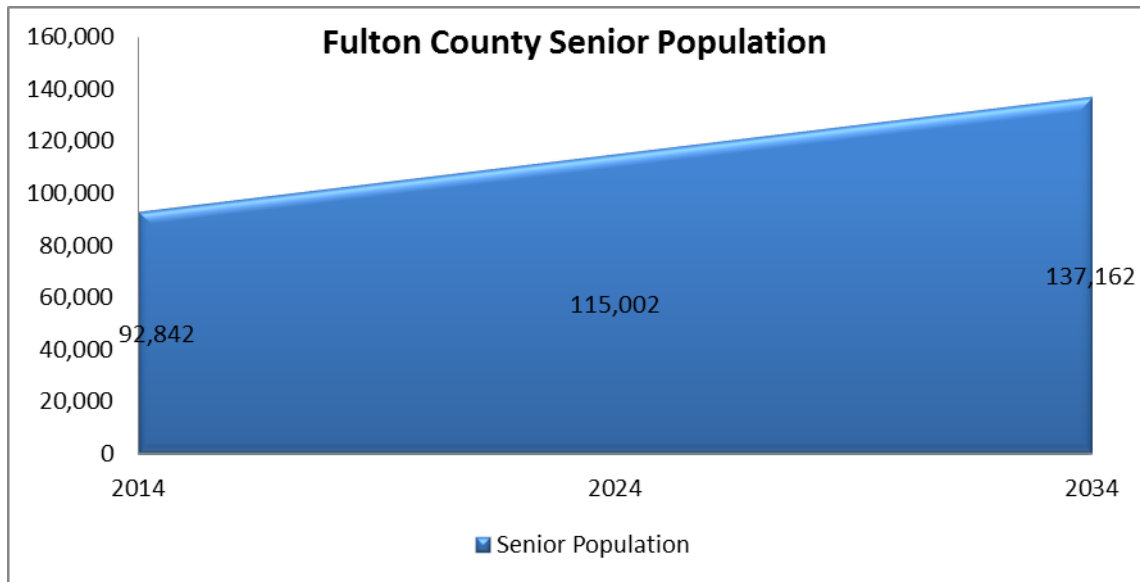
IMPLICATIONS OF AGE DISTRIBUTION

Population age distribution is an important indicator of both current and future community needs and dynamics. As shown in the Age Distribution Chart, Unincorporated Fulton County’s largest percentage is the “Family Forming” category. A large concentration of the family forming population, for example, could imply a future boom of young children. This would predict an increased need for goods and services such as jobs, transit, housing, education, retail services, and healthcare.

The second largest group is the “Peak Earning” category. These residents will eventually become empty-nesters and retirees. As they continue to age, the County should consider furthering opportunities of providing amenities and services that would encourage these residents to remain residents of Unincorporated Fulton County.

While illustrating a small portion of Unincorporated Fulton County’s 2014 population, the senior population is projected to have a 48% increase by 2034. As seniors retire from the workforce, this will require a number of senior related needs. For example, the County will need to increase senior housing options, leisure activities, and public transit opportunities. It will be equally important for Unincorporated Fulton County to enable its senior population to maintain their independence by remaining in their own homes or to promote adequate and affordable senior housing options. Planning decisions would need to continue to consider this shift, as senior housing and mobility becomes an increasingly larger concern in the near future.

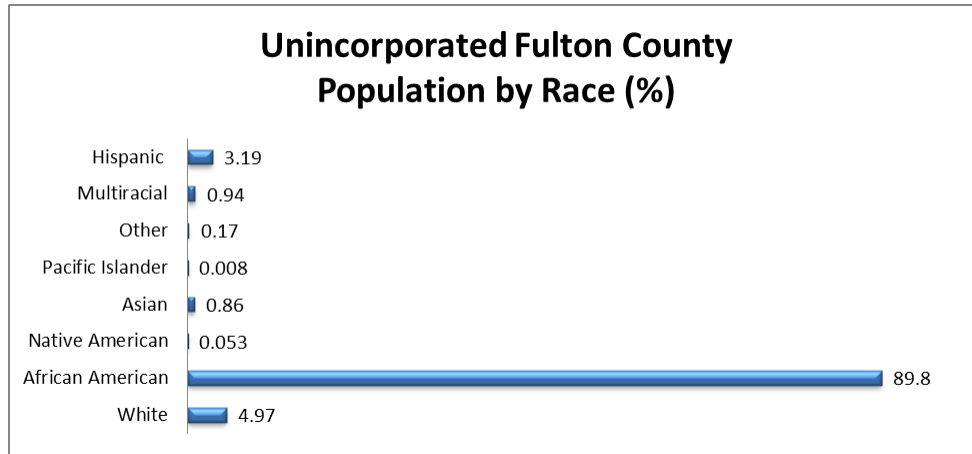
Figure 1E



Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology for Fulton County (entirety).

## RACE AND ETHNICITY

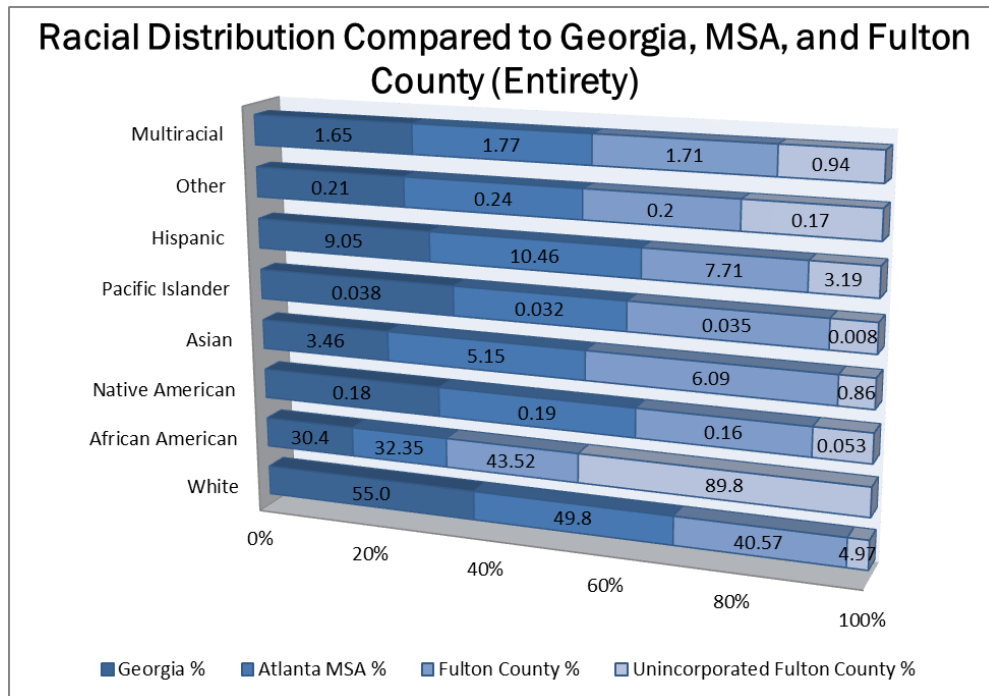
Figure 1F



Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

24

Figure 1G



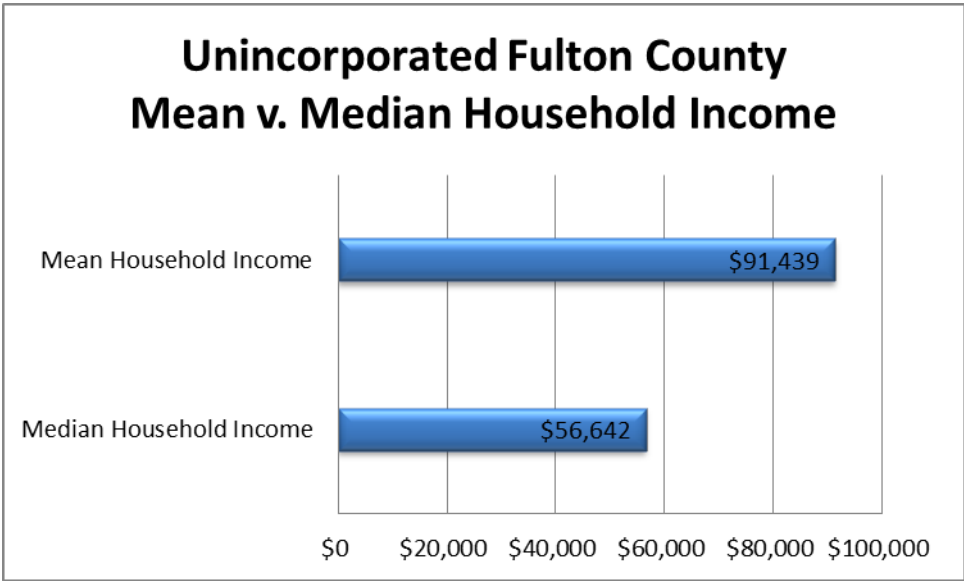
Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology



Historically, Unincorporated Fulton County’s population has been majority African American. With the White and Hispanic populations totaling less than five percent of the population, other groups are less than 1%. While the overall racial distributions for other areas (County, MSA and State) are relatively similar, Unincorporated Fulton County is noticeably different.

**INCOME**

Figure 1H



25

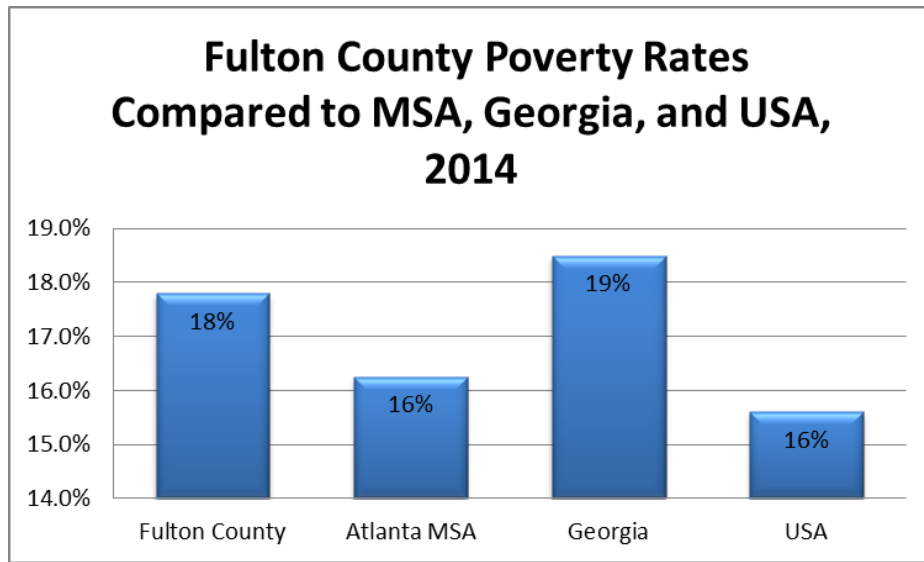
Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology for Fulton County (entirety).

Concerns of income inequality continue for Unincorporated Fulton County. The median (middle) household income for Fulton County, as a whole, in 2014 was \$ 56,642 and the mean (average) household income was \$91,430. The gap between the mean income and the median income indicates a large disparity between average households and wealthy households. This data suggests that although the average (mean) income level for Unincorporated Fulton County is high, this income is not distributed evenly throughout the population and a large proportion of residents fall below this income level.

## Poverty

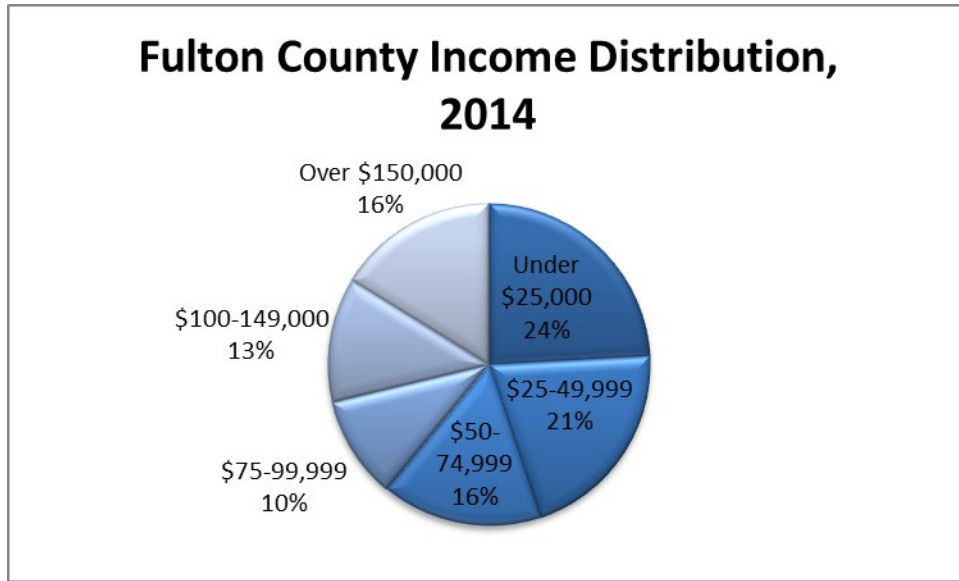
The poverty rate within Fulton County, as a whole, is 1% lower than the State and 2% higher than the MSA and national level. This implies that Fulton County's poverty trends are similar to its immediate and extended areas. Poverty data for Unincorporated Fulton County is currently not available.

Figure 1I



Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology for Fulton County (entirety).

Figure 1J



Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

LAND USE

Historically, Fulton County has seen a number of major changes in its geographical boundaries. Between 2005 and 2007, Fulton County witnessed the incorporation of four new municipalities resulting in the cities of Sandy Springs, Johns Creek, Milton, and Chattahoochee Hills. With these incorporations and the municipal annexations by the cities of Atlanta, Palmetto, Union City, Fairburn, Roswell and Alpharetta, the size of Unincorporated Fulton County reduced from 191,701 acres in November 2005 to 67,574 acres in November 2010. As a continued result of annexation actions, by December 2015 Fulton County had a total of 61,626 acres. This resulted in a 9% acreage reduction from that of 2010.

The 2030 Comprehensive Plan focused on a new vision and planning process for the newly defined boundaries of Unincorporated Fulton County. It provided for a visionary planning concept and framework for local implementation. Your Community, Your Future: 2035 Fulton County Comprehensive Plan will continue in that focus by moving towards the visions set forth in the prior Plan for Unincorporated Fulton County.

27

Figure 2A

	2015 acres	% of Fulton County
Unincorporated Fulton County	61,626	18%
<b>Total Acres</b>	<b>341,965</b>	<b>100%</b>

Source: 2015 Data calculated by the Fulton County Department of Information Technology



## CHARACTER AREAS AND DEVELOPMENT PATTERNS

28

With the adoption of the new State planning requirements in 2014, this Element lays out more specific future goals of the Unincorporated Fulton County's sub-areas, districts, or neighborhoods. Unincorporated Fulton County is divided into four main Character Areas: **Neighborhood District**, **Business District**, **Mixed-Use District** and **Special Areas of Interest District**. The following definitions provide a sketch of the forms, patterns, and styles of development to occur in each of the Character Areas. Amongst the four listed Character Areas, thirteen subareas are also included. Each subarea will provide a full description of each area and patterns of development.

An identification of Implementation Strategies is included in this section to demonstrate how Fulton County plans to achieve the desired development patterns. The following Implementation Strategies may include more detailed sub-area planning, new or revised development regulations, public investments, and/or infrastructure improvements. These Strategies were originally identified in Chapter 5: Community Goals.

AGRICULTURAL NEIGHBORHOOD

The intent of the Agricultural Neighborhood Character Area is to preserve its natural features and bucolic qualities by limiting land disturbances and utilizing conservation development. The Agricultural Neighborhood Character Area represents the rural land in Unincorporated South Fulton that are defined by agricultural uses and very low-density residential. This area is bounded to the west by the Chattahoochee River, to the south by the city of Chattahoochee Hills and to the east by Cascade-Palmetto Highway. This character area is further defined by the Cedar Grove Agricultural Overlay District.

This area of Unincorporated Fulton County is the furthest from the urbanized area, with property ownership characterized by large acreages. The Agricultural Neighborhood area is also currently without sewer connectivity, which prevents large scale development from moving into the area. The residential character of the area is defined by single family homes located on individual lots along existing streets. Estate conservation subdivisions are appropriate.

Commercial uses in the Agricultural Neighborhood area consist of large open land intensive farming practices that are consistent with its character. The active agricultural uses include horse farms, timber farms, and open pasture. The development of civic uses such as schools and places of worship is appropriate in the Agricultural Neighborhood Character Area provided the necessary public infrastructure is available and in place.

AGRICULTURAL NEIGHBORHOOD COMPATIBLE LAND USE CATEGORIES  
Agricultural, Forestry & Estate Residential, Residential  
1 Unit or Less per acre, Open Space, Public, Semi-Public & Institutional  
AGRICULTURAL COMPATIBLE ACTIVE ZONING CLASSIFICATIONS  
AG-1; R-1; R-2; CUP, SH

IMPLEMENTATION STRATEGIES (See Chapter 5)  
LU 1.2, LU 1.4, LU 1.17, LU 1.18, HO 2.6  
ENV 4.4, ENV 4.6, ENV 4.7



## RURAL NEIGHBORHOOD

The intent of the Rural Neighborhood Character Area is to preserve the primarily rural residential character of Unincorporated South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas. The area is further delineated by the portion of land surrounding the Live Work corridor along South Fulton Parkway, which allows for more intensive uses and creates a transition from the Parkway into the rural neighborhoods.

A majority of Unincorporated Fulton County falls into the Rural Neighborhood category, including the community of Cedar Grove and portions of Cliftondale. The Rural communities of Unincorporated South Fulton are characterized by low to medium density residential houses, with established single family homes on large lots and newer traditional style subdivisions. Public infrastructure is available, but service may not be extended to all properties. It is the intent of this Character Area to protect the existing natural features by conservation subdivision development. Low to medium residential development that maintains the rural character in scale and design is appropriate.

Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers and facilities. Commercial development is small scale and rural in character; specific details will be addressed in the Local Live Work Character Area, found on page 37.

### RURAL NEIGHBORHOOD COMPATIBLE LAND USE CATEGORIES

Agricultural, Forestry & Estate  
Residential,  
Residential  
1 Unit or Less per acre  
1 to 2 Units per acre  
1 to 3 Units per acre\*,  
Open Space,  
Public, Semi-Public & Institutional

### RURAL COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

R-2A; R-3\*; R-3A\*; CUP; NUP, SH

\*Higher Residential densities  
appropriate adjacent to South  
Fulton Parkway Corridor (South  
Fulton Pkwy Transitional)

### IMPLEMENTATION STRATEGIES

(See Chapter 5)

LU 1.2, LU 1.3, LU 1.4, LU 1.17,  
LU 1.18  
HO 2.4, HO 2.6

30



SUBURBAN NEIGHBORHOOD  
COMPATIBLE LAND USE  
CATEGORIES

Residential  
2 to 3 Units per acre (Suburban I),  
3 to 5 Units per acre (Suburban II),  
Open Space,  
Public, Semi-Public & Institutional

SUBURBAN  
COMPATIBLE ACTIVE ZONING  
CLASSIFICATIONS

R-3; R-3A; R-4\*; R-4A; R-5\*; R-5A\*;  
TR\*; CUP; NUP, SH

\* Higher residential densities appropriate in the Suburban II area only

**SUBURBAN NEIGHBORHOOD**

The intent of the Suburban Neighborhood Character Area is to provide a wide diversity of housing types and affordability in Unincorporated Fulton County while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses.

The Suburban Neighborhoods are located closest to urbanized areas, and are comprised of medium density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers and facilities. Specific details regarding commercial development will be addressed primarily through the Live Work Character Area designations which are expanded upon later in this section.

31

IMPLEMENTATION STRATEGIES  
(See Chapter 5)

LU 1.2, LU 1.3, LU 1.18, LU 1.19  
HO 2.4, HO 2.6



## INDUSTRIAL ZONE

The purpose of the Industrial Zone Character Area is to preserve the integrity of industrial areas in Unincorporated South Fulton that accommodate the most intense industrial uses while limiting their impact on the surrounding neighborhoods. These areas have the highest intensity of industrial uses which require the most stringent regulations and site control. Most industrial uses require large landscaped buffers and separation from incompatible uses.

Industrial parks and stand-alone industrial developments are the typical types of development allowed in the Industrial Zone Character Area. The uses can include wholesale trade distribution centers, manufacturing, and large scale distribution centers. Maintaining the integrity of industrial areas is important to Fulton County. Incompatible uses, such as residential and commercial, are not appropriate. However, appropriate commercial uses that serve the industrial areas are allowed in the Industrial Marketplace Character Area, which is described on page 36.

32

### INDUSTRIAL ZONE COMPATIBLE LAND USE CATEGORIES

Industrial,  
Open Space,  
Public, Semi-Public, & Institutional

### INDUSTRIAL COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

M-1; M-1A; M-2

### IMPLEMENTATION STRATEGIES

See Chapter 5)  
LU 1.2, LU 1.8, LU 1.9, LU 1.14,  
LU 1.18, LU 1.19





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## FULTON INDUSTRIAL BOULEVARD FOCUS AREA

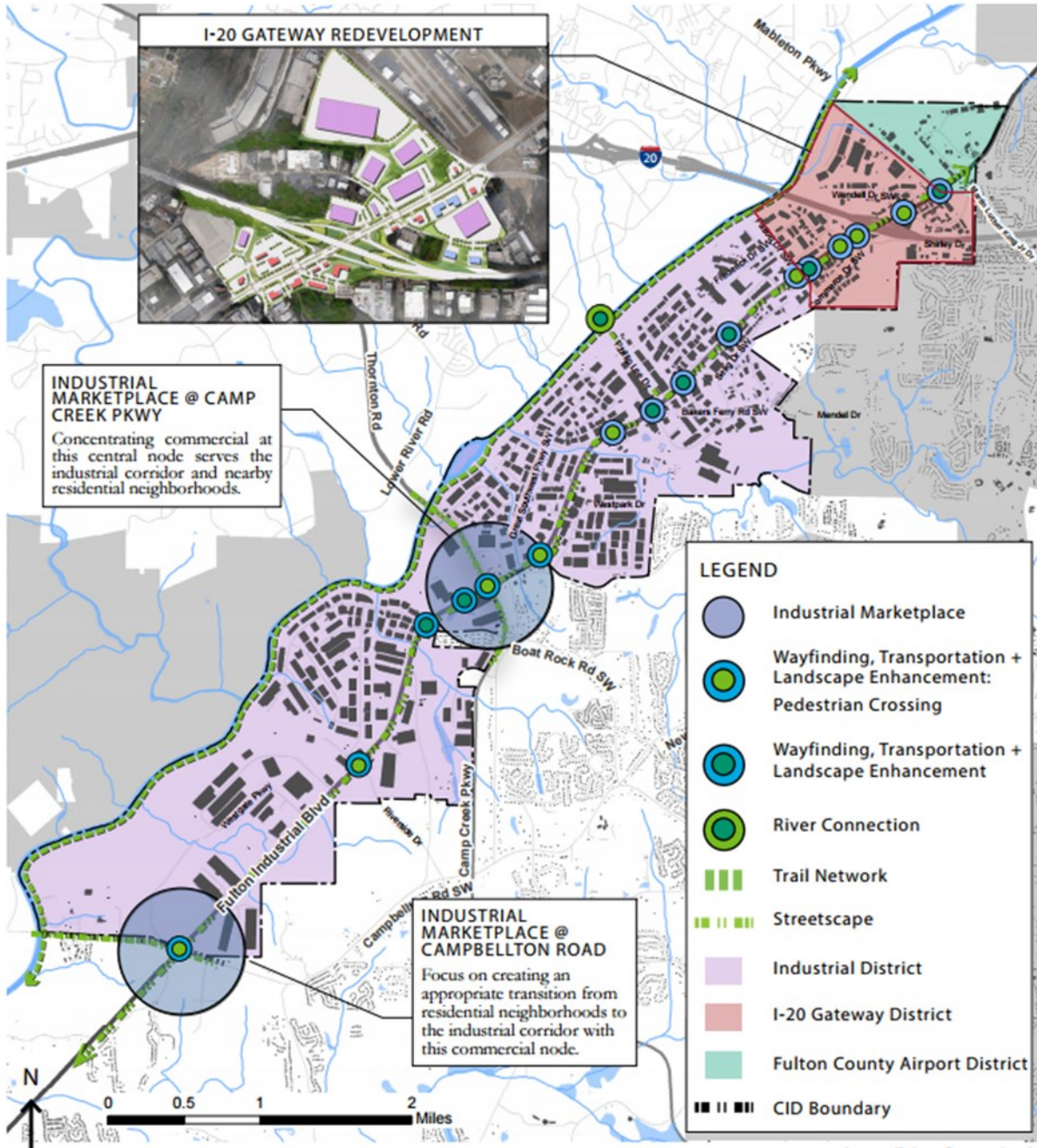
Dating back to the 1960s the Fulton Industrial Boulevard (FIB) area was once the largest and most prestigious warehousing and transportation building concentration east of the Mississippi River. With time, the area saw a decline as the needs of the industrial users changed and the area saw the influx of non-industrial uses including adult-entertainment and extended-stay hotels. Fulton County with the adoption of the Fulton Industrial Boulevard Redevelopment Framework in August 2010 began an effort to revitalize this once thriving corridor. This Framework served as a springboard for a renewed focus on the revitalization of the Fulton Industrial Boulevard area. From a local government perspective, Fulton County implemented two key implementation strategies of the Framework. First, in October 2011 with the adoption of the 2030 Fulton County Comprehensive Plan, the Fulton County Board of Commissioners created the Industrial Marketplace Character Area. Second, in April 2012, the Board of Commissioners adopted the Fulton Industrial Boulevard Overlay District.

Formed in 2010, the Fulton Industrial Community Improvement District (CID) took an active part in the redevelopment of the FIB area, on behalf of the area property owners. In October 2013, the Fulton Industrial CID completed a Master Plan for the Fulton Industrial Boulevard Corridor. This document represents one more step forward to realizing the vision of a revitalized and thriving industrial area.

Fulton County staff was a partner in the development of the Master Plan and recognizes the importance of the planning document. Likewise The Fulton Industrial CID played a key role in development of the 2035 Comprehensive Plan. In addition to their role as a stakeholder, the CID Executive Director, Gil Prado, served as a member of the 2035 Comprehensive Plan Steering Committee.



FULTON INDUSTRIAL CID MASTER PLAN - FRAMEWORK MAP



34

Source:: Fulton Industrial Community Improvement District Master Plan, October 2013

BUSINESS PARK  
COMPATIBLE LAND USE  
CATEGORIES

Business Park,  
Office,  
Public, Semi-Public & Institutional,  
Open Space

BUSINESS PARK  
COMPATIBLE ACTIVE ZONING  
CLASSIFICATIONS

M-1; M-1A

**BUSINESS PARK**

The intent of the Business Park Character Area is to provide places in Unincorporated Fulton County that accommodate multiple businesses of less intense industrial uses than the Industrial Zone Character Area. These areas do not require the same level of separation and buffering as the heavy industrial uses because the uses are not as incompatible with the residential neighborhoods.

The typical development types allowed in the Business Park area are light industrial uses such as wholesale trade distribution centers, manufacturing, research, industrial parks, and office buildings. Residential uses are not appropriate within the Business Park Character Area.

IMPLEMENTATION STRATEGIES

(See Chapter 5)

LU 1.2, LU 1.3, LU 1.9, LU 1.14,  
LU 1.15, LU 1.18, LU 1.20  
HO 2.6



## INDUSTRIAL MARKETPLACE

The purpose of the Industrial Marketplace Character Area is to provide places within the industrial districts that serve the commercial and retail needs of the people who work in these areas. The Industrial Marketplace is further defined as an area that is roughly one half mile in radius from major road intersections within the industrial areas.

Commercial and retail services are located at these major intersections, and include convenience retail and shopping centers. Industrial uses such as wholesale trade distribution centers are also appropriate within the Industrial Marketplace Character Area. Because of their proximity to intense industrial areas, the Industrial Marketplace does not accommodate residential uses.

The Industrial Marketplace designation is also consistent with Bus Rapid Transit (BRT) that is proposed in the Atlanta Regional Commission 2040 Regional Transportation Plan.

36

### INDUSTRIAL MARKETPLACE COMPATIBLE LAND USE

#### CATEGORIES

Retail Industrial,  
Commercial,  
Business Park,  
Public, Semi-Public &  
Institutional,  
Industrial,  
Open Space

### INDUSTRIAL MARKETPLACE COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

C-1; C-2; O-I; M-1; M-1A; M-2

### IMPLEMENTATION STRATEGIES

(See Chapter 5)

LU 1.2, LU 1.8, LU 1.9, LU 1.14,

LU 1.16, LU 1.18

TRANS 3.1, TRANS 3.2



LOCAL LIVE WORK  
COMPATIBLE LAND USE  
CATEGORIES

Local Live Work,  
Public, Semi-Public & Institutional,  
Open Space

LOCAL LIVE WORK  
COMPATIBLE ACTIVE ZONING  
CLASSIFICATIONS  
MIX; C-1; C-2; O-I, SH

**LOCAL LIVE WORK**

The intent of the Local Live Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within Unincorporated Fulton County. The designated areas are roughly 1/4 mile in distance from designated intersections or the centerline of designated corridors. A mix of uses is allowed within this Character Area.

Within the Local Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, including medium density residential housing, small scale commercial services such as banks, drug stores, and small multi-tenant shopping centers. Structures within the local designation can also be repurposed as office, commercial spaces or single and multi-family housing.

The Local Live Work Character Area designation is based on the size and scale of Unincorporated South Fulton's historic communities, including the historic community of Campbellton.

37

IMPLEMENTATION STRATEGIES  
(See Chapter 5)

LU 1.2, LU 1.3, LU 1.9, LU 1.14,  
LU 1.15, LU 1.18, LU 1.20  
HO 2.6



## COMMUNITY LIVE WORK

The intent of the Community Live Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within Unincorporated Fulton County at a higher density than the Local Live Work area. Based on a 1/2 mile distance for intersections and a 1/4 mile distance for corridors, these areas are designated at intersections or along corridors and provide for a balanced mix of uses to create a live work environment.

Within the Community Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes medium and high density residential housing such as duplexes and townhomes. Commercial services such as banks, drug stores, offices, and multi-tenant shopping centers are also appropriate types of development. Structures within the Community Live Work designation can also be repurposed as office, commercial spaces or single and multi-family housing.

38

### COMMUNITY LIVE WORK COMPATIBLE LAND USE CATEGORIES

Community Live Work,  
Public, Semi-Public & Institutional,  
Open Space

### COMMUNITY LIVE WORK COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

MIX; C-1; C-2; O-I, SH

### IMPLEMENTATION STRATEGIES

(See Chapter 5)

LU 1.2, LU 1.3, LU 1.9, LU 1.12, LU  
1.14, LU 1.15, LU 1.18, LU 1.20  
HO 2.3, HO 2.6  
TRANS 3.7



## COMMUNITY LIVE WORK

### OLD NATIONAL CORRIDOR FOCUS AREA

The 2030 Comprehensive Land Use Plan currently suggests Local Live Work for the Old National Highway Corridor. Local Live Work is a low density residential and mixed use land use along corridors and nodes intended to serve a single neighborhood or small group of adjacent neighborhoods. To encourage the redevelopment of the Old National Highway Corridor, the designation has been changed to Community Live Work which recommends medium density residential mixed with appropriate non-residential land uses. This land use area is intended to serve adjacent lower density existing and redeveloping neighborhoods. With the suggestion of medium residential densities, smaller parcels may be assembled into larger parcels for redevelopment. In order to protect adjacent lower density residential neighborhoods, primary ingress and egress for future medium density residential and non-residential uses shall be from Old National Highway.

#### POLICIES

- Encourage redevelopment in the Old National Highway Corridor and promote the assemblage of smaller parcels into larger parcels for medium density residential and non-residential mixed use.
- Preserve lower density residential neighborhoods adjacent to the Old National Highway Community's Live Work corridor by limiting the primary ingress and egress to medium density residential and non-residential uses to Old National Highway.
- Promote interconnectivity between parcels along the Old National Highway Corridor to reduce the number of points of access on Old National Highway.
- Provide for the transition of land uses from higher to lower densities and between different land uses.
- Protect existing residential neighborhoods by providing for the establishment of permanent buffers separating non-residential uses from existing residential neighborhoods.

39



## OLD NATIONAL CORRIDOR HISTORICAL CONTEXT

Since the adoption of the 2010 Fulton County Comprehensive Plan in March of 1991, the Old National Highway corridor from the northern boundary with College Park to the southern boundary with Fayette County has been designated for mixed-use. As can be seen in the table below, the labels used to classify Old National as live-work have changed but the vision of a corridor being suitable to a mix of uses has remained consistent. What has changed however is the residential density recommendation. With the 2015 Update in 1999, there was a dramatic reduction from 5 – 12 units down to 3 to 5 units per acre. This density reduction was not unique Old National as it was just part of a larger reduction in density that impacted all of unincorporated Fulton County. The density reduction was in response to community concerns about unchecked growth as the unincorporated area had witnessed an unprecedented growth and the population of South Fulton was expected to double by the year 2015. By 2005 however the vision for Old National has switched to polices to promote infill and redevelopment.

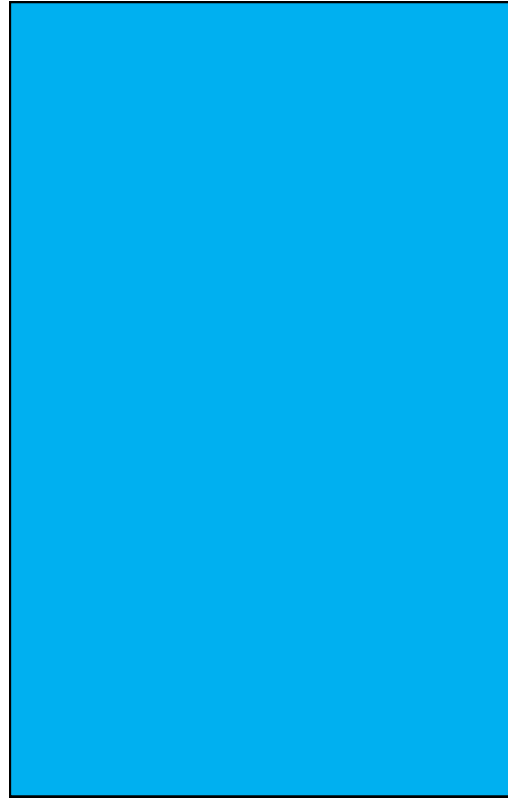


Figure 2B

Plan	Adopted Date	Old National Designation	Suggested Development Classifications
2010	March 1991	Community Activity Node – Major Arterials	Commercial Total Square Feet: 100,000 – 350,000 Office Square Feet Per Acre: 20,000 – 50,000 Residential Units Per Acre: 5-12
2015 Update	July 1999	Map was parcel specific to correlate with underlying zoning	Retail and Services, Office & Residential 3 to 5 Units per Acre
2025	November 2005	Live Work Neighborhood	Commercial / Office: Up to 10,000 sq ft per acre & up to 30,000 sq ft limit per tenant space or use Residential Density: Up to 5 units per acre
2030	December 2011	Local Live Work	Commercial / Office: Up to 10,000 sq ft per acre & up to 20,000 sq ft limit per tenant space or use Residential Density: Up to 5 units per acre



REGIONAL LIVE WORK  
COMPATIBLE LAND USE  
CATEGORIES

Regional Live Work,  
Public, Semi-Public & Institutional,  
Open Space

REGIONAL LIVE WORK COMPATI-  
BLE ACTIVE ZONING  
CLASSIFICATIONS  
MIX; C-1; C-2; O-1, SH

**REGIONAL LIVE WORK**

The intent of the Regional Live Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within Unincorporated Fulton County. The Regional Live Work Character Area contains the highest density allowed in Unincorporated Fulton County. Based on 1/2 mile distance for intersections and corridors, these areas are designated at the most prominent intersections or along major corridors and provide for a balanced mix of uses to create a live work environment.

The Regional Live Work designation along the South Fulton Parkway corridor is consistent with the South Fulton Parkway Access Management Plan developed by GDOT, which supports development along the Parkway at existing intersections while encouraging alternate routes and modes of transportation for expanded development within the Character Area. Limiting development along the Parkway at intersections will preserve its function as a vibrant transportation corridor.

41

IMPLEMENTATION STRATEGIES  
(See Chapter 5)

LU 1.2, LU 1.3, LU 1.9, LU 1.14,  
LU 1.15, LU 1.18, LU 1.20  
HO 2.3, HO 2.6  
TRANS 3.6  
GR 6.1

Within the Regional Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes high density residential housing such as condominiums, townhomes, and apartments. Commercial services such as big box retail, office and multi-tenant shopping centers are also appropriate types of development. Structures within the Regional Live Work node can also be repurposed as office, commercial or multi-family housing.



<http://www.townbrookhaven.net>

Figure 2C

Live Work Land Use Categories		
Local Live Work	Community Live Work	Regional Live Work
Residential Density: Up to 5 units per acre	Residential Density: Up to 9 units per acre	Residential Density: 9+ units per acre
Commercial Office Density: Up to 10,000 sf per acre	Commercial/Office Density: Up to 15,000 sf per acre	Commercial/Office Density: No limits
Up to 20,000 sf limit per tenant space or use	Up to 50,000 sf limit per tenant space or use	Up to 125,000 sf limit per ten- ant space or use
2-story height limit	4-story height limit	Per zoning district regulations or use permit
5% of total project area to be community gathering spaces	10% of total project area to be com- munity gathering spaces	15% of total project area to be community gathering spaces

SPECIAL INTEREST AREA DISTRICT

QUARRY

On April 5, 2006 the Fulton County Board of Commissioners approved Article 4.16.C of the Fulton County Zoning Resolution which states that no portion of a proposed residentially zoned or used property shall be located within a 1½ mile radius of the property line of an existing active quarry. A variance is required to Article 4.16.C for any proposed residential zoning within the 1½ mile radius.

The 1½ mile radius has been overlain on the 2035 Comprehensive Land Use Plan Map for the active quarry on Buffington Road. Within the 1½ radius area large sections have been developed and/or suggested for residential use by past and current Land Use Plan Maps and policies. In order to stabilize the existing residential neighborhoods within the 1½ mile radius, residential development consistent with the suggestion of the Plan Map is encouraged with an approved variance to Article 4.16.C provided plans for new residential construction meet the following guidelines:

- Within ¼ mile of an active quarry no new residential development is appropriate.
- Between ¼ to ½ mile of an active quarry: no new residential development is appropriate without documented scientific data that clearly indicates that there will be no negative impacts on residential properties from quarry blasting and digging operations.
- Between ¾ miles and 1½ miles of an active quarry: residential construction plans are to mitigate any anticipated negative impacts from quarry blasting and digging operations and be certified by a certified structural engineer.

43

POLICIES

Promote the safe redevelopment and stabilization of existing residential neighborhoods near an active quarry.

Encourage residential development and redevelopment within ¼ to ½ mile of an active quarry if documented scientific data clearly indicates that there will be no negative impacts on residential properties from quarry blasting and digging operations and residential construction plans, certified by a certified structural engineer, mitigate any anticipated negative impacts from quarry blasting and digging operations.

Promote residential development and redevelopment within ¾ miles to 1½ miles from an active quarry where residential construction plans mitigate any anticipated negative impacts from quarry blasting and digging.

## CHARACTER AREAS CATEGORIES AND DEFINITIONS

Figure 2D

Unincorporated Fulton County Existing Land Use Composition, 2016

Percent Area by Land Use for Unincorporated Fulton County		
Land Use	Area in Acres	Percent area by Land Use
Residential	39,812	73.87
Commercial	3,922	7.28
Office	148	0.27
Public	5,465	10.14
Industrial	4,544	8.43
<b>Total Area in Acres</b>	<b>53,892 (61,626 with ROW included)</b>	

Source: 2016 Data calculated by the Fulton County Department of Information Technology

**Residential:** Residential uses include all properties where the principal structures are designed for human habitation. The categories show the recommended densities per acre.

**One Unit or Less per acre** – This category consists of scattered single family homes, each on one or more acres or residential subdivisions with lots of one or more acres. These residential uses may be on public water and sewer or may be on wells and septic systems.

**One to Two Units per acre** – This residential category consist of one to two single family homes per acre served by public sewer and water.

**One to Three Units per acre** – This residential category consist of one to three single family homes per acre served by public sewer and water.

**Two to Three Units** - This residential category consists of two to three single family homes per acre served by public sewer and water.

**Three to Five Units** - This residential category consists of three to five single family homes per acre served by public sewer and water.

**Five to Eight Units** - This residential category consists of five to eight residential units per acre. This could be single family homes, duplexes, townhomes and low density apartments that are served by public sewer and water.

**Eight to Twelve Units** - This residential category consists of eight to twelve residential units per acre. This could be single family homes, duplexes, townhomes and low to moderate density apartments that are served by public sewer and water.

**Twelve to Twenty Units** - This residential category consists of twelve to twenty residential units per acre. This could be townhomes and moderate to high density apartments that are served by public sewer and water.

**More than Twenty Units per acre** - This residential category consists of more than twenty units per acre. This could be moderate to high density apartments that are served by public sewer and water.

**Commercial:** Retail, services and offices area appropriate uses in this category.

**Retail and Service** – Retail, service and office uses area appropriate uses in this category. These uses may be located in a single building or as part of a shopping center.

**Office** – Office uses, up to four stories, are appropriate for this category. The office uses may be in single office buildings as well as office parks.

**High Intensity Office** - Office uses five stories and more are appropriate for this category.

**Business Park** - The Business Park land use allows two or more business uses, primarily office uses along with warehouses for storage and distribution. Limited assembly can be included. Access to rail and truck routes are important to some business park sites.

**Industrial** - This category allows for processing, refining, manufacturing, warehousing, distribution, truck and rail terminals, industrial parks and related support services.

**Retail Industrial** - This category allows for commercial/retail/office uses that provide services to industrial areas. Height limit per zoning district or use permit. No limitation on commercial/office density or building footprint.

**Agricultural, Forestry and Estate Residential** - This land use category allows for farming, including grazing and cultivation, timber production and harvesting, estate residential comprised of single family homes at a density of one acre or more. These residential uses may be on public water or on wells and septic systems.

**Public, Semi-Public and Institutional:**

**Community Facilities** - This land use includes public uses such as community centers, government facilities such as senior centers, health centers, fire and police stations, libraries, government centers, and schools, semi-public uses such as churches and cemeteries and institutional uses such as hospitals.

**Transportation, Communications and Utilities** - This land use included transportation uses such as airports, MARTA stations and MARTA park and ride lots, communication facilities, and utilities such as water treatment facilities, water storage tanks, pumping stations, wastewater treatment facilities and solid waste landfills. The Metropolitan Atlanta Rapid Transit Authority or MARTA is the principal public transport operator in the Atlanta metropolitan area.

**Open Space:** The open space category includes land that is mainly undeveloped, contains some recreational uses and some natural resources. It does not include land uses for buffers and landscaped strips.

**Private Recreation** - Privately owned recreational facilities such as golf courses and open space is included in this land use. Recreational amenities in subdivisions are not included.

**Parks, Recreation & Conservation** - This includes parks, open space and recreational facilities owned by Fulton County and other governments, such as the National Park Service. Fulton County Parks are designated as R in the Land Use Plan.

**Water Bodies** - This includes lakes and streams.

**100 year Floodplain** - The 100 year flood plain, as determined by FEMA maps, is shown in this category. The 100 year flood plain should remain undeveloped. The land in the 100 year flood plain can be used toward calculating allowed densities.

**Live Work:** The purpose of the Live Work land use district is to allow an appropriate and balanced mix of uses to create a live work environment at a scale and character that is compatible with its surrounding community. Live Work areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses and incorporate open space. This will result in the protection of environmental resources, accessible open space, a balance of all modes of transportation, housing choices and civic interaction. A majority of the forecasted population and employment growth should occur in the areas designated as Live Work. Moreover, Fulton County's public facility and infrastructure investment should also be located in areas designated as Live Work.

**Local Live Work** - This is a low density residential and mixed use land use along corridors and nodes intended to serve a single neighborhood or small group of adjacent neighborhoods.

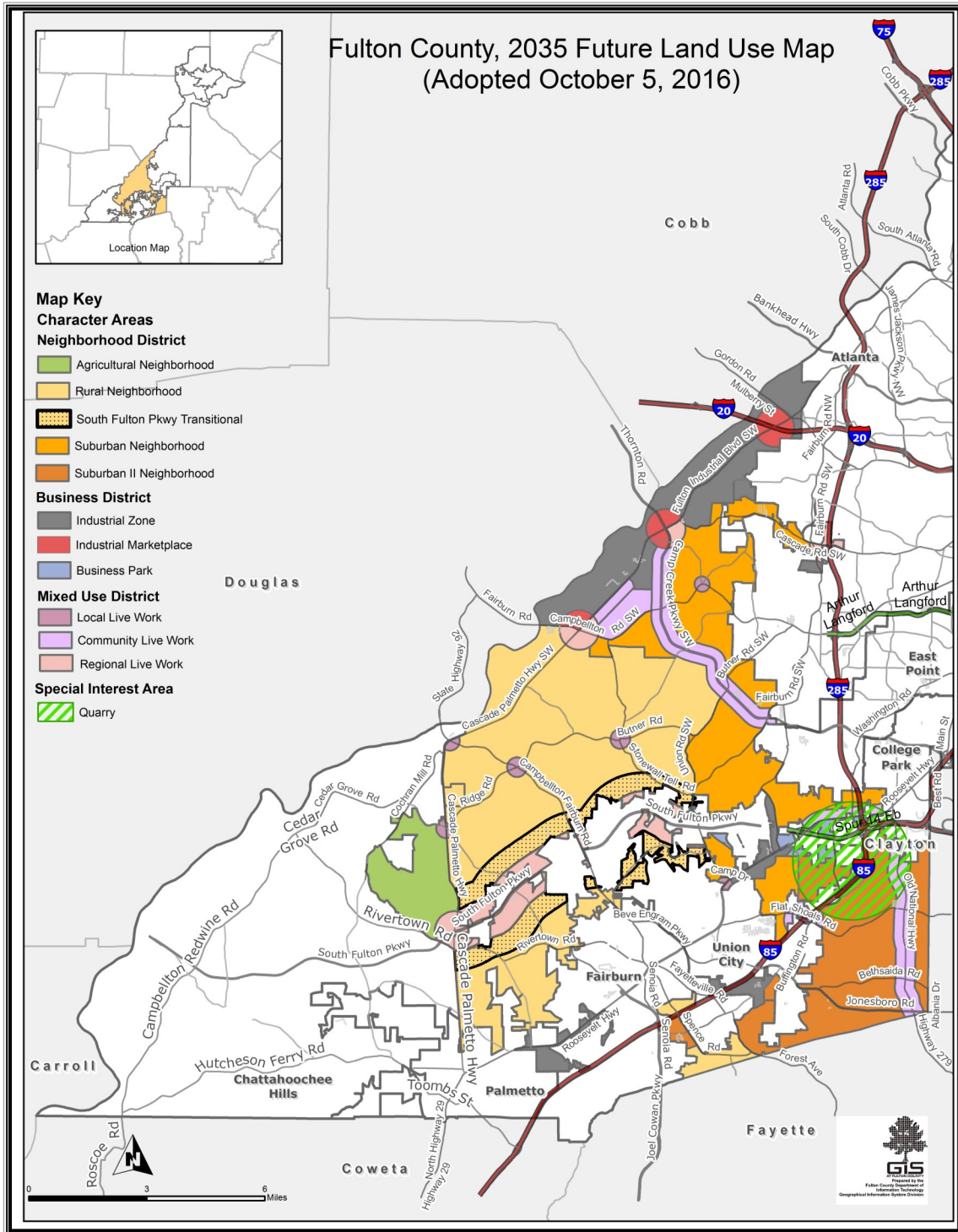
**Community Live Work** - This is a medium density residential and mixed use land use along corridors and nodes intended to serve a group of adjacent neighborhoods.

**Regional Live Work** - This is a high density residential and mixed land uses along major transportation corridors and nodes intended to serve larger areas and provide larger commercial uses with a significant employment concentration. Development along corridors is nodal and concentrated at existing intersections.

**Quarry** - This category encourages the safe stabilization and redevelopment of existing residential neighborhoods near an active quarry .

# FUTURE DEVELOPMENT

Figure 2E



## HOUSING

Housing needs change as the needs of the population changes. This Housing section will include an inventory of the current housing stock, housing changes over the last five years, and forecasts for the next twenty years in Fulton County. The state of housing can be seen through a description of current housing types, age and conditions, housing cost, cost burdened households and community characteristics. This section will seek to provide an evaluation of adequacy and suitability of the existing housing stock to serve current and future needs. This section includes data for both Unincorporated Fulton County and Fulton County, as a whole.

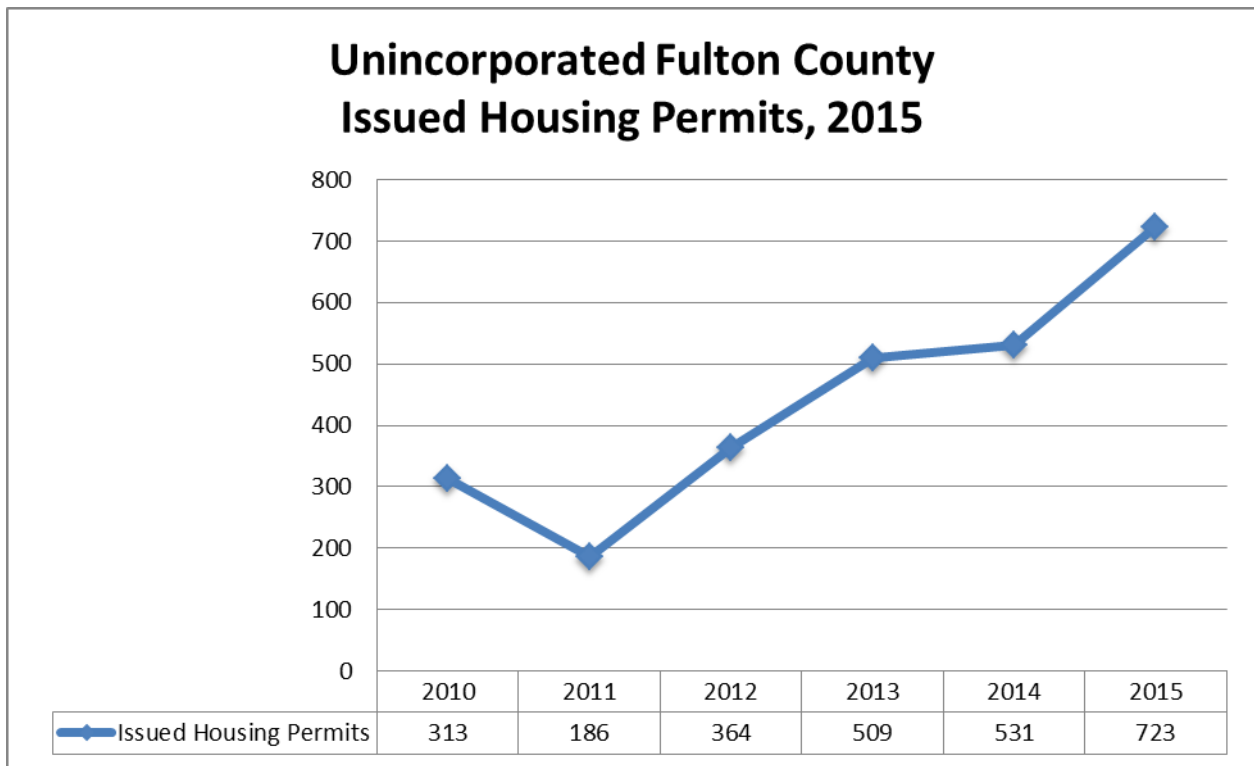
Fulton County is a Housing and Urban Development (HUD) Community Development Block Grant Entitlement Community and has prepared a Consolidated Housing Plan that includes areas of Unincorporated Fulton County. As stated in the Georgia Department of Community Affairs, Minimum Standards and Procedures for Local Planning (2014), Entitlement Communities are required to include a Housing Element as a section in their Comprehensive Plans.

The Fulton County Consolidated Housing Plan primarily identifies and addresses HUD's three priority goals: Decent Housing, Suitable Living Environments and Economic Opportunities. The Consolidated Housing Plan addresses affordable housing needs through the use of federal funds and resources. In addition to the Housing information found in this section, the Fulton County Consolidated Housing Plan will serve as an additional source of information for current and future housing needs for Unincorporated Fulton County. Please see Appendix B: Supplemental Plans for the Fulton County Housing Consolidated Plan.

## HOUSING FORECAST

Unincorporated Fulton County has not only experienced growth in overall population, but has also seen a similar growth in the number of households. In 2015, there were 723 housing permits for new residential construction in Unincorporated Fulton County; this is a 130% percent increase from the year 2010, when there were 313 issued housing permits. This indicates a relative recovery for the housing market in Unincorporated Fulton County and would ultimately allow for a large population boom by 2035.

Figure 3A



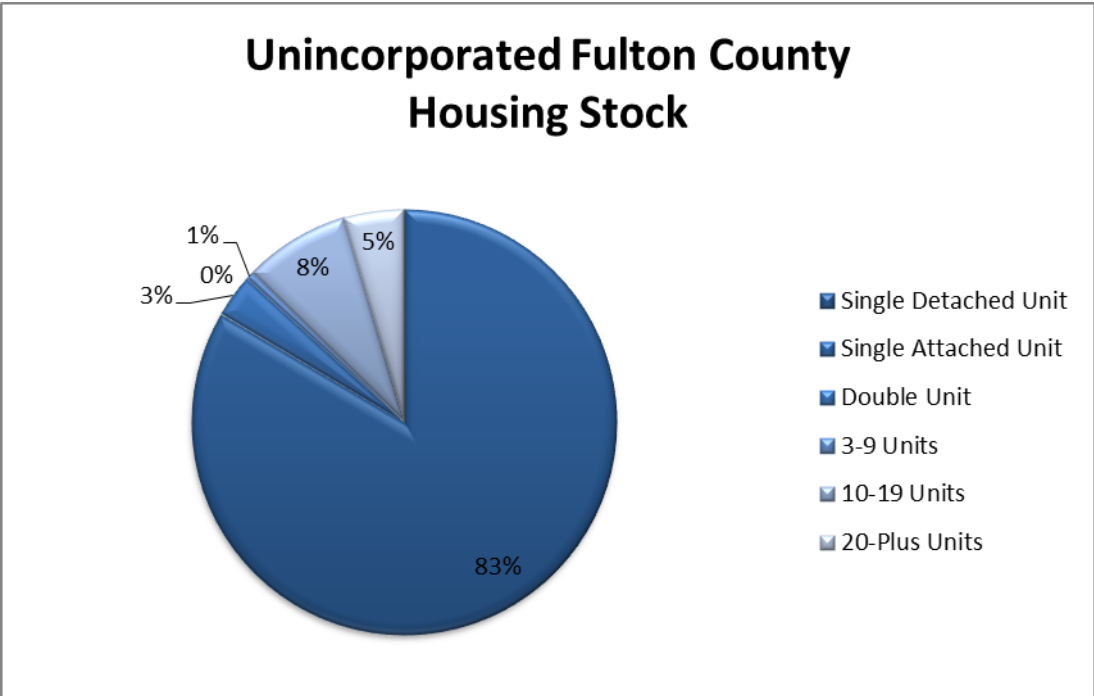
Source: 2015-Year Data calculated by the Fulton County Department of Planning and Community Services



HOUSING STOCK DISTRIBUTION

Unincorporated Fulton County continues as a largely based single-family structured community. As seen in the housing table below, the largest housing type in Unincorporated Fulton County is the single family detached unit, vastly covering 83% of the housing stock.

Figure 3B



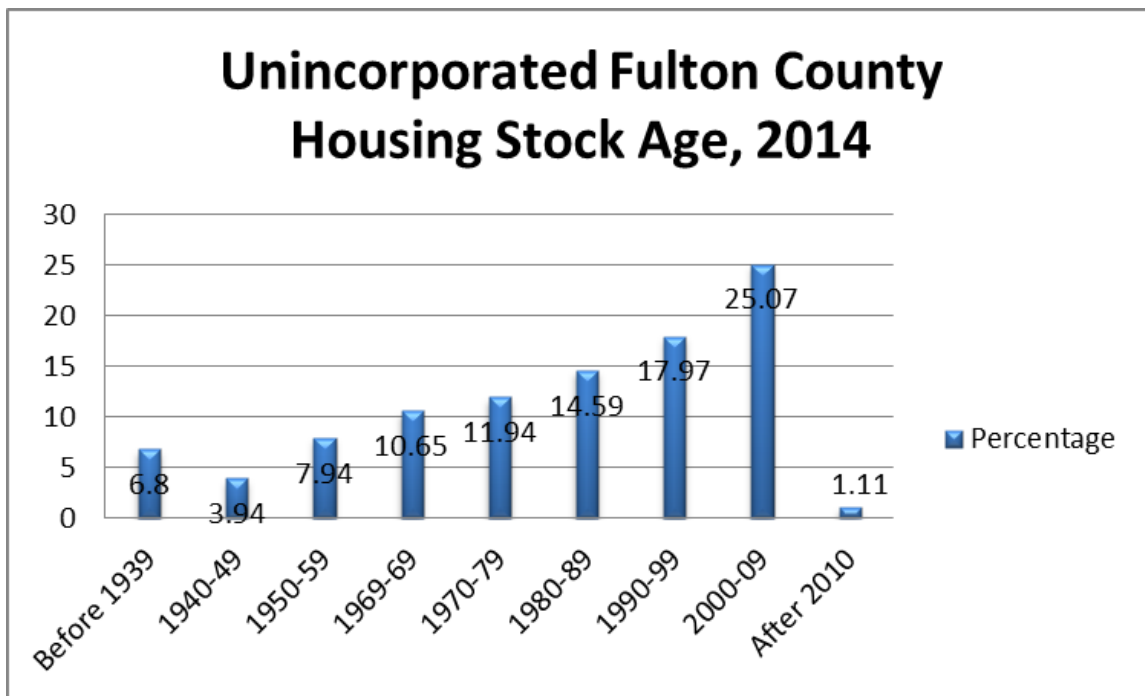
Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

## CONDITION AND OCCUPANCY

### AGE OF HOUSING STOCK

Housing age is an important indicator of the quality of housing stock. The 2030 Fulton County Comprehensive Plan was drafted after the 2008 housing freeze and the 2007-2009 Great Recession. By 2013, signs of economic recovery were partnered with an increase in housing starts, new commercial development and industrial expansions. Over the last few years, the market has slowly begun to move back in a positive direction allowing for new construction and permitting increases. This trend allows for newer developments and younger homes to be constructed.

Figure 3C



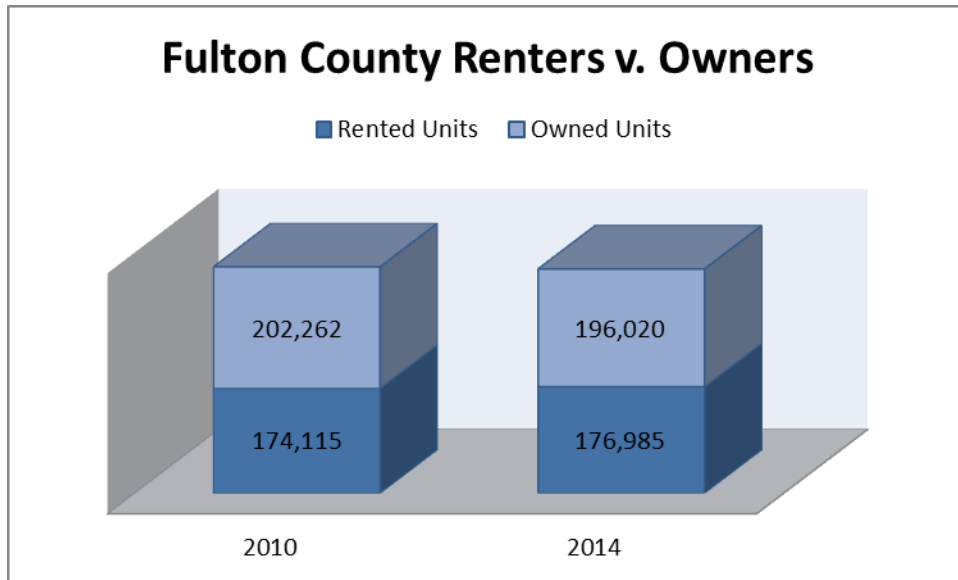
Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

### OWNER AND RENTER OCCUPIED UNITS

In Fulton County as a whole, the 2014 home ownership rate decreased by 3.09%, while the renter rate increased by 1.65%. As housing permits continue to rise in Unincorporated Fulton County, ownership rates are presumed to increase as well.

As a means to increase homeownership rates, Fulton County will continue its efforts to increase lender participation in homeownership assistance programs and market various homeownership programs. This initiative is further expressed in Appendix B: Supplemental Plans, Fulton County Housing Consolidated Plan.

Figure 3D

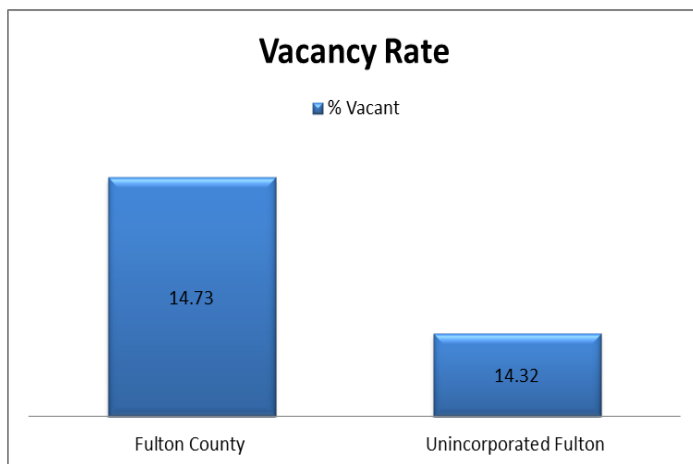


Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology

VACANCY RATES

Unincorporated Fulton County (14.32%) has a lower housing vacancy rate compared to Fulton County (14.73%), as a whole. The Fulton County Consolidation Housing Plan provides a breakdown of vacancy indicators for each sector of the County. For Unincorporated Fulton County (southern sector), affordability and low income levels could be the leading factor to the high vacancy rate for the unincorporated area. The Fulton County Consolidation Housing Plan suggests to lower housing price points as a means to address the vacancy concerns for the southern sector of Fulton County.

Figure 3E



**14.32%**  
 At 14.32%, the vacancy rate in Unincorporated Fulton County is lower than the County as a total.

Source: 2014 (5-Year ACS) Data calculated by the Fulton County Department of Information Technology



## **SPECIAL HOUSING NEEDS**

Fulton County is the largest populated county in the State of Georgia. Because of its size and diversity, Fulton County has a large number of residents with special housing needs. This section provides an overview of the data compiled by various agencies and contains data for the housing needs of the homeless, those with severe mental disabilities, substance abuse, domestic violence victims, persons with HIV/AIDS, ex-offenders, and the elderly.

## **HOMELESS**

The 2013 Tri-Jurisdictional (Tri-J) homeless survey provides important insights into the lives and needs of the homeless population living in the City of Atlanta, DeKalb County and Fulton County, GA. The survey was conducted between February and April of 2013, with 577 homeless persons. Of these, 68% were individuals and 17% were family members. The Tri-J homeless survey provides for 36% of the survey respondents and their families living in Fulton County. For Fulton County, this results in a higher homeless percentage than DeKalb County.

This is alarming since Fulton County's emergency shelter programs only provide a total of 371 beds for households with children, and 1,662 beds for adults. The housing need is higher than the housing availability for homeless individuals in Fulton County.

52

Source: Pathways Community Network Institute's Tri-Jurisdictional (Tri-J) Homeless Survey, 2013

## **MENTAL ILLNESS**

The Georgia Department of Behavioral Health & Developmental Disabilities estimates that over 42,000 seriously mentally ill adults in metro Atlanta are in need of state-supported services, over 13,000 youth with serious emotional disorders are in need of services from the public system, and 65,000 adults are struggling with addictive disease disorders.

The Georgia Department of Behavioral Health and Development and Disabilities reports that nearly 137,000 Fulton County Residents are in need of mental health assistance.


Source: Fulton County Department of Behavioral Health & Developmental Disabilities, 2014 - 2015

## **SUBSTANCE ABUSE**

The Fulton County Alcohol and Drug Treatment Center does not provide housing to homeless drug and alcohol abusers; however, the County provides outpatient services to those who are suffering with substance addictions.

Of an estimated population of 20,000 substance abusers in Fulton County, only 22% attained services through Fulton County. Approximately 1,000 of Fulton County's youth are in need of substance abuse treatment services but only 20% receive services through Fulton County.

Source: Fulton County Department of Behavioral Health & Developmental Disabilities; Georgia Department of Behavioral Health and NAMI Georgia, 2014 - 2015



### DOMESTIC VIOLENCE

The Georgia Bureau of Investigation's Family Violence Statistics indicates that by 2015, there was an estimated 4,125 victims of family violence in Unincorporated Fulton County. This figure represents only those instances of domestic violence that were reported to the Fulton County Police Department.

Source: Fulton County Police Department, 2016

### AGING IN PLACE FOR SENIOR RESIDENTS

As the “Peak Earning Adults” continues to age, it's anticipated that many will prefer to remain in their current homes or downsize to a multi-family housing dwelling. Fulton County's Aging and Youth Services Department (AYSD) provides the necessary information for individuals to maintain a level of self-sufficiency or have the ability to age-in-place and avoid institutionalization. As a main focus for seniors, Fulton County has created a “Career-to-Golden Years” Model to help consolidate its focus and initiatives for the Senior Population.

The following provides an outline of the model's outcomes and their respective objectives for all Fulton County Seniors:

1. Every working adult will work towards eating healthy, being physically active, being financially prepared for retirement, and will engage in estate planning.
2. Every working adult 50+ and new retiree will be educated about preventive health measures, long-term care services and supports (LTSS), long-term care insurance, Medicare, and resources for caregiver support.
3. Every senior will have access to resources to aid them in maintaining a productive, independent lifestyle.
4. Every senior newly diagnosed with a chronic disease will be offered training to manage the progression of the disease through a self-management program.
5. Every vulnerable senior will be linked to home and community-based services to assist the individual with aging in place and to remain as independent as possible.
6. Every vulnerable, hospitalized senior and seniors residing in nursing homes will be linked to a community transition program to prevent premature institutionalization and help them to regain independence.

53

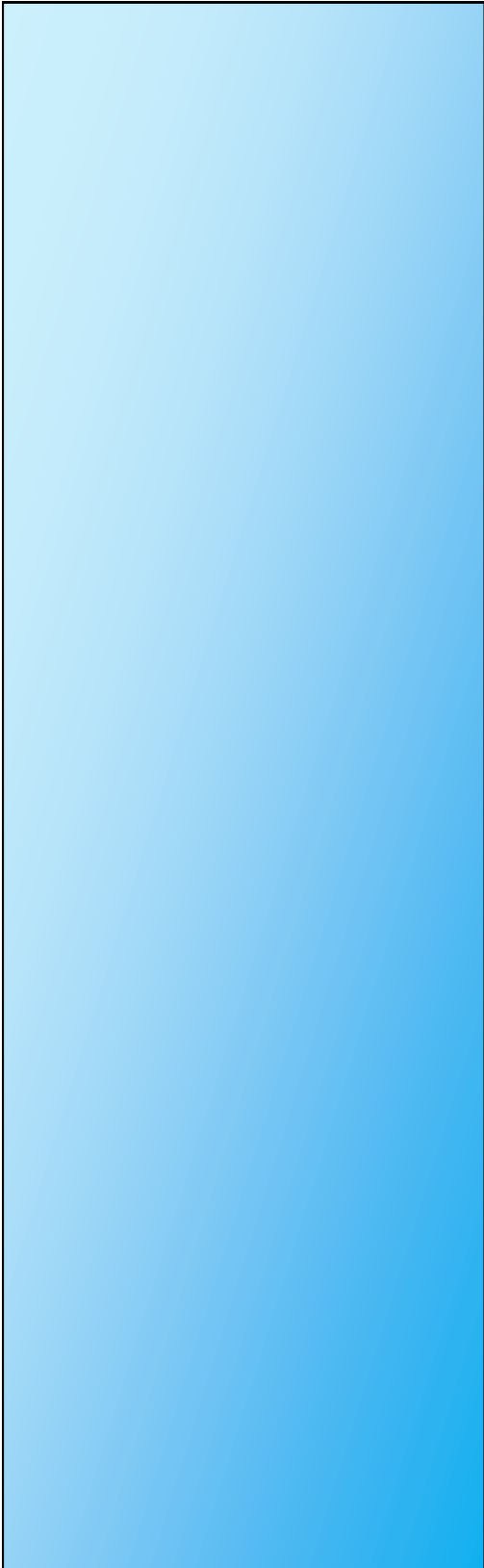
Every vulnerable senior who is unable to remain safely in the community will be linked to institutional care.

Source: Fulton County's Five-Year Strategic Priority (2016-2020), Appendix B: Supplemental Plans



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**TRANSPORTATION**

As required in the Georgia Department of Community Affairs, Minimum Standards and Procedures for Local Planning (2014), a Transportation Element is necessary for the portions of a local government’s jurisdiction that are included in a Metropolitan Planning Organization. Please see Appendix B: Supplemental Plans for the South Fulton Comprehensive Transportation Plan (2013).

The Atlanta metropolitan area has been recognized as an area noted for long commutes and poor air quality. As Unincorporated Fulton County continues to grow, it will be necessary to consider future growth to better plan for air quality and transportation infrastructure. Presented in this section will be an inventory of current transportation related infrastructure and the future transportation system of Unincorporated Fulton County.

For the purposes of the 2035 Comprehensive Plan, the Transportation Element section of this document will examine the existing inventory, provide an assessment of current and future needs, and present key findings of the South Fulton Comprehensive Transportation Plan (2013).

## ROAD NETWORK - EXISTING INVENTORY AND CONDITIONS

### STREETS, ROADS AND HIGHWAYS

Unincorporated Fulton County has an extensive roadway system, connecting to a number of major regional interstate arterials. This roadway system is comprised of interstate arterial, arterials, and collectors. Interstate Arterials are designed as major interstates, such as I-20, I-285, and I-85. There are 8.32 miles of interstate arterial in Unincorporated Fulton County. Arterials are defined as streets that interconnect and complement the interstate arterial system and/or serve trips of moderate length, often providing service between urban areas and small geographic areas. There are approximately 96 miles of arterials. Collectors link the arterial system to the trip origins and destinations. This connection allows for a steady traffic flow and circulation. There are 561 lane miles of functional roads in Unincorporated Fulton County.

The following data is an inventory of streets, roads, and highways, including limited and controlled access facilities, bridges, alternative modes, parking facilities, and other multi modal transportation modes.

Figure 4A

Functional Road Classification in Unincorporated Fulton County		
Street Name	Classification	Road Type
Bakers Ferry Rd	Collector Street	Local
Cedar Grove Rd	Collector Street	Local
Cochran Mill Rd	Collector Street	Local
Koweta Rd	Collector Street	Local
New Hope Rd	Collector Street	Local
I-20	Interstate Arterial	State
I-285	Interstate Arterial	State
I-285/I-85	Interstate Arterial	State
I-85	Interstate Arterial	State
Rivertown Rd	Major Collector	Local
Bethsaida Rd	Minor Arterial	Local
Buffington Rd	Minor Arterial	Local
Butner Rd	Minor Arterial	Local
Campbellton Fairburn Rd	Minor Arterial	State
Campbellton Rd	Minor Arterial	State
Cascade Palmetto Hwy	Minor Arterial	State



Figure 4A, continues

Functional Road Classification in Unincorporated Fulton County		
Street Name	Classification	Road Type
Cascade Rd	Minor Arterial	State
Fairburn Rd	Minor Arterial	Local
Fayetteville Rd	Minor Arterial	Local
Flat Shoals Rd	Minor Arterial	Local
Fulton Industrial Blvd	Minor Arterial	State
Old Fairburn Rd	Minor Arterial	Local
Old National Hwy	Minor Arterial	State
Ridge Rd	Minor Arterial	Local
Roosevelt Hwy	Minor Arterial	State
Stonewall Tell Rd	Minor Arterial	Local
Spence Rd	Minor Arterial	Local
Union Rd	Minor Arterial	Local
Washington Rd	Minor Arterial	Local
Welcome All Rd	Minor Arterial	Local
Wilkerson Mill Rd	Minor Collector	Local
Camp Creek Pkwy	Principal Arterial	State
Jonesboro Rd	Principal Arterial	State
South Fulton Pkwy	Principal Arterial	State

## BRIDGES

There are 56 bridges in Unincorporated Fulton County. The full list is tabulated on the table below.

Figure 4B

Functional Bridge Classification Unincorporated Fulton County		
Location	Road/Highway	Crossing
Aldredge Road over Wolf Creek 121-5058-0	Aldredge Road	Wolf Creek
Bethsaida Road over Morning Creek 121-0295-0	Bethsaida Road	Morning Creek
Bethsaida Road over Morning Creek Tributary 121-5344-0	Bethsaida Road	Morning Creek Tributary
Bishop Road over Bear Creek 121-5116-0	Bishop Road	Bear Creek
Boat Rock Road SW at Cascade Creek 121-5053-0	Boat Rock Road	Cascade Creek
Buffington Road at Morning Creek 121-5243-0	Buffington Road	Morning Creek
Burdett Road over Morning Creek Tributary 121-5073-0	Burdett Road	Morning Creek Tributary
Butner Road SW at Camp Creek Tributary 121-0272-0	Butner Road	Camp Creek Tributary
Butner Road SW at Wolf Creek 121-0273-0	Butner Road	Wolf Creek
Butner Road SW over Camp Creek 121-0355-0	Butner Road	Camp Creek
Butner Road SW over Deep Creek 121-5271-0	Butner Road	Deep Creek
Cascade Road SW over CSX Railroad 121-0090-0	Cascade Road	CSX Railroad
Cascade Road SW over South Utoy Creek 121-0091-0	Cascade Road	South Utoy Creek
Cascade Road SW over Utoy Creek Tributary 121-0089-0	Cascade Road	Utoy Creek Tributary
Cascade-Palmetto Highway SW over Camp Creek 121-5333-0	Cascade Palmetto Highway	Camp Creek
Cascade-Palmetto Highway SW over Deep Creek 121-5324-0	Cascade Palmetto Highway	Deep Creek
Cochran Mill Road over Pea Creek 121-5351-0	Cochran Mill Road	Pea Creek
Cochran Road over Camp Creek 121-5120-0	Cochran Road	Camp Creek
Cochran Road over Deep Creek 121-5119-0	Cochran Road	Deep Creek
Demooney Road over Deep Creek 121-5056-0	Demooney Road	Deep Creek
Derrick Road over Deep Creek Tributary 121-5064-0	Derrick Road	Deep Creek Tributary
Enon Road at Camp Creek Tributary 121-5269-0	Enon Road	Camp Creek Tributary
Enon Road over Camp Creek 121-5304-0	Enon Road	Camp Creek
Fairburn Road over CSX Railroad 121-5318-0	Fairburn Road	CSX Railroad
Fairburn Road over North Utoy Creek 121-0344-0	Fairburn Road	North Utoy Creek
Fairburn Road over South Utoy Creek 121-0343-0	Fairburn Road	South Utoy Creek

## Functional Bridge Classification Unincorporated Fulton County

Location	Road/Highway	Crossing
Flat Shoals Road at I-85** 121-0276-0	Flat Shoals Road	I-85
Flat Shoals Road at Morning Creek 121-0277-0	Flat Shoals Road	Morning Creek
Flat Shoals Road at Morning Creek Tributary 121-0275-0	Flat Shoals Road	Morning Creek Tributary
Flat Shoals Road at Morning Creek Tributary 121-0369-0	Flat Shoals Road	Morning Creek Tributary
Great Southwest Parkway over North Utoy Creek 121-5103-0	Great Southwest Parkway	North Utoy Creek
Greentree Trail at Wolf Creek 121-5101-0	Greentree Trail	Wolf Creek
Hall Road over Line Creek 121-5284-0	Hall Road	Line Creek
Hall Road over Line Creek Tributary 121-5283-0	Hall Road	Line Creek Tributary
Harris Road over White Water Creek Tributary 121-5079-0	Harris Road	White Water Creek Tributary
Herndon Road over Bear Creek 121-5084-0	Herndon Road	Bear Creek
Hobgood Road over Bear Creek 121-5091-0	Hobgood Road	Bear Creek
Jones Road over Deep Creek 121-5062-0	Jones Road	Deep Creek
Jones Road over Line Creek 121-5061-0	Jones Road	Line Creek
Kimberly Mill Road over Kimber Creek 121-5102-0	Kimberly Mill Road	Morning Creek
Koweta Road over Deep Creek 121-5063-0	Koweta Road	Deep Creek
Mallory Road over CSX Railroad 121-5076-0	Mallory Road	CSX Railroad
Merk Road over Camp Creek 121-5059-0	Merk Road	Camp Creek
Northcutt Road over Pea Creek 121-5302-0	Northcutt Road	Pea Creek
Oakley Road over Broadnox Creek 121-5077-0	Oakley Road	Broadnox Creek
Old Bill Cook Road over Morning Creek 121-5291-0	Old Bill Cook Road	Morning Creek Tributary
Old Fairburn Road over Camp Creek 121-5301-0	Old Fairburn Road	Camp Creek
Old Fairburn SW Road over Wolf Creek 121-5290-0	Old Fairburn Road	Wolf Creek
Ono Road over Bear Creek 121-5274-0	Ono Road	Bear Creek
Pleasant Hill Road over Cater Creek 121-5072-0	Pleasant Hill Road	Cater Creek
Scarborough Road over Wolf Creek 121-5068-0a	Scarborough Road	Wolf Creek
Short Road over Pea Creek Tributary 121-5051-0	Short Road	Pea Creek
Stacks Road over CSX Railroad 121-5210-0	Stacks Road	CSX Railroad
Stonewall Tell Road over Camp Creek 121-5312-0	Stonewall Tell Road	Camp Creek
Welcome All Road over South Fulton Parkway 121-5242-0	Welcome All Road	South Fulton Parkway



## **ALTERNATIVE MODES**

The 2013 South Fulton Comprehensive Transportation Plan recommends for a great need for transit expansions. The employment center of Fulton Industrial Boulevard is a highly employed corridor with existing Metropolitan Atlanta Rapid Transit Authority (MARTA) stops. However, as the Region's population grows and Fulton Industrial Boulevard continues to succeed with revitalization efforts, more MARTA stops would be necessary for the Fulton Industrial Business District and surrounding areas. Fulton County should consider partnering with MARTA for future transit expansions. Currently, MARTA operates a total of six bus routes that serve the Unincorporated Fulton County area. According to MARTA's Comprehensive Operations Analysis study, Route 73-Fulton Industrial has been found to have the potential to receive the extended length articulated buses that will ultimately provide a higher level of ridership capacity.

## **PARKING FACILITIES**

Georgia Regional Transportation Authority or GRTA is an U.S. Agency set up to address mobility, air quality, land use, and transportation needs of metro Atlanta.

Park and Ride lots serve as an interface in the circulation system and encourage the use of transit. The South Fulton Park and Ride facility is located at Royal South Parkway and Flat Shoals Road and has 350 spaces for commuters.

## **RAILROADS AND AIRPORTS**

### **FULTON COUNTY RAILWAY**

The Fulton County Railway (FCR) continues to own and operate over 33 miles of track within Unincorporated Fulton County. Among the 33 miles, 22 miles are within the Fulton County Industrial Park. Fulton County Industrial Park is strategically located adjacent to I-20, just six miles west of downtown Atlanta. Customers include Americold Logistics, Amware, Saddlecreek Corporation, CKS Packaging, Sunny Delight Foods, Owens Corning, and NSL Logistics.

### **BROWN FIELD AIRPORT**

The Fulton County Airport, also known as the Charlie Brown Field Airport, has been in operation since 1950. The Charlie Brown Field Airport serves a "primary reliever" airport to Hartsfield-Jackson International Airport by providing relief when capacity is met for Hartsfield-Jackson.

## **TRANSPORTATION AND LAND USE CONNECTION**

Fulton County's transportation system and land use patterns are closely related and can strongly influence one another. Roads, transit, and other transportation facilities shape the development of land patterns and ultimately allow for connectivity. Fulton County's low-density development relies on cars as the primary mode for transportation. Alternatively, the County's denser developments may use a combination of different travel modes such as walking, biking, transit and some motorized travel options. Because Fulton County's land use depends so heavily on transportation, it is essential for the County to recognize the relationship of the two elements and continue to implement to plans set forth in the Fulton County Transportation Plan and its Implementation Program for Unincorporated Fulton County.

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## ENVIRONMENTAL

Unincorporated Fulton County is home to diverse and abundant natural and cultural resources. The Natural and Cultural Resources section will include an inventory of Unincorporated South Fulton's natural, environmentally sensitive, historic and cultural resources. This section will provide a base of knowledge from which new policies and regulations can be drafted regarding natural and historic resource management and protections.

### ENVIRONMENTAL PLANNING CRITERIA

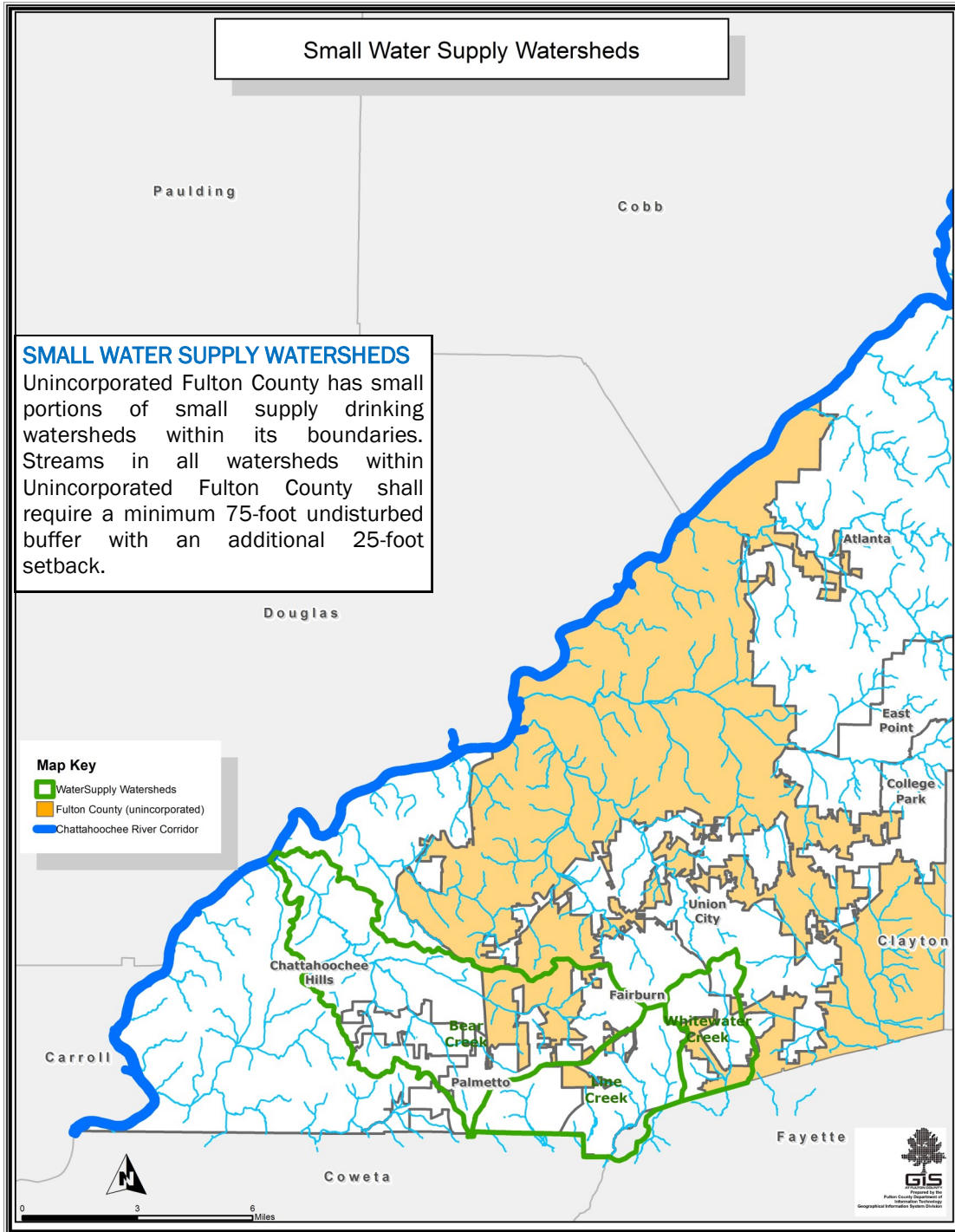
The Environmental Planning Criteria require the identification of specific critical environmental resources that exist within Unincorporated Fulton County and state the adopted ordinances to protect these resources. The five critical environmental resources are defined in the following page. The maps identified in this Chapter visually presents Unincorporated Fulton County's Environmental Planning Criteria Natural Resources.

NATURAL RESOURCE DESCRIPTIONS

Figure 5A

Resource	Definition	Local Ordinance	Ordinance Adoption Date
<b>Small Water Supply Watersheds</b>	Includes requirements for watersheds of less than 100 square miles upstream of government-owned public water supply intakes or water supply reservoirs, including buffers and limits on impervious surface.	Fulton County Code of Laws Chapter 26, Article VII, Section 26-426 (b)	May 2005
<b>Groundwater Recharge Areas</b>	Surface land area where water that enters an aquifer is first absorbed into the ground.	Fulton County Code of Laws Chapter 26, Article XI, Section 26-504	April 2002
<b>Wetlands</b>	Transitional zones between zones between dry land and open waters and are wet at least part of the year; and, as identified by the National Wetlands Inventory Maps	Fulton County Code of Laws Chapter 26, Article XI, Section 26-527	June 2002
<b>Chattahoochee River Corridor</b>	Establishment of a 2000-foot Corridor along both banks of the Chattahoochee and its impoundments for the 48-miles between Buford Dam and Peachtree Creek. The act was amended in 1998 to extend the Corridor an additional 36-miles to the downstream limits of Fulton and Douglas counties (the limit of the Atlanta region).	Metropolitan River Protection Act, Georgia Code 12-5-440, et seq, as amended.	March 1973; as amended; July 1998.
<b>Protected Streams</b>	Perennial streams in all watersheds within Unincorporated Fulton County shall require a minimum 75-foot undisturbed buffer on each side of the stream, as measured from the top of the bank. An additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious surfaces shall be prohibited.	Fulton County Code of Laws Chapter 26, Article VII, Section 26-429(a)	May 2005

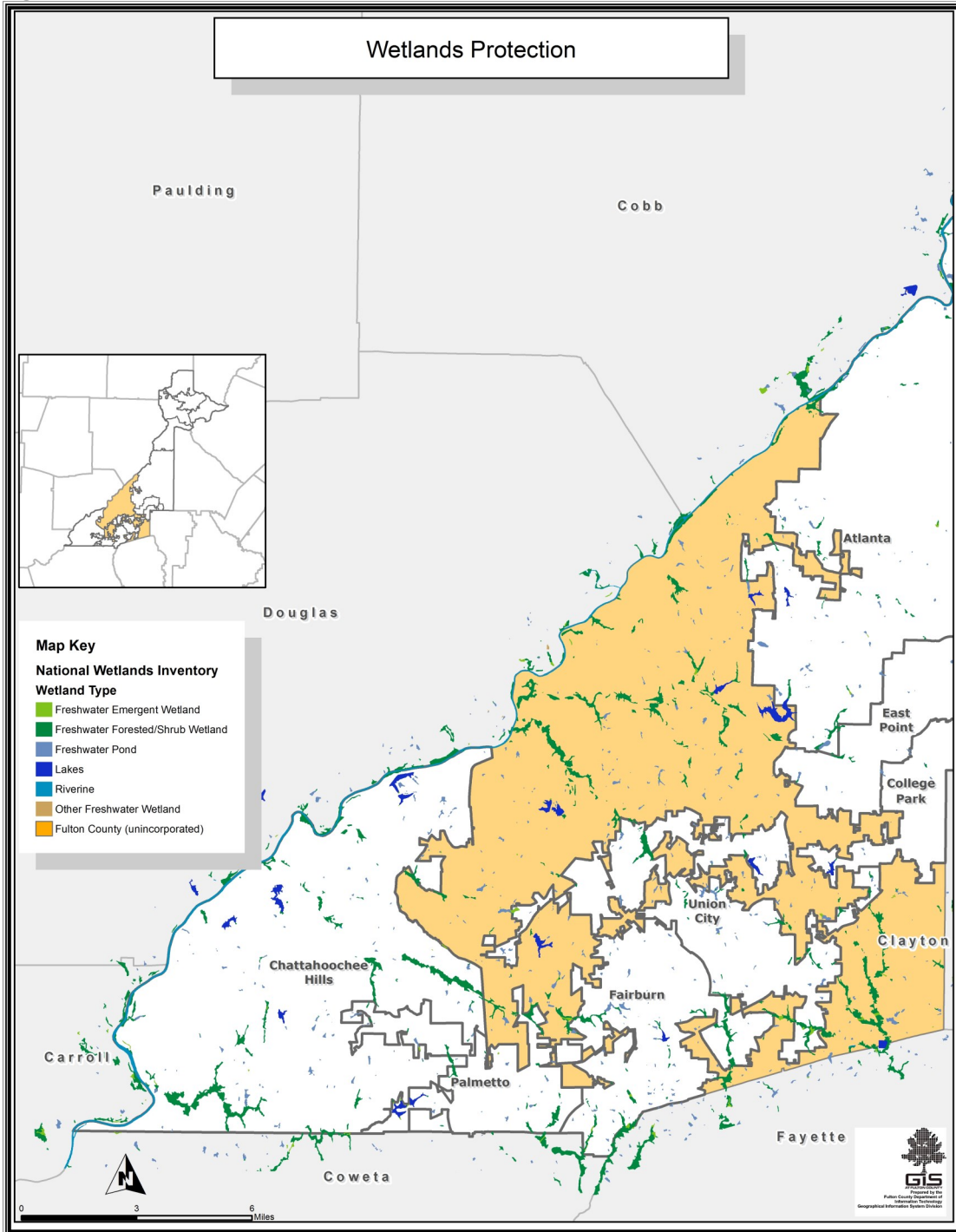
Figure 5B



Source: Fulton County Department of Information Technology, 2016

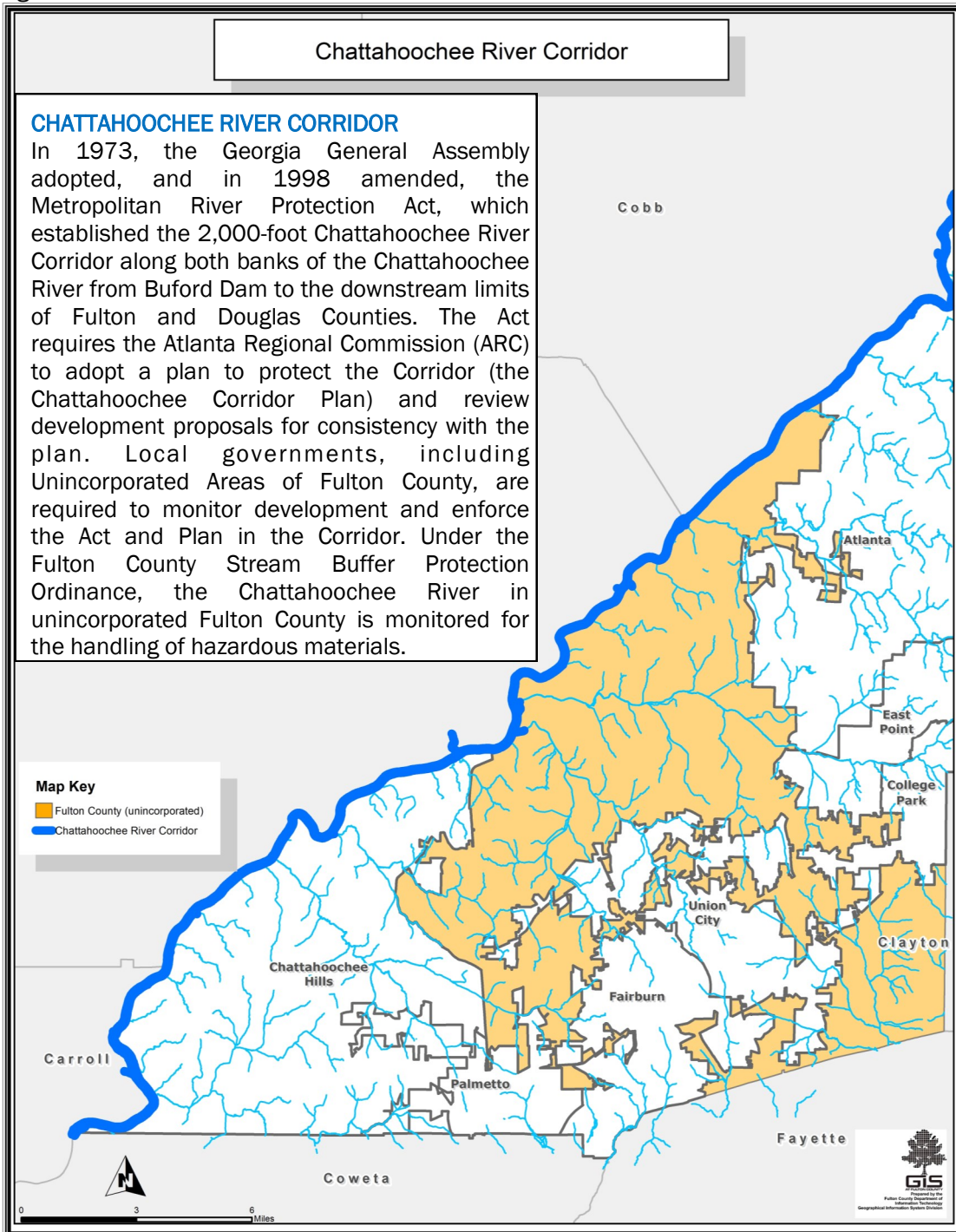


Figure 5C



Source: Fulton County Department of Information Technology, 2016

Figure 5D



Source: Fulton County Department of Information Technology, 2016

**OTHER ENVIRONMENTALLY SENSITIVE AREAS**

**SOILS**

Sedimentation runoff is the primary adverse impact to the degradation of quality topsoil surfaces. Sedimentation runoff is mainly generated through land disturbing activities such as clearing, grading, excavation, and dredging. The removal of topsoil vegetation (i.e. trees, shrubs, and low growing ground cover) leaves most soils susceptible to runoff.

**SIGNIFICANT NATURAL RESOURCES**

**SCENIC BYWAYS**

The Georgia Scenic Byways Program has recognized the South Fulton area as a scenic byway touring location for drivers and cyclist. It is a 29-mile loop that uses Cochran Mill Road, Hutcheson Mill Road and State Highway 70 and allows opportunities to view forest and pastoral landscapes through both motoring and cycling. The northern portion of this path lies within the Unincorporated Fulton County area.

**RECREATION AND CONSERVATION AREAS**

As the County continues to experience annexations and formation of new municipalities, concerns of environmental quality and recreational needs within the County will continue to occur. Parks and recreation areas are included in Appendix VI: Community Facilities and Services with more details.

Figure 5E

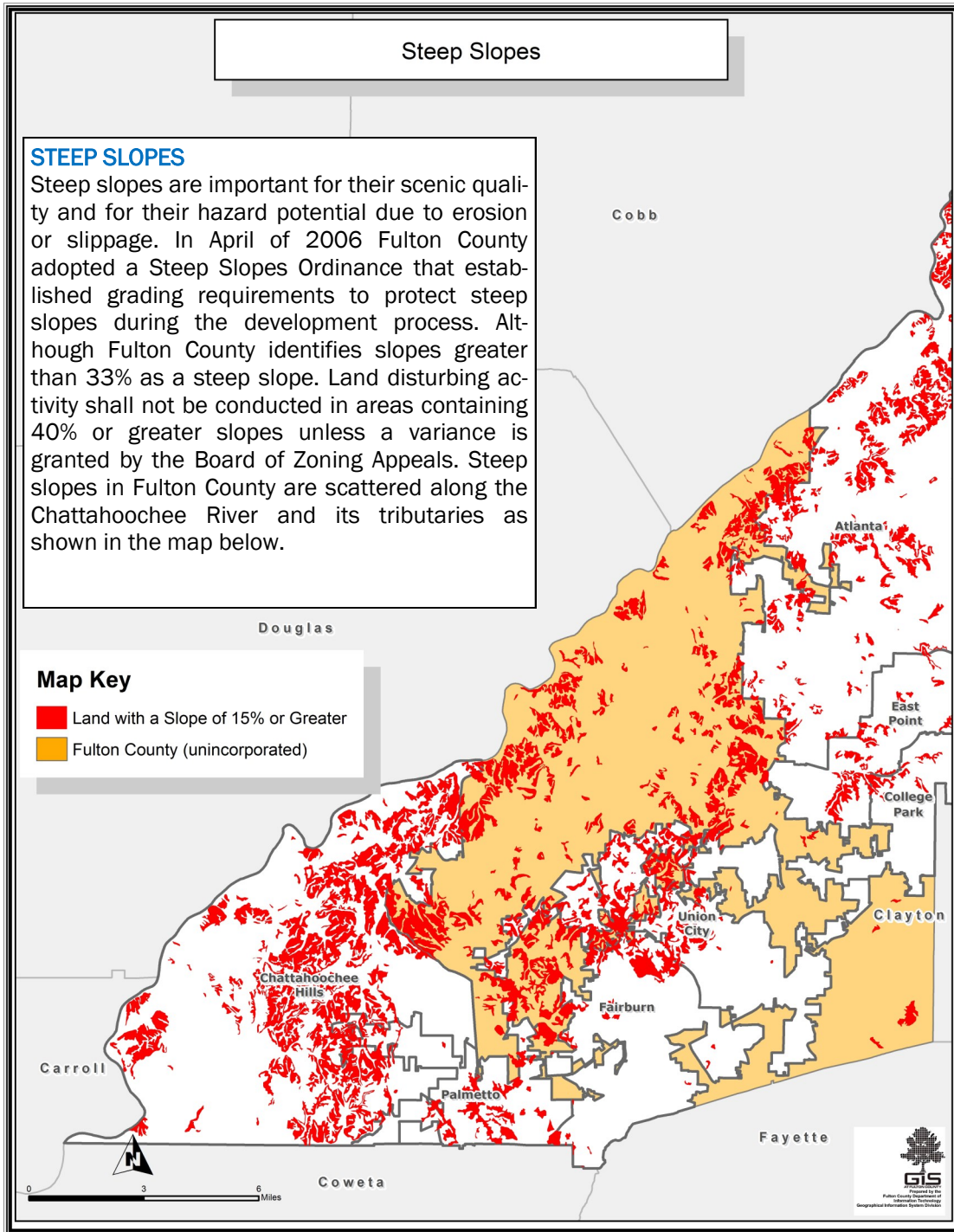
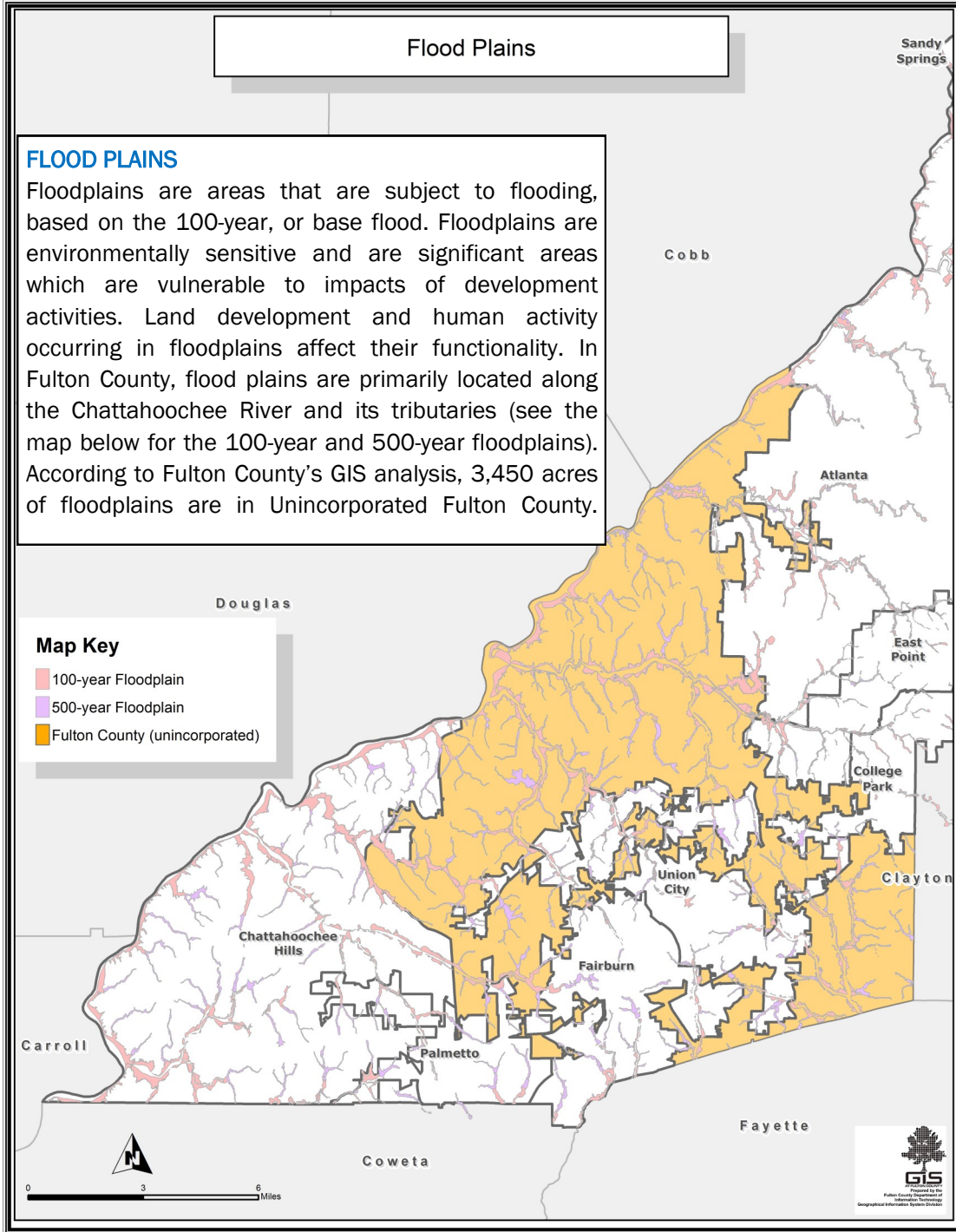


Figure 5F





## SIGNIFICANT CULTURAL RESOURCES

### HISTORIC RESOURCES

Information on historic resources in unincorporated Fulton County was collected through the Historic Resources Survey of Unincorporated Fulton County. The survey was completed in 1998 and at that time 900 sites were surveyed in Unincorporated Fulton County. The purpose of the survey was to uniformly document buildings, sites, and structures of historical, architectural, and cultural significance in Unincorporated Fulton County.

A total of 490 sites were surveyed in Unincorporated Fulton County using the Georgia Historic Resources forms. Among the 490 surveyed properties, 375 are still within the corporate limits of Unincorporated Fulton County. Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings. However, the majority of the structures were single family dwellings. The date of construction of the properties surveyed range from the early 1800s to the 1950s. Most of the structures were built after the 1880s, with the majority having been built between 1910 and 1949.

70 Since Fulton County developed as an agricultural area, most of the historic resources in Unincorporated Fulton County could be considered to be rural resources. Several historic communities are located in Unincorporated Fulton County. Fife, Stonewall and Red Oak developed due to proximity to a rail stop. Commercial and industrial buildings developed along the rail line with residential uses built along the rail line and surrounding. Sandtown was a community whose center was along the Chattahoochee River at a river crossing and around large plantations along the river.

The communities of Bethlehem, Clifftondale, Friendship and Ono are all developed around the intersection of two or more roads. Rivertown, Rico and Redwine developed at the intersection of a ferry crossing. The communities with the highest level of historic and architectural integrity are Fife and Stonewall.


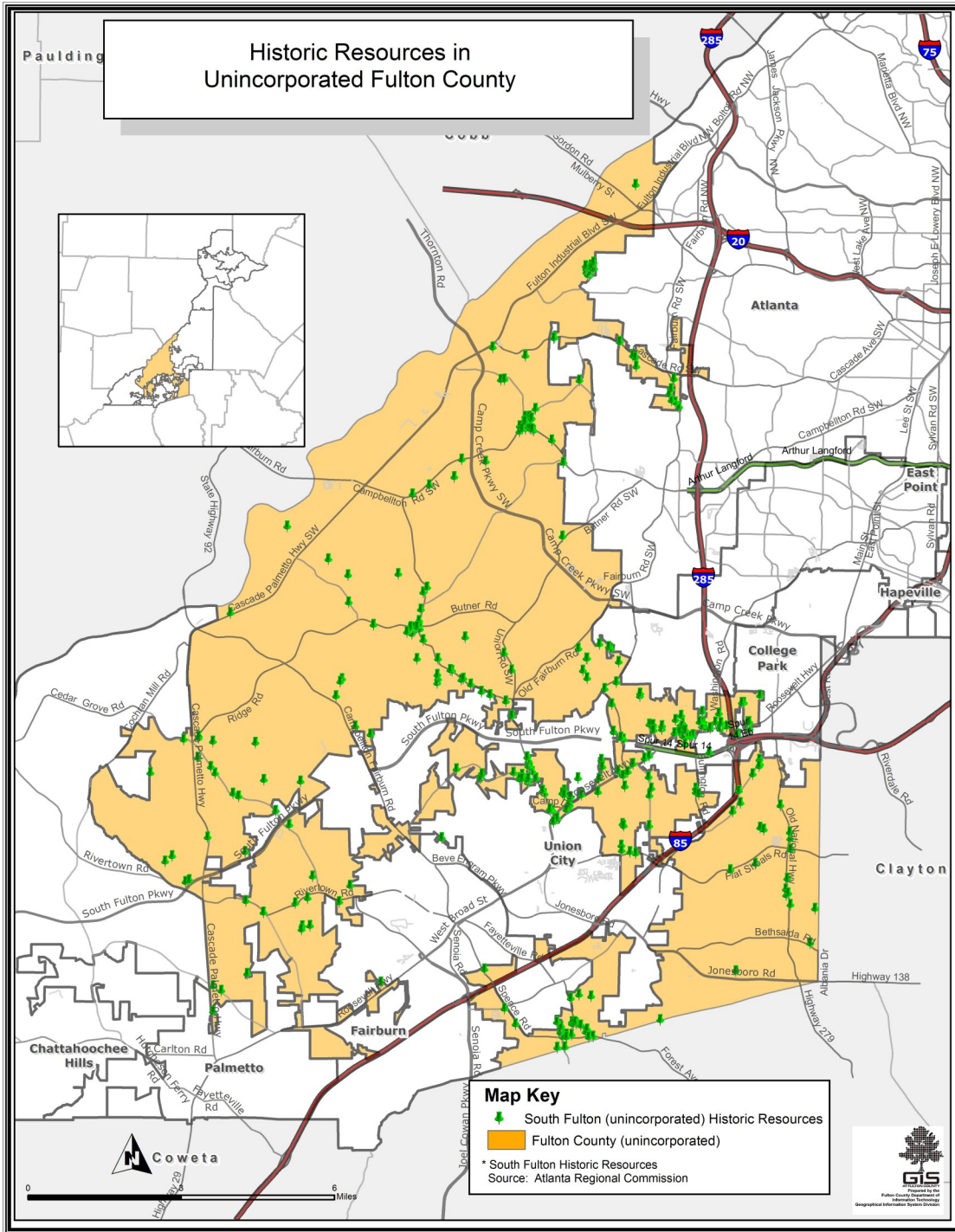


Figure 5G





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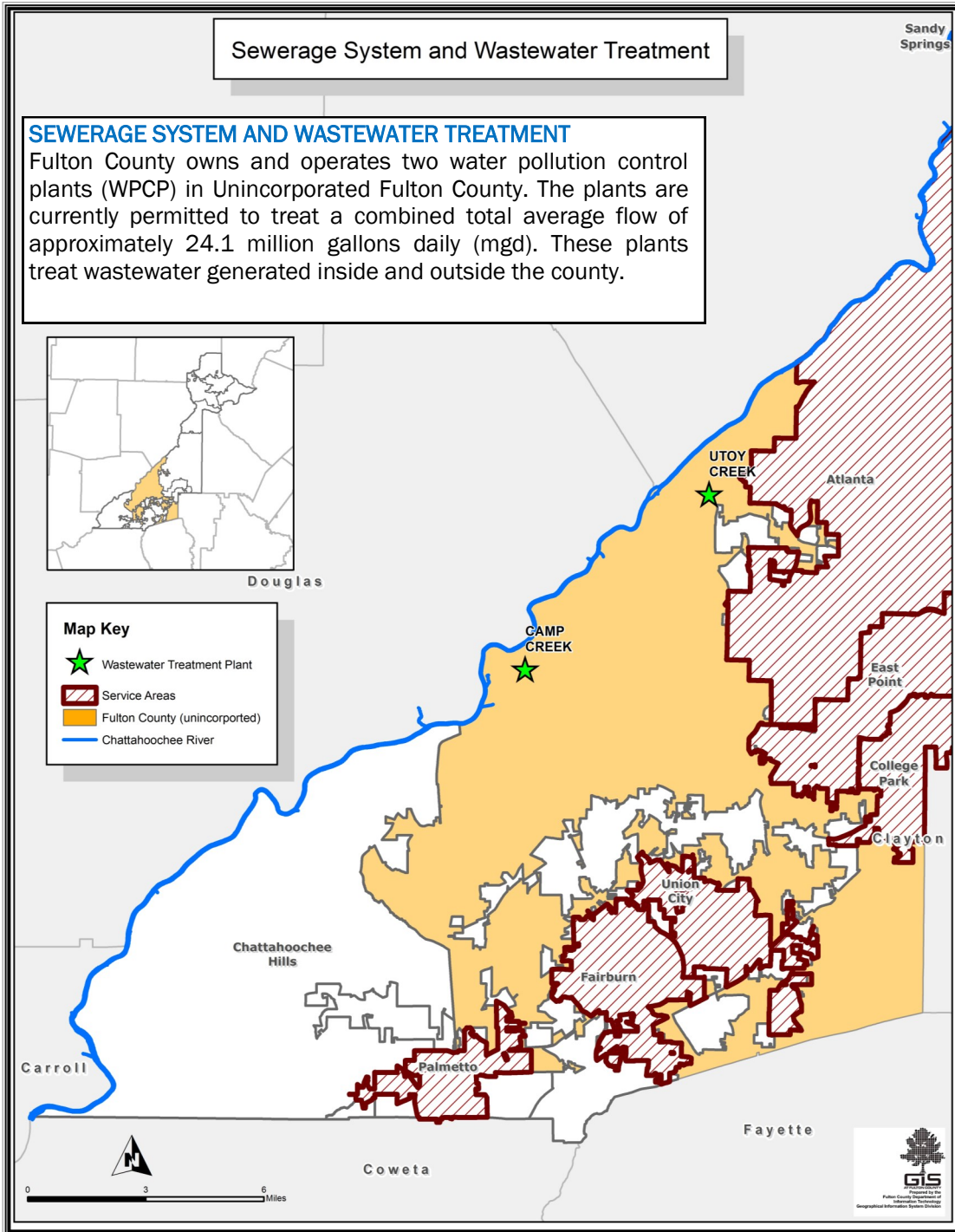




COMMUNITY FACILITIES AND RESOURCES

The Community Facilities and Services section will provide an inventory of county facilities and services for Unincorporated Fulton County. Presented in this section will include service providers, service areas and level of service. This section will provide a framework for Fulton County to evaluate existing service levels and infrastructure to best accommodate new growth in the future.

Figure 6A



Source: Fulton County Department of Information Technology, 2016

### SOUTH FULTON WASTEWATER SYSTEMS

The Unincorporated Fulton County system includes all County wastewater service south of the Atlanta City limits. The South Fulton sewer service area is approximately 235 square miles. The wastewater system is comprised of approximately 550 miles of gravity sewers, 18 pump stations, and two wastewater treatment plants (Camp Creek WRF and Little Bear Creek WPCP). In addition, treatment capacity is also provided by Atlanta's Utoy Creek Water Reclamation Center (WRC).

#### CAMP CREEK

The Camp Creek WPCP, originally designed in 1960 with a 3 mgd capacity, now has a 24 mgd capacity. The plant currently serves residential and industrial users and covers approximately two-thirds of the sewered area in South Fulton. The Camp Creek collection system consists of approximately 550 miles of sewer lines and 18 pumping stations. Wastewater flows from the Cities of East Point, College Park, Union City, Fairburn, and a portion of Palmetto are also treated by the Camp Creek WRF.

#### UTOY CREEK

Located in southwest Fulton County, the Utoy Creek WRC has newly installed sand filters to lower the level of phosphorus in treated wastewater. This element of phosphorus control enables the facility to meet State permit requirements. A chlorination/dechlorination disinfection system is in place to meet current and future demands; Utoy's treatment capacity was expanded from 36 MGD (million gallons per day) to 44 MGD.

## OTHER FACILITIES AND SERVICES

### POLICE

The Fulton County Police Department is one of only a handful of police departments to be nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA). The Fulton County Police Department is supported by two (2) funds, the General Fund and the Special Services District Fund. Services provided out of the General Fund are provided County-wide and include Library Security and Building Security. The Special Services District Fund serves Unincorporated Fulton County. The Fulton County Police Department provides four (4) general categories of services to the citizens of Fulton County, as described in the top table. The Fulton County Police Department has 211 personnel: 151 sworn officers and 60 civilian employees.

The Fulton County Public Safety Training Center is a regional public safety training center that serves numerous agencies in the surrounding area. With the projected increases in population, it is anticipated that these agencies will add additional personnel. This will result in increased demands for basic, advanced and in-service training by agencies utilizing the Training Center.

Figure 6B

Police Department Services	
Service	Description
Uniform Patrol	Patrol designated beats and provide for the safeguarding of persons and property against crime and traffic offenses
Criminal investigation	Protect the citizens of Fulton County by conducting investigations of incidents of murder, rape, robbery, burglary, larceny, aggravated assault motor vehicle theft and controlled substance violations in order to arrest and convict responsible persons
Library Security	Patrols and provides crime prevention services at Atlanta-Fulton County Libraries
Building Security	Provides county-wide security support at Fulton County facilities

76

Figure 6C

Service	Geographic Service Area
Uniform Patrol	Unincorporated South Fulton County comprised of 4 sections: South, Southwest, Old National and Fulton County Airport
Criminal investigation	Unincorporated South Fulton County

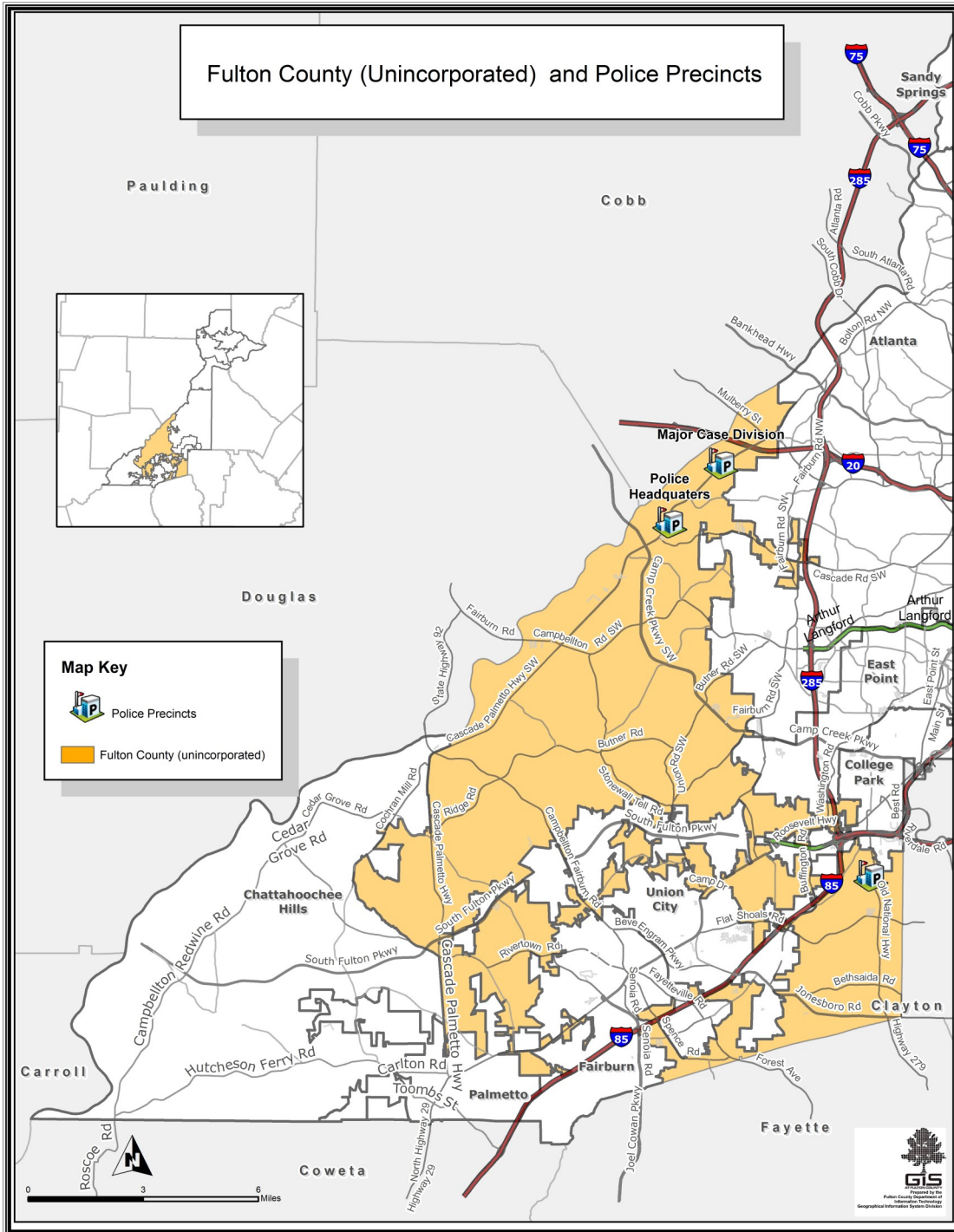
Figure 6D

Service Standards	
Service	Adopted Level of Service
Uniform Patrol	Average response time of 9 minutes and 14 seconds.
Criminal investigation	Maximum of 42 cases per month assigned to each investigator



# COMMUNITY FACILITIES AND RESOURCES

Figure 6E



## FIRE RESCUE AND EMERGENCY SERVICES

Unincorporated Fulton County is supported by 10 Fire Stations and 171 personnel. Fulton County Fire Services are generally limited to Unincorporated Fulton County. In addition, the Department is a member of the Georgia Mutual Aid Group (GMAG), a state-wide fire department mutual aid group. The Department provides the following services: Prevention Education, Fire Suppression Mitigation, Emergency Medical Service, Hazardous Material Response, Technical Rescue, Inspections and Code Enforcement, Fire Investigations, and Community Emergency Response Training.

Fire and emergency equipment includes 9 fire engines, 2 ladder trucks, 2 battalion command vehicles, 2 mass decontamination vehicles and one mobile air unit. With the exception of Fulton Industrial (No. 11) and Charlie Brown Airport (No. 19), which provides service to a major industrial area and a small airport, most Fulton County fire stations serve residential areas. Fulton County Fire also has one Hazardous Material Response Truck at Station No. 11 and a Georgia Search and Rescue Truck at Station No. 2.

Figure 6F

Fire Rescue Service Standards	
Service	Desired Level of Service
Fire Protection	6 minute response 90% of the time
Emergency Medical Services	6 minute response 90% of the time
Community Risk Reduction	NFPA/ IFC Standards 24/7
Fire Code Enforcement	New structures inspected within 2 days & all existing structures once/two years
Hazardous Material Response & Mitigation	On demand
Technical Rescue	On demand
Service Response Calls	On demand
Permit Inspections	Issued Yearly

Figure 6G

Fulton County Fire Station and Service Areas
Battalion One and Three - South Fulton County
Fire Station #1 - 5165 Welcome All Road, College Park 30349
Fire Station #2 - 4121 Cascade Road SW, Atlanta 30331
Fire Station #3 - 4035 Stonewall Tell Road, College Park 30349
Fire Station #5 - 3175 Bethsaida Road, Fairburn 30213
Fire Station #7 - 5765 Buffington Road, College Park 30349
Fire Station #11 - 4760 Fulton Industrial Blvd., Atlanta 30336
Fire Station #13 - 5890 Plummer Road, SW Atlanta 30336
Fire Station #15 - 6720 Cedar Grove Road, Fairburn 30213
Fire Station #17 - 8675 Ridge Road, Fairburn 30213
Fire Station #19 - 3965 Aero Drive SW, Atlanta 30336



## PARKS AND RECREATIONAL SERVICES

The current population of Unincorporated Fulton County area is 93,977. The National Recreation and Park Association (NRPA) established guidelines for minimum park service levels for local governments. As stated in the 2016 NRPA Field Report for Park Facilities, it suggests one park for every 2,396 residents in jurisdictions with 50,000 to 99,999 people. By this measure, with Unincorporated Fulton County's current population, Fulton County should be providing roughly 40 acres of parkland. Currently, Fulton County offers 1,050 acres of parkland in Unincorporated Fulton County.

The NRPA provides definitions for park types and service areas. As shown in the table below, the NRPA categorizes parks into 4 types: Neighborhood Parks, Community Parks, Regional Parks, and Specialty Parks.

Unincorporated Fulton County currently has eight Neighborhood Parks, four Community Parks, and three Specialty Parks. Fulton County no longer owns a Regional Park in Unincorporated Fulton County.

Figure 6I

NPRA Standards for Parkland			
Park Type	Desirable Size	Service Area Radius	Desirable Site Characteristics and Facilities
Neighborhood Park	5 - 25 acres	.5 mile/12 minute walk	Serves surrounding neighborhoods with open space and facilities such as basketball courts, and children's' play equipment.
Community Park	25+ acres	1 - 2 miles/5 minute drive	May include areas suited for intense recreation facilities such as athletic complexes and swimming pools. Easily accessible to nearby neighborhoods.
Regional Park	200+ acres	30 miles/1 hour drive	Contiguous acreage with or encompassing natural resources.
Special Use/ Specialty Park	No Standard	Variable depending on use	An area for specialized or single purpose such as a nature center, historical site, etc.

Source: National Recreation and Park Association (NRPA), 2016



### STORMWATER MANAGEMENT

#### STORMWATER MANAGEMENT PROGRAM

Management of stormwater services in Unincorporated Fulton County is provided primarily by the Public Works Department along with the Environment and Community Development Department in the areas of permitting and enforcement. Overall coordination of the stormwater program and services that relate to the County's National Pollutant Discharge Elimination System (NPDES) permit are the responsibility of the Surface Water Management Section within the Water Services Division of the Department of Public Works. Additional services in this area are also provided by other Fulton County departments such as the Fire Department and the Health and Wellness Department. The NPDES permits require the implementation of regulatory and operational programs in order to limit the discharge of pollutants to receiving waters such as streams and rivers.

### SOLID WASTE MANAGEMENT

The Department of Public Works provides oversight of solid waste collection and disposal in Unincorporated Fulton County. Fulton County does not collect standard household waste in any part of Unincorporated Fulton County. Most of the services are provided by private vendors utilizing private transfer and disposal facilities both in and outside of Fulton County. Each private solid waste provider is regulated by the Fulton County Solid Waste Collection and Disposal Ordinance of 1997. The County provides limited drop-off, composting, and recycling services at the Merk Miles Transfer Station in Unincorporated Fulton County.

Since the adoption of the 2030 Fulton County Comprehensive Plan, Fulton County has drafted a new Solid Waste Management Plan for 2017 - 2026. This plan, when adopted, will meet Georgia Department of Community Affairs Minimum Planning Standards and Procedures for solid waste management plan as per chapter 110-4-3 requirements. It will provide guidance on source reductions, generation control, household hazardous waste as well as environmental compliance for collection, transportation and disposal methods. The plan will also focus on providing funding and resources for public education and involvement. Appendix B: Supplemental Plans provides a draft of the Fulton County Solid Waste and Materials Management Plan, 2017 - 2026.

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# CHAPTER 3

# ENVIROMENTAL JUSTICE



## ENVIRONMENTAL JUSTICE (EJ)

This Chapter was prepared by the Fulton County Department of Health and Wellness, Environmental Justice Program.

*“Environmental Justice means the fair treatment of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws and policies and their meaningful involvement in the decision-making processes of the government.”*

U.S. Environmental Protection Agency (EPA) definition

### **BACKGROUND**

On February 11, 1994, President William Clinton issued Executive Order (E.O.) 12898 on environmental justice. This order was intended to give attention to environmental and human health conditions in minority and low-income communities with the goal of achieving environmental justice and direct federal agencies on how to implement it. The U.S. Environmental Protection Agency defines environmental justice as “the fair treatment of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws and policies and their meaningful involvement in the decision-making processes of the government.” Federal agencies have a legal and political obligation to fulfill the requirements of the E.O. 12898 to “promote non-discrimination in Federal programs substantially affecting human health and the environment, and to provide minority communities and low-income communities access to public information on and an opportunity for public participation in matters relating to human health and the environment” as President Clinton wrote in his memorandum to head of federal departments and agencies on the same day that he signed the E.O. 12898.



## ENVIRONMENTAL JUSTICE

In line with E.O. 12898, the Fulton County Board of Commissioners (BOC) has been committed to achieving environmental justice throughout Fulton County since August 1995 by identifying and addressing, as appropriate, the disproportionately high and adverse human health or environmental effects of the County's programs, policies, and activities on minority and low-income populations. Furthermore, the BOC has been eager to develop appropriate policies to identify and address issues related to environmental justice in its long range planning, for future needs. After the initial commitment to address environmental injustices, the BOC approved various resolutions and policies which considered human and environmental health. Those resolutions and policies changed the direction and expectations of planning and development from the ways of the past to addressing the negative impacts to public health and the environment for the sake of the future of the community. The resolutions which the BOC approved include:

- Environmental Justice (EJ) Comprehensive Plan Policies, 1996
- Amendment to Zoning Resolution, requiring Environmental Impact Report, 1996
- Amendment to Zoning Resolution, procedure for submission and approval of Environmental Impact Reports, 1996
- Resolution Establishing an Environmental Review Process to Evaluate Proposed Land Use and Other Projects and Contracts to Protect the Natural Resources, Human Health, and Wildlife of Fulton County, 1998
- Amendment to Zoning Resolution, Article 28 – an Environmental Site Analysis will be required as part of any rezoning and/or use permit petition, 2004

85



The EJ Comprehensive Plan Policies, approved on March 6, 1996, was intended to insure that the location of private and public uses as well as infrastructure which may be considered environmentally adverse are not concentrated in minority and low-income neighborhoods. The Environmental Justice Comprehensive Plan Policies also included a policy statement on Environmental Justice. The following policies set the foundation for an environmental justice stance in Fulton County:

- Any use or activity which poses a potential or immediate threat to the environment and/or is physically harmful or destructive to living beings shall be considered environmentally adverse.
- Fulton County is committed to a policy of environmental justice which ensures that the location of private and public uses which are environmentally adverse shall not be concentrated in low income communities or areas of minority concentration.
- Construction of infrastructure such as solid waste facilities, water and wastewater treatment facilities, etc., shall not be targeted for low income communities or areas of minority concentration. A thorough analysis shall be made of the environmental impact for any plan for infrastructure proposed for these areas. Feasible alternatives to placement in low income communities or area of minority concentration shall be evaluated as a part of this analysis.
- Fulton County shall promote the vigorous enforcement of all health and environmental regulations in low income communities and areas of minority concentration.
- Fulton County shall encourage citizen participation in environmental planning, project approval, and regulation enforcement processes by empowering the public with information and encouraging community activism on environmental issues.



Over the years, the resources (human and financial) dedicated to environmental justice were reduced causing environmental justice to be considered mainly in the zoning and land use policies that had been approved. However, in March of 2010, the BOC approved funding for the Environmental Justice Initiative in Fulton County which provided funding for an Environmental Planner position to be housed in the Department of Health and Wellness, Office of the Director to coordinate the Environmental Justice Program for the County. The position has the responsibility to advance Environmental Justice by being available and working with all communities; federal, state, and local governmental agencies; academic institutions, organizations; and businesses. Since the inception of the program and recommitment of the County to environmental justice, there are some significant resolutions that have been approved by the BOC. Each of them has as a part of their purpose to protect the environment for and health of all people. However, due to existing conditions often found in minority and low-income communities, these resolutions and amendments especially benefit those communities specifically for positive public health impacts:

- Resolution To Amend Chapter 174 of the Fulton County Code of Resolutions Regarding Idling of Vehicles, March 16, 2011:

Addresses Fulton County Government operations of vehicles to reduce emissions to aid in protecting human health and the environment

- Resolution Establishing A Fulton County Environmental Justice Working Group to Develop Recommended Policies and Projects to Enhance Environmental Justice in Fulton County, August 15, 2012:

Established directive to form interdepartmental working group to assist with research collection relating to environmental justice; recommend new environmental justice policies and initiatives to the Board of Commissioners; inform Fulton County departments of environmental justice policies and operational changes; seek grants as well as other funds and resources to support environmental justice initiatives; and other things to support the Environmental Justice Initiative. The Environmental Planner serves as the leader for this group

- EJ Amendment to the Zoning Resolution, July 17, 2013:

Redefined environmentally adverse use and environmentally stressed community; defined pollution point; provides separation distances between environmentally adverse uses and environmentally-stressed communities

- Pipeline Amendment to the Zoning Resolution, June 4, 2014:

Provides new definitions; separation distances of development to pipelines; and consultation zones to protect public health considering the potential risk of pipelines in planning and development

## EJ PROGRAM INITIATIVE

It is important that environmental justice is considered at all points prior to development of land or implementation of a policy. It is important to understand the environmental issues that impact communities which are experiencing injustices and how land use and policy decision will affect pre-existing conditions of the environment and human health. Those environmental issues concern areas such as public health, air, land, water, handling of waste, chemicals and toxics, climate change, emergencies, and greener living. These issues should be considered during visioning, planning, decision-making, implementation, and enforcement phases of all policies, ordinances, zoning, and development of Fulton County. The Environmental Justice Program encourages certain fundamentals which are critical to consider and plan for the future populations of our communities.

### 1) Knowledge about the community

It is important to identify the community in its various aspects. Having a lack of knowledge about the community, there are likely to be mistakes and ill-advised decisions made causing further negative impacts to vulnerable communities. Sound knowledge of the community informs planners, decision makers, and other stakeholders about how the community lives, works, and plays; how they think; how they operate and make decisions; how they obtain information; the values that are important to them; what are their concerns; etc. Examples of information which is important are:

- Current demographic information
- Special demographic indicators (i.e. children and elderly)
- Demographic variables of interest (i.e. income, education, etc.)
- Economic basis
- Cultural significance (norms, values, beliefs, etc.)
- Groups and organizations
- Existing points of view
- Vulnerabilities and greater risks from impacts on health and the environment
- Any other information needed





## 2) Disproportionate impacts

There are some diseases and disabilities which are negatively affected by poor environmental conditions, and they are not experienced equally across race and income levels. There is a need when planning or making decisions to identify these diseases and how the conditions of the environment can affect the health of the public. The prevalence of some diseases and illnesses are significantly higher in minority and low-income populations than in the general population. The same is true in Fulton County, just as asthma statistics will show a similar pattern. Due to the reality that there are disproportionate impacts among populations, actual impacts on public health and the environment should be considered:

- Single or multiple sources of risks potentially impacting human or environmental health
- Cumulative impacts

## 3) Meaningful involvement of the community

In order to move towards Environmental Justice, there must be a plan to ensure meaningful involvement of the public in the planning and implementation of the 2035 Comprehensive Plan. Meaningful involvement requires that the input of the community is sincerely and effectively sought and considered prior to and in all decision-making points. Developing methods to invite and encourage participation of the community are enhanced by knowing the impacted community. By having a solid plan for community involvement, which should also include the community, the following are achieved with the community and Fulton County Government:

- Growth of and maintenance of trust
- Effective participation processes
- Removal of barriers to participation
- Better-informed decision-making





#### 4) Benefits and burdens to the community


Planning and development decisions come with benefits and burdens to the different populations and groups. It is critical to identify and to weigh those benefits and burdens during the planning process and prior to making any decisions, especially when considering vulnerable populations. Benefits and burdens could be direct or indirect, and different populations and/or groups may experience an unfair share of them when compared to other populations and/or groups. Decision makers should be prepared with sufficient available information about the health, environmental, economic, social, and cultural benefits and burdens for sound decisions and actions. For a decision or action, leaders should consider:

- Direct and indirect benefits and burdens to stakeholders (the residents, business owners and operators, and other stakeholders inside and outside of the community)
- Any burdens on stakeholders that do not have fair distribution of benefits
- Fair distribution of the impacts to those stakeholders who are benefiting from the decision or action

90

#### 5) Equity

It has been documented that in neighborhoods where minorities and low-income populations live, there are conditions that are common:

- Negative environmental impacts
  - Disproportionate impacts
  - Vacant properties
  - Brownfields
  - Health disparities
  - Blight
- 

## ENVIRONMENTAL JUSTICE

It is in these communities that addressing issues are more difficult because not all communities and individuals are at the same starting point as other communities and individuals. Assumptions are often made that laws, policies, plans, and decisions will have the same impact for all. However, vulnerable populations and communities experiencing unfairly distributed impacts can be victims to the enforcement of policies and laws, the implementation of plans, and the decisions made. There should be a consideration for communities and neighborhoods with the greatest proportion of environmental and public health issues and disparities. These communities should be acknowledged and supported. To address the disparities, there are certain expectations that should exist for everyone in the community. Those expectations have been addressed in various ways in different forums and can be simplified as:

- A clean and safe environment
- An equal distribution of health benefits
- An equal distribution of economic benefits
- Food security
- Access to the highest quality education
- An availability of sufficient and affordable transportation options
- A workforce that is developed, trained, and prepared
- A creation of safe, green, and upwardly mobile jobs
- A practice of encouraging and incentivizing entrepreneurship
- An inclusive decision-making structure
- A democratic, transparent, and fair decision-making process

91



In 2016 the Fulton County Board of Commissioners approved the Fulton County Strategic Plan 2016 - 2019. The plan provides six (6) key priorities for which development, processes, decisions, and actions can be aligned to the aforementioned expectations. The Fulton County strategies are a framework for identifying and investing resources (human and financial) as well as facilitating efforts to leverage resources among the internal and external partners to promote and address the environmental injustices within Fulton County.

The key priorities of the Strategic Plan are:

- All People are Safe.
- All People are Healthy.
- All People are Self-Sufficient.
- All People have Economic Opportunities.
- All People's Lives are Culturally & Recreationally Enriched.
- All People Trust Government is Efficient, Effective and Fiscally Sound.

Addressing these issues requires engagement and action by stakeholders from multiple sectors (planning, housing, transportation, economic development, public health, schools, law enforcement, etc.). Community members and other stakeholders must come together and develop a plan to leverage their resources for stabilizing the community to address the environmental injustices after identifying:

- Needs of the underserved communities
- Barriers to taking advantage of opportunities



### Sustainability

As stated on the U.S. EPA's webpage on sustainability, "to pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations." A community that is experiencing environmental injustices does not have the conditions which sufficiently support the present population, let alone future populations. As citizens and other stakeholders come together, they can share best practices and leverage resources to ensure the greatest environmental, economic and social impact. In implementing the Comprehensive Plan, it would be beneficial to consider the current community, vulnerable populations within the community, and how the community is anticipated to change over time.



## RECOMMENDED STRATEGIES

See the table on below for Environmental Justice strategies. Many of the recommendations are suggested to target the fundamental EJ concepts in this document.

Figure 6A

RECOMMENDED ENVIRONMENTAL JUSTICE (EJ) STRATEGIES FOR COMPREHENSIVE PLANNING					
STRATEGY	DESCRIPTION	POTENTIAL STAKEHOLDERS	LEVEL OF DIFFICULTY	IMPLEMENTATION READINESS	PRIORITY
<b>Annual Review</b>	<i>Develop a policy to annually review the Comprehensive Plan</i>	All pertinent Fulton Departments	<b>MODERATE</b>	<b>RED</b>	<b>3</b>
<b>Brownfield Inventory</b>	<i>Develop and maintain a brownfield database to track the number of brownfields, health risks associated, status, and reuse potential</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>• Planning and Community Services</li> <li>• Health and Wellness (Environmental Justice Program and Environmental Health Services)</li> <li>• Economic Development</li> <li>• Information Technology</li> </ul> Fulton County Environmental Justice Working Group Board of Commissioners Residents Business Owners	<b>HIGH</b>	<b>RED</b>	<b>3</b>
<b>Communication Plan</b>	<i>Develop a communication plan to update vulnerable communities on the Comprehensive Plan - related activities particularly to vulnerable communities</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>• Planning and Community Services</li> <li>• Health and Wellness (Environmental Justice Program)</li> <li>• Communications</li> <li>• FGTV</li> <li>• Information Technology</li> </ul> Board of Commissioners Residents	<b>MODERATE</b>	<b>YELLOW</b>	<b>2</b>
<b>EJ Guiding Principles</b>	<i>Develop guiding principles for planning, decision-making, and implementation of the Comprehensive Plan</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>• Planning and Community Services</li> <li>• Health and Wellness (Environmental Justice Program)</li> </ul>	<b>LOW</b>	<b>YELLOW</b>	<b>2</b>

## ENVIRONMENTAL JUSTICE

### RECOMMENDED ENVIRONMENTAL JUSTICE (EJ) STRATEGIES FOR COMPREHENSIVE PLANNING

STRATEGY	DESCRIPTION	POTENTIAL STAKEHOLDERS	LEVEL OF DIFFICULTY	IMPLEMENTATION READINESS	PRIORITY
<b>Fair Treatment</b>	<i>Encourage fair treatment of all people in providing service delivery, conducting inspections regularly, and enforcing codes</i>	All Fulton County Departments Residents Business Owners	<b>LOW</b>	<b>GREEN</b>	<b>1</b>
<b>Food Policy</b>	<i>Develop a strategy to integrate food policy into future Comprehensive Plans</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>Planning and Community Services</li> <li>Health and Wellness (Health Promotion, Environmental Health Services, and Environmental Justice Program)</li> <li>Cooperative Extension</li> <li>Economic Development</li> </ul> Board of Commissioners Residents Business Owners	<b>HIGH</b>	<b>RED</b>	<b>3</b>
<b>Health and the Environment Consideration</b>	<i>Promote the consideration of health and the environment in decision-making processes, decisions, and planning</i>	All Fulton County Departments Board of Commissioners	<b>LOW</b>	<b>GREEN</b>	<b>1</b>
<b>Outreach on Comprehensive Plan</b>	<i>Conduct outreach opportunities to educate communities on purpose and functions of the Comprehensive Plan in preparation for meaningful involvement of residents to participate in future Comprehensive Plan process</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>Planning and Community Services</li> <li>Health and Wellness</li> <li>Communications</li> <li>FGTV</li> <li>Aging and Youth</li> <li>Library</li> </ul>	<b>MODERATE</b>	<b>YELLOW</b>	<b>2</b>
<b>Procedural Equity Process</b>	<i>Develop process for deciding where to allow unwanted land uses and place and time of public hearings for vulnerable communities, especially for the community being impacted</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>Planning and Community Services</li> <li>Health and Wellness (Environmental Justice Program)</li> </ul> Board of Commissioners Residents Business Owners	<b>HIGH</b>	<b>YELLOW</b>	<b>2</b>

**RECOMMENDED STRATEGIES, Conti.**

<b>RECOMMENDED ENVIRONMENTAL JUSTICE (EJ) STRATEGIES FOR COMPREHENSIVE PLANNING</b>					
<b>STRATEGY</b>	<b>DESCRIPTION</b>	<b>POTENTIAL STAKEHOLDERS</b>	<b>LEVEL OF DIFFICULTY</b>	<b>IMPLEMENTATION READINESS</b>	<b>PRIORITY</b>
<b>Public Amenities</b>	<i>Develop policy to consider environmental justice issues related to the equitable provision of desirable public amenities (parks, recreational facilities, community gardens, and other uses that improve the quality of life of the community)</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>• Planning and Community Services</li> <li>• Parks and Recreation</li> <li>• Health and Wellness (Health Promotion, and Environmental Health Services, Environmental Justice)</li> <li>• Cooperative Extension</li> <li>• Aging and Youth</li> </ul> Board of Commissioners Residents	<b>MODERATE</b>	<b>YELLOW</b>	<b>3</b>
<b>Public Participation</b>	<i>Expand efforts for outreach and provide meaningful involvement opportunities for low-income, disabled, children and youth, and other traditionally underrepresented citizens in the public participation process; encourage non-traditional communication methods deliver information in an easily understandable manner</i>	All Fulton County Departments Board of Commissioners Residents	<b>MODERATE</b>	<b>RED</b>	<b>1</b>
<b>Sensitive Land Use Policy</b>	<i>Zoning policy that requires that new sensitive land uses (hospitals, day cares, senior facilities, etc.) are sited beyond 500 feet from the center line of a freeway, unless such development contributes to smart growth, open space, or transit-oriented goals (development to include feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners, and/or other effective measures to minimize potential impacts from air pollution)</i>	Fulton County Departments: <ul style="list-style-type: none"> <li>• Planning and Community Services</li> <li>• Health and Wellness</li> <li>• Aging and Youth</li> <li>• Economic Development</li> </ul> Board of Commissioners Residents	<b>LOW</b>	<b>GREEN</b>	<b>3</b>



## ENVIRONMENTAL JUSTICE

### RECOMMENDED ENVIRONMENTAL JUSTICE (EJ) STRATEGIES FOR COMPREHENSIVE PLANNING

STRATEGY	DESCRIPTION	POTENTIAL STAKEHOLDERS	LEVEL OF DIFFICULTY	IMPLEMENTATION READINESS	PRIORITY
<b>Vulnerability Assessment</b>	<i>Develop process to assess the vulnerabilities of the Comprehensive Plan and planning policies for future planning; develop evaluation process to determine effectiveness of the Comprehensive Plan</i>	All pertinent Fulton County Departments Board of Commissioners Residents	<b>MODERATE</b>	<b>YELLOW</b>	<b>2</b>

**LEGEND:**

**Implementation Readiness**

**RED** = Full scale planning process required

**YELLOW** = Existing infrastructure or process available to implement strategy with significant planning needed

**GREEN** = Ready for implementation - minor to no planning needed

**Priority:**

**1** = Specifically addresses a fundamental concept of the EJ Initiative

**2** = Indirectly addresses a fundamental concept of the EJ Initiative

**3** = Addresses potential conditions in the community

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# CHAPTER 4

# COMMUNITY GOALS

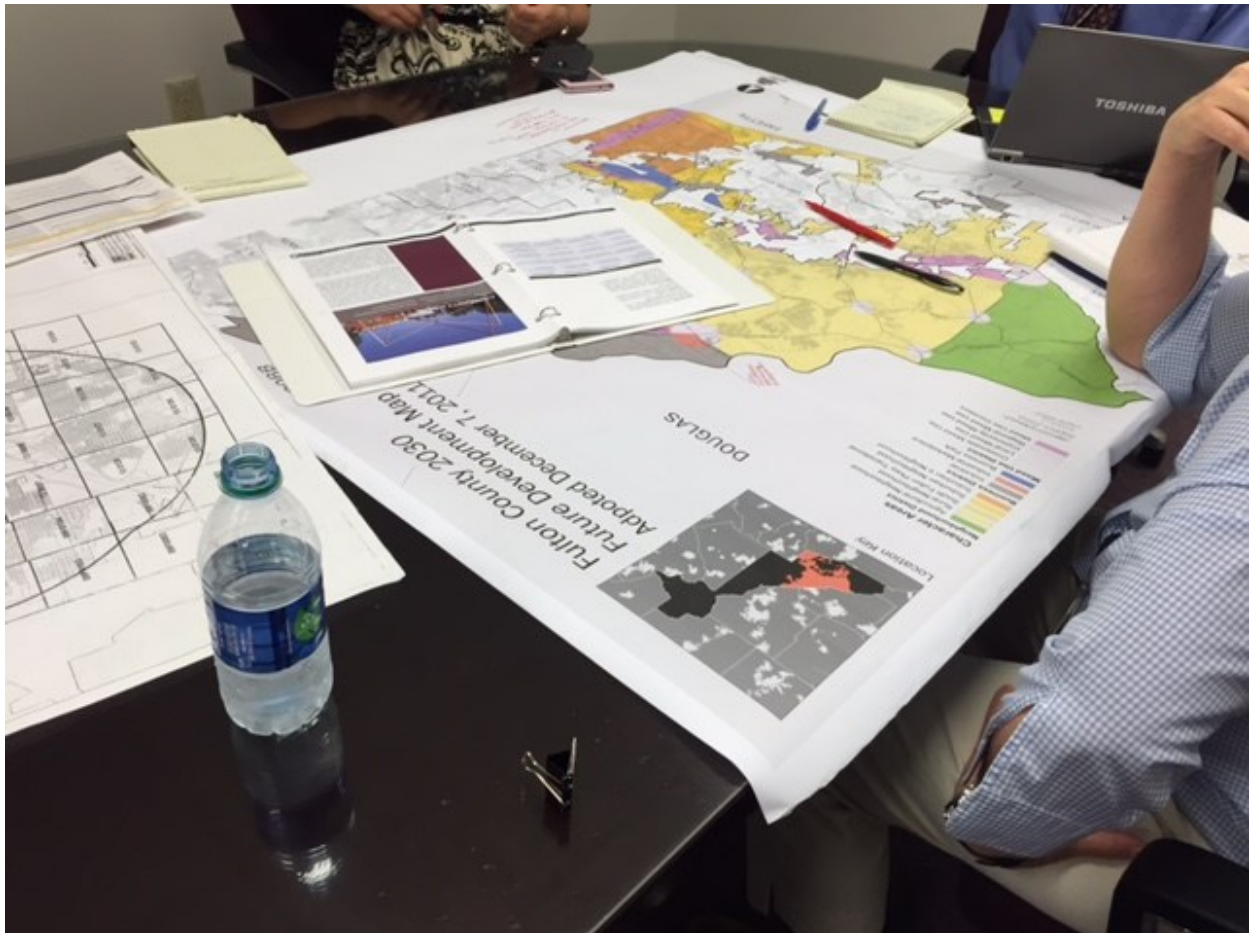


## COMMUNITY GOALS

The Community Goals Element, as described in the State's Minimum Standards and Procedures for Local Comprehensive Planning, is the most important part of a comprehensive plan. In this section, the Vision Statement is accompanied by a combination of goals and implementation strategies.

### VISION STATEMENT

Unincorporated Fulton County will promote a high quality of life while conserving and enhancing its unique character through strategic policies and programs. It will protect agricultural and natural resources, ensure a sound land development process, provide for an effective and safe transportation system, encourage diverse housing opportunities, provide recreational opportunities, ensure public safety, and promote intergovernmental partnerships.



## GOAL 1: LAND USE (LU)

Ensure the most desirable and efficient use of land; preserve residential character, revitalize the land development process; and ensure necessary updates of regulations.

- Strategy LU 1.1:** Encourage and market the use of the 2035 Fulton County Comprehensive Plan to the development community for development guidance and recommendations for Unincorporated Fulton County.
- Strategy LU 1.2:** Continue to provide coordination between Fulton County and the development community to ensure that growth is compatible with long-term goals of Unincorporated Fulton County.
- Strategy LU 1.3:** Strongly promote land development in areas served with existing public facilities and infrastructure to limit disturbance.
- Strategy LU 1.4:** Protect existing residential uses from negative impacts of industrial uses, including quarries.
- Strategy LU 1.5:** Promote land development enhancements through landscaping, lighting, signage and scale.
- Strategy LU 1.6:** Promote sequential, phased extension of utilities and services to encourage rational expansion of development.
- Strategy LU 1.7:** Require transportation infrastructure to be sensitive to the context of its surrounding.
- Strategy LU 1.8:** Support/target areas of revitalization for attracting new business options.
- Strategy LU 1.9:** Establish incentives to increase land development.
- Strategy LU 1.10:** Seek transportation enhancements (highway, transit, bicycle, and pedestrian) to further land use efforts.
- Strategy LU 1.11:** Promote and foster a unified collaboration between unincorporated Fulton County and other South Fulton municipalities regarding land use.
- Strategy LU 1.12:** Address necessary updates to the County's Zoning Resolution and Future Land Use Map to ensure code enforcement activities to address blight and community appearances.
- Strategy LU 1.13:** Implement the work program of the Fulton County Comprehensive Transportation Plan (CTP) to new development efforts.
- Strategy LU 1.14:** Continue to update development policies and regulations as an effort to enhance the strengthening and appearance of businesses within unincorporated areas Fulton County.
- Strategy LU 1.15:** Regulate land use densities at an ideal level to prevent overloading of public facilities.
- Strategy LU 1.16:** Encourage development that promotes open space, walking paths and bicycle lanes as a means to connectivity and neighborhood cohesiveness.
- Strategy LU 1.17:** Encourage voluntary conservation easements where suitable.
- Strategy LU 1.18:** Review and revise development standards and zoning resolution, as necessary.
- Strategy LU 1.19:** Require appropriate buffers between the Industrial District and adjacent residential Districts.
- Strategy LU 1.20:** Attract businesses that allow residents and patrons to live, shop, work, and socialize.

**GOAL 2: HOUSING (HO)**

Encourage diverse housing opportunities through the County’s unique characteristics

- Strategy HO 2.1:** Senior housing options should expand as the population continues to grow.
- Strategy HO 2.2:** Make “Aging in Place” a more achievable reality by aligning with the goals and policies of the Atlanta Regional Commission’s Aging-in-Place initiative.
- Strategy HO 2.3:** Encourage a wide variety of housing types to accommodate a range of income levels for current and future residents.
- Strategy HO 2.4:** Promote appropriate infill housing and development through planning, infrastructure placement, and regulations.
- Strategy HO 2.5:** Continue to enforce code enforcement activities to ensure safe and healthy living environments.
- Strategy HO 2.6:** Ensure appropriate density for residential developments, where necessary.

**GOAL 3: TRANSPORTATION (TRANS)**

Ensure an efficient and safe transportation system that coincides with existing needs and considers future growth.

- 102
- Strategy TRANS 3.1:** Review current land use development patterns that may cause difficulties in the creation of walkable/bikeable communities and MARTA transit opportunities by encouraging wider sidewalks and pedestrian amenities.
  - Strategy TRANS 3.2:** Partner with MARTA to emphasize the extension of bus ridership and connectivity in various areas of Unincorporated Fulton County.
  - Strategy TRANS 3.3:** Examine the effects and needs of transportation during the initial rezoning process by enforcing a unified coordination amongst Fulton County’s transportation planning and land use planning process.
  - Strategy TRANS 3.4:** Seek transportation enhancements (highway, transit, bicycle, and pedestrian) to compliment and align with land use efforts.
  - Strategy TRANS 3.5:** Implement findings of the Fulton County CTP to development efforts as a means to address necessary road improvements.
  - Strategy TRANS 3.6:** Consider implementing similar objectives discussed in the Atlanta Regional Commission’s recent Regional Transportation Plan and the PLAN 2040 initiatives that are geared towards South Fulton.
  - Strategy TRANS 3.7:** Partner with the Atlanta Regional Commission for plan implementation assistance and corridor enhancements.
  - Strategy TRANS 3.8:** Implement gateway signage and streetscape improvements at the I-20 and Fulton Industrial Boulevard Corridor.

#### **GOAL 4: ENVIRONMENTAL (ENV)**

Provide for the continued protection of agricultural and natural resources for current and future residents.

- Strategy ENV 4.1:** Utilize Fulton County's 2010 Environmental Justice Initiative (EJI) as an effort to promote and enforce environmental efforts and regulations.
- Strategy ENV 4.2:** Provide updates to the County's environmental policies and regulations as an effort to enhance and strengthen the County's environmental features.
- Strategy ENV 4.3:** Support the Solid Waste Management Plan.
- Strategy ENV 4.4:** Continue the efforts of evaluating the Tree ordinance to promote preservation of trees along road frontages.
- Strategy ENV 4.5:** Review/approve Fulton County's Environment Site Analysis (ESA) reports included in zoning applications.
- Strategy ENV 4.6:** Protect environmentally sensitive areas from the encroachment of incompatible uses.
- Strategy ENV 4.7:** Develop a green space plan to identify areas to be permanently conserved land.

#### **GOAL 5: COMMUNITY FACILITIES AND RESOURCES (CFR)**

Provide sound community facilities and resources that support future growth and development patterns.

- Strategy CFR 5.1:** Implement the work program of the Fulton County CTP to development efforts as a means to address necessary road improvements.
- Strategy CFR 5.2:** Assist in the development of a criterion for the evaluation of locations for future facilities.
- Strategy CFR 5.3:** Plan and design multi-use trails and/or sidewalks during the development or renovation of any Fulton County facility.
- Strategy CFR 5.4:** Encourage cooperative efforts between the city, county and school district to provide adequate facilities for community activities and needs (i.e. senior and youth centers).

103

#### **GOAL 6: GOVERNMENT RELATIONS (GR)**

Promote Intergovernmental Partnerships with various adjacent communities.

- Strategy GR 6.1:** Work with GDOT to maintain consistency with the South Fulton Parkway Access Management Plan.
- Strategy GR 6.2:** Participate in intergovernmental coordination of community and educational facilities and services.
- Strategy GR 6.3:** Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

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# CHAPTER 5

# NEEDS AND OPPORTUNITIES

105



**NEEDS AND OPPORTUNITIES**

In this section, Fulton County will address the future needs of the Unincorporated Fulton area while also creating new opportunities to enhance its quality of life. As mentioned in the State’s Minimum Standards and Procedures for Local Comprehensive Planning, communities must prepare a list of Needs and Opportunities that will be addressed over the next 5-years. These Needs and Opportunities were first identified by Fulton County policy leaders and staff by reviewing current program performance, reviewing zoning and development activity, and in response to citizen comments and concerns.

The second source of input for the Needs and Opportunities were the public involvement workshops that were held during the first quarter of 2016. During these workshops, participants were able to engage in a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) Analysis to assist the Fulton County Staff in developing strategies for growth and sustainability. The Analysis was used as an analytical tool to understand Fulton County’s values and threats as seen by its stakeholders. It was a meaningful exercise that was intended to help each of the participants in focusing on the community issues. An analytical review of statistical data and information was considered and revisions were made as applicable to the issues and opportunities. For the full results of the SWOT analysis, refer to Appendix A: Public Participation Plan.

**STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS EXERCISE**

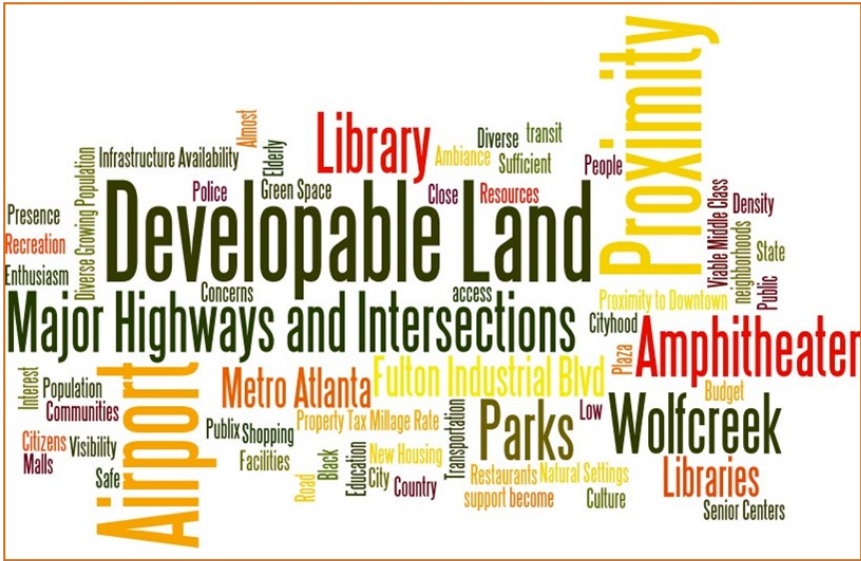
106

A list has been compiled to provide an uncensored assessment of the public’s vision of the Community. The list was used to develop a word cloud. A word cloud is a graphical representation of data. The more frequent the word was used by participants, the larger and bolder it was displayed.

**Strengths**

Below, a word cloud was prepared as a representation of the responses provided by Workshop Participants when asked to list the strengths of Fulton County.

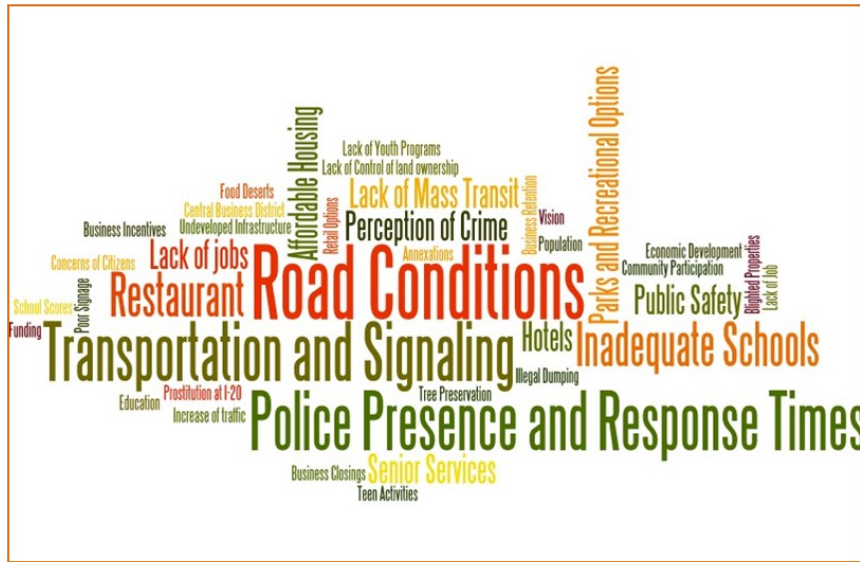
Figure 7A



**Weaknesses**

Below, a word cloud was prepared as a representation of the responses provided by Workshop Participants when asked to list the weaknesses of Fulton County.

Figure 7B

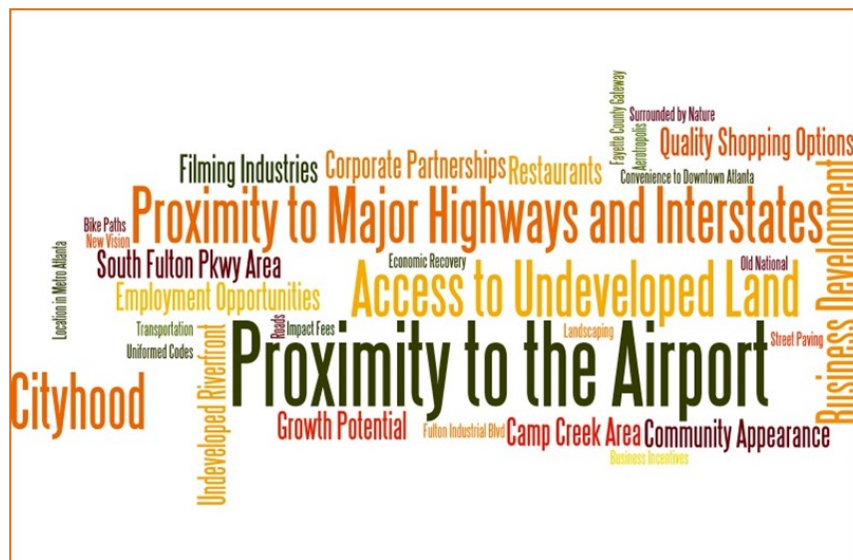


107

**Opportunities**

Below, a word cloud was prepared as a representation of the responses provided by Workshop Participants when asked to list the opportunities of Fulton County.

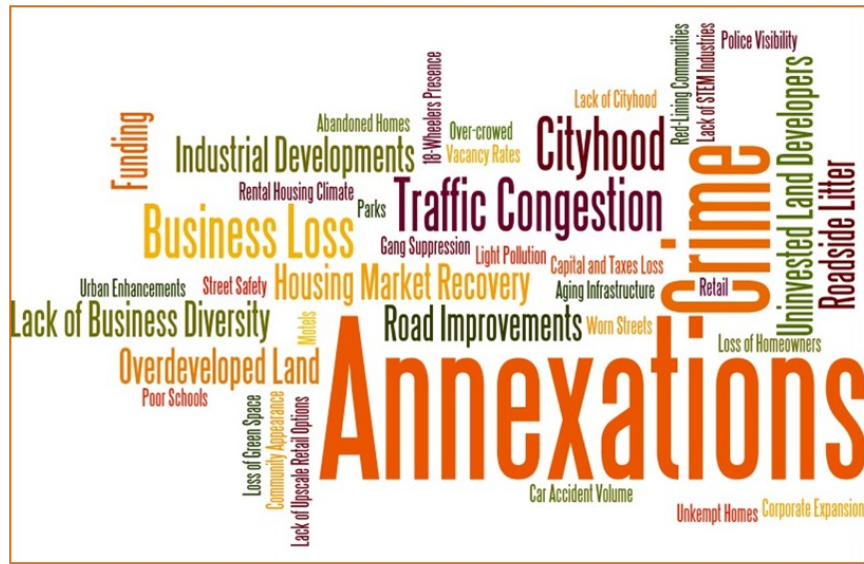
Figure 7C



Threats

Below, a word cloud was prepared as a representation of the responses provided by Workshop Participants when asked to list the threats of Fulton County.

Figure 7D



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# IMPLEMENTATION PROGRAM

111



### IMPLEMENTATION AND COMMUNITY WORK PROGRAM

The Community Work Program chapter includes a listing of specific actions that the County plans to take in order to accomplish the vision and goals developed by the Plan. The Community Work program includes a Report of Accomplishments from the 2030 Plan and a Short Term Work Program (STWP) with a list of projects that can be accomplished over the next five years (2016-2020).

#### REPORT OF PLAN ACCOMPLISHMENTS

This Report of Plan Accomplishments serves as a status report for the 2030 Short Term Work Program covering the years 2011-2015.

**Completed:** the listed activity was accomplished.

**Underway:** the listed activity has started and is continuing into the new 5-year reporting period for this Comprehensive Plan Update.

**Postponed:** the listed activity has not been started or has ceased for some reason. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

**Not Accomplished/Cancelled:** the listed activity was not accomplished and will not serve as an intended activity in the new 5-Year reporting period for this Comprehensive Plan Update.



Figure 8A

2011-2015 REPORT OF PLAN ACCOMPLISHMENTS

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	2011	2012	2013	2014	2015					
Evaluate Quarry Impact Zone to protect residential uses		✓	✓			Planning & Community Services	Staff Time	South Service District	Underway	FY 2017 Completion
Evaluate implementation of Night Sky ordinance to ensure that the rural character or a dark night sky is preserved		✓	✓			Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Annexation Prevents Action
Develop land use and design standards that create transitions from higher intensity development to less intense neighborhoods		✓	✓			Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Uncertainty of Political Future
Evaluate Conservation Subdivision ordinance to protect view sheds, fields, pasture lands and tree canopy roads		✓	✓			Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Annexation Prevents Action
Provide for protection of natural vegetation along road frontages by reviewing current Fulton County ordinances and regulations to achieve improved buffers where appropriate			✓	✓		Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Lack of Staffing
Review the Zoning Resolution to promote and encourage compatible institutional uses in neighborhoods and communities		✓	✓			Planning & Community Services	Staff Time	South Service District	Completed	

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	2011	2012	2013	2014	2015					
Promote an interconnected transportations system by requiring inter-parcel access and multiple access points as property is developed and by limiting the construction of cul-de-sacs	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going: Continues Consistently throughout the Year
Review the County stand-ard sewer easement width, as well as combine facilities where possible, to reduce the necessary amount of land disturbance during construction		✓	✓			Planning & Community Services and Public Works	Staff Time	South Service District and Water and Sewer Fund	Not Accomplished/ Cancelled	Lack of Staffing
Develop and maintain an inventory of vacant and/or unoccupied properties to identify sites that are suitable for development and redevelopment	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
Evaluate implementation of the Conservation Subdivision ordinance to promote or mandate conservation subdivision development			✓	✓		Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Currently considering other Reinvestment Options
Provide incentives for the development of housing on vacant property and abandoned sites in appropriate locations.		✓	✓			Planning & Community Services and Economic Development	Staff Time	South Service District	Not Accomplished/ Cancelled	Economic Development Dept is under reorganization

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
Develop partnerships with banks and financial institutions for residential reinvestment to help preserve and develop communities	✓	✓	✓	✓	✓	Planning & Community Services and Economic Development	Staff Time	South Service District	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
Encourage the adaptive reuse of existing single use buildings for mixed-use properties	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Provide incentives for the redevelopment of underutilized commercial and office areas		✓	✓			Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
Direct businesses to areas throughout the county that are targeted for economic growth	✓	✓	✓	✓	✓	Planning & Community Services and Economic Development	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Adopt Cross-roads Live Work land use category	✓					Planning & Community Services	Staff Time	South Service District	Completed	
Promote collocation of county facilities	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Promote additional cultural venues throughout the community for such activities as outdoor concerts, farmers markets, etc.	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Assist in the development of criteria to evaluate location for facilities		✓	✓			Planning & Community Services and General Services	Staff Time	South Service District and Grant Funded	Underway	On-Going; Forwarded to the 2016 Plan

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	2011	2012	2013	2014	2015					
Plan and design multi-use trails and/or sidewalks during the development or renovation of any Fulton County facility		✓	✓	✓	✓	Planning & Community Services and General Services	Staff Time	South Service District and Grant Funded	Underway	On-Going; Forwarded to the 2016 Plan
Evaluate subdivision regulations to protect view sheds, fields, pasture lands and tree canopy roads		✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Identify unique features and natural areas such as groundwater recharge areas, wetlands, and floodplains and protect them through development standards		✓	✓			Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Partner with private developers to help rebuild green space	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Completed	
Review implementation of TrailNet greenway master plan	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Postponed	Lack of Staffing
Draft a policy to combine development efforts with historic preservation by preserving residential structures of historic value				✓	✓	Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	No longer a community focus
Adopt a Historic Preservation ordinance to rehabilitate and reuse historic structure and vacant structures				✓	✓	Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	No longer a community focus

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	✓	✓	✓	✓	✓					
Incorporate historic resources into developments	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	No longer a community focus
Encourage the continued education of the area's historic and cultural resources through the creation of a historic resources sign program				✓	✓	Planning & Community Services	Staff Time	South Service District	Not Accomplished/ Cancelled	Lack of Staffing
Support the Solid Waste Comprehensive Plan	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Completed	
Evaluate the Tree ordinance to promote preservation of trees along road frontages		✓	✓			Planning & Community Services	Staff Time	South Service District	Postponed	On-Going; Forwarded to the 2016 Plan
Promote green space through conservation easements and other protective means	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	Expected Date of Completion
Review development of infrastructure phasing plan		✓	✓			Planning & Community Services and Public Works	Staff Time	South Service District, Water and Sewer Fund	Underway	On-Going; Continues Consistently throughout the Year
Draft appropriate policies and regulations to regulate co-location of infrastructure to limit disturbance to land		✓	✓			Planning & Community Services	Staff Time	South Service District	Completed	
Adopt new Retail Industrial land use category	✓					Planning & Community Services	Staff Time	South Service District	Completed	
Draft a Fulton Industrial Overlay District		✓	✓			Planning & Community Services	Staff Time	South Service District	Completed	

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	2011	2012	2013	2014	2015					
Provide incentives for the redevelopment of underutilized commercial, office and industrial areas as identified in the Future Development Map		✓	✓			Planning & Community Services and Economic Development	Staff Time	South Service District and Grant Funded	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
Identify the infrastructure needs of businesses and incorporate them into a long-term infrastructure plan		✓	✓			Planning & Community Services and Economic Development and Public Works	Staff Time	South Service District, Grant Funded and Water and Sewer Fund	Underway	Will Complete in Dec 2016
Work with GDOT to maintain consistency with the South Fulton Parkway Access Management Plan		✓	✓	✓	✓	Planning & Community Services and Public Works	Staff Time	South Service District	Underway	On-Going; Forwarded to the 2016 Plan
Review and comment on sites for new schools or use of eminent domain	✓	✓	✓	✓	✓	Planning & Community Services and Public Works	Staff Time	South Service District	Underway	On-Going; Forwarded to the 2016 Plan
Participate in intergovernmental coordination of community and educational facilities and services	✓	✓	✓	✓	✓	Planning & Community Services and General Services	Staff Time	South Service District	Underway	On-Going; Forwarded to the 2016 Plan
Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions	✓	✓	✓	✓	✓	Planning & Community Services	Staff Time	South Service District	Underway	On-Going; Forwarded to the 2016 Plan
Evaluate and amend the current Service Delivery Strategy as needed to ensure efficiency	✓	✓	✓	✓	✓	County Manager	Staff Time	South Service District	Underway	Expected Completion of Dec 2016

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	✓	✓	✓	✓	✓					
Work with the City of Atlanta and the South Fulton Municipal Regional Water and Sewer Authority to coordinate the water distribution network	✓	✓	✓	✓	✓	Planning & Community Services and Public Works	Staff Time	South Service District	Underway	On-Going; Continues Consistently throughout the Year
Adopt an industrial preservation policy	✓	✓				Planning & Community Services and Economic Development	Staff Time	South Service District	Completed	
Security Camera Installation	✓					Police	\$350,000	Recovery Zone	Completed	
Fire Station Replacement (Architectural Design)	✓					Fire	\$2,700,000	Recovery Zone	Completed	
Transportation Signal Improvements	✓					Public Works	\$1,380,000	Public Works	Completed	
Economic Development Strategic Plan	✓	✓	✓			Economic Development	\$125,000	Fulton County	Completed	
Aviation & Cultural Community Center	✓	✓				General Services	\$5,000,000	Recovery Zone	Completed	
Develop Fulton Industrial Boulevard marketing materials	✓	✓				Economic Development	\$7,000	Fulton County	Completed	
Fulton Industrial Boulevard Right of Way Maintenance	✓	✓	✓	✓	✓	Public Works		Grant Funded	Completed	
Fulton Industrial Boulevard Overlay District	✓	✓				Planning & Community Services	Staff Time	South Service District	Completed	
Sports Complex	✓	✓				County Manager	\$25,000,000	Economic Development	Not Accomplished/Cancelled	Economic Development Dept. is under reorganization
College Park Enterprise Zone	✓	✓				County Manager	In-Kind	Economic Development	Not Accomplished/Cancelled	Economic Development Dept. is under reorganization

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
College Park Enterprise Zone	✓	✓				County Manager	In-Kind	Economic Development	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
JT Entertainment Complex	✓	✓	✓			County Manager	\$7,000,000	Private Funding	Not Accomplished/ Cancelled	Economic Development Dept. is under reorganization
Fulton Industrial Redevelopment Plan - LCI Grandfathering Applications	✓	✓				County Manager	In-Kind	Economic Development	Not Accomplished/ Cancelled	Fulton County is no longer moving forward with this action
T252 SRTS at Bethune Elementary School [Sidewalks]	✓	✓	✓			GDOT	\$500,000	GDOT	Completed	
T249 Safe Routes to School (Love Nolan, Sandtown, and Seaborn Lee) [Sidewalks]	✓	✓	✓			GDOT	\$499,592	GDOT	Completed	
T250 Butner Road at Camp Creek Parkway [Intersection Improvement]	✓	✓	✓			Fulton County	\$1,300,000	GDOT/Fulton County	Underway	Design scheduled for completion by 2017
T251 South Fulton Comprehensive Transportation Plan [Study]	✓	✓	✓			GDOT/Fulton County/SF Cities	\$625,000	GDOT/Fulton County/SF Cities	Completed	
T245 MARTA Pedestrian Improvements	✓	✓	✓			MARTA/ Fulton County	\$803,792	GDOT/Fulton County	Underway	In construction phase. Anticipated completion Spring 2017
Annual Population Update	✓	✓	✓	✓	✓	Planning & Community Services	In-Kind	Fulton County	Ongoing	Updates will continue to occur annually
Creel Park Parking Expansion - Phase 2	✓	✓				Parks & Recreation	\$150,000	South Service District	Postponed	Previously planned project been put on hold until further notice





Project/Activity Description	Time Frame					Responsible Department/ Agency	Cost	Funding Source	Status	Explanation
	2011	2012	2013	2014	2015					
	2	2	2	2	2					
	0	0	0	0	0					
	1	1	1	1	1					
	1	2	3	4	5					
Home Owner Assistance Program & American Dream	✓	✓				Fulton County Housing & Community Development	\$575,000	HOME Funds and ADDI	Underway	On-Going; Continues Consistently throughout the Year
Fulton County Housing Rehabilitation	✓	✓				Fulton County Housing & Community Development	\$434,217	HOME Funds	Underway	On-Going; Continues Consistently throughout the Year
Expand hazardous waste education program	✓	✓				Public Works	In-Kind	Fulton County	Ongoing	On-Going; Continues Consistently throughout the Year
Sponsor a Hazardous Waste Amnesty Day	✓	✓	✓	✓	✓	Public Works, Fire Department	In-Kind	Fulton County	Underway	On-Going; Continues Consistently throughout the Year
Institute recycling program/education in South Fulton	✓	✓				Public Works, General Services	In-Kind	Fulton County	Underway	On-Going; Continues Consistently throughout the Year
Seek Water First designation with Georgia's Department of Community Affairs	✓	✓				Public Works	In-Kind	Fulton County	Completed	Received the DCA's Water First Community Program designation, effective July 16, 2014 through December 31, 2019
Coordinate cleanup of Fulton Industrial corridor	✓	✓	✓	✓	✓	Public Works, local businesses	In-Kind	Fulton County	Underway	On-Going; Forwarded to the 2016 Plan
Review/ approve Environment Site Analysis reports included in zoning applications	✓	✓	✓	✓	✓	Planning & Community Services	In-Kind	Fulton County	Underway	On-Going; Forwarded to the 2016 Plan

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source	Status	Explanation
	2 0 1 1	2 0 1 2	2 0 1 3	2 0 1 4	2 0 1 5					
Green Team	✓	✓	✓	✓	✓	Finance, Purchasing, General Services, Health & Human Wellness, Human Services, Personnel, Public Works, Public Affairs	In-Kind	Fulton County	Completed	Initiative Ended
Sandtown LCI Implementation	✓	✓	✓	✓	✓	Public Works	In-Kind	Fulton County/ State/Federal	Design and construction Phases	Campbellton Road sidewalks are in construction-anticipated completion date: July 2017; New Hope Road sidewalks are under design. Anticipated Let date of January 2019
Old National LCI 5-Year Update	✓	✓	✓	✓	✓	Planning & Community Services	In-Kind	Fulton County	Completed	



## SHORT TERM WORK PROGRAM

The 2035 Short Term Work Program is structured to adhere to the Georgia Department of Community Affairs' minimum standards for comprehensive planning and covers the years of 2016-2020. For each action, the following will be provided:

- A project description;
- Action timeframe;
- Assigned Departments and/or Agencies;
- Estimated Cost;
- Funding Source; and
- Goal Reference, identified in Chapter 4

Figure 8B

### 2035 Short Term Work Program

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2016	2017	2018	2019	2020			
	2016	2017	2018	2019	2020			
Reconstruct Fire Station No. 1		✓				Fire Department	\$4.3 Million	South Service District
Purchase new fire ladder truck for Fire Station No. 11		✓				Fire Department	\$1 Million	South Service District
Purchase two additional fire trucks for Fire Station No. 3 and No. 11			✓			Fire Department	\$1.15 Million	South Service District
Purchase new fire ladder truck for Fire Station No. 7				✓		Fire Department	\$1 Million	South Service District
Purchase two additional fire trucks for Fire Station No. 15 and No. 19					✓	Fire Department	\$1.15 Million	South Service District
Complete resurfacing of roads in various corridors listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.		✓	✓	✓	✓	Public Works	\$11,582,240.53	TSPLOST
Complete road topping projects of various subdivisions listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.		✓	✓	✓	✓	Public Works	\$1,625,475.00	TSPLOST

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0			
Complete road resurfacing projects of various subdivisions listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.	✓	✓	✓	✓		Public Works	\$23,146,001.87	TSPLOST
Complete construction of bridges listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.	✓	✓	✓	✓		Public Works	\$3,700,000.00	TSPLOST
Deploy operational and safety upgrades for various roads listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.	✓	✓	✓	✓		Public Works	\$41,982,800.00	TSPLOST
Signal Upgrades for various road crossings listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area.	✓	✓	✓	✓		Public Works	\$2,750,000	TSPLOST
Deploy an Advanced Traffic Management System (ATMS) for Flat Shoals Road.	✓	✓	✓	✓		Public Works	\$1,000,000	TSPLOST
Install various pedestrian bike improvements listed in the Fulton County Comprehensive Transportation Plan in the Unincorporated Fulton County area to promote opportunities for biking.	✓	✓	✓	✓		Public Works	\$17,228,212.57	TSPLOST
Develop a policy to annually review the Comprehensive Plan for Environmental Justice practices.				✓	✓	Health Services	Staff Time	Grant Funded
Develop and maintain a brownfield database to track the number of brownfields, health risks associated, status, and reuse potential.				✓	✓	Health Services	Staff Time	Grant Funded
Develop a communication plan to update vulnerable communities on the Comprehensive Plan -related activities particularly to vulnerable communities.			✓	✓		Health Services	Staff Time	Grant Funded
Develop guiding principles for planning, decision-making, and implementation of the Comprehensive Plan for Environmental Justice practices.			✓	✓		Health Services	Staff Time	Grant Funded



Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2016	2017	2018	2019	2020			
	2016	2017	2018	2019	2020			
Encourage fair treatment of all people in providing service delivery, conducting inspections regularly, and enforcing codes, to encourage Environmental Justice practices.		✓	✓			Health Services	Staff Time	Grant Funded
Develop a strategy to integrate food policy into future Comprehensive Plans.				✓	✓	Health Services	Staff Time	Grant Funded
Promote the consideration of health and the environment in decision-making processes, decisions, and planning to ensure Environmental Justice practices.		✓	✓			Health Services	Staff Time	Grant Funded
Conduct outreach opportunities to educate communities on purpose and functions of the Comprehensive Plan in preparation for meaningful involvement of residents to participate in future Comprehensive Plan process, as it pertains to Environmental Justice practices.			✓	✓		Health Services	Staff Time	Grant Funded
Develop process for deciding where to allow unwanted land uses and place and time of public hearings for vulnerable communities, especially for the community being impacted by environmental actions.			✓	✓		Health Services	Staff Time	Grant Funded
Develop an Environmental policy to consider environmental justice issues related to the equitable provision of desirable public amenities (parks, recreational facilities, community gardens, and other uses that improve the quality of life of the community.			✓	✓		Health Services	Staff Time	Grant Funded
Expand Environmental efforts for outreach and provide meaningful involvement opportunities for low-income, disabled, children and youth, and other traditionally underrepresented citizens in the public participation process; encourage non-traditional communication methods deliver information in an easily understandable manner.				✓	✓	Health Services	Staff Time	Grant Funded

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0			
Continue to enforce Zoning policies that requires newly sensitive land uses (hospitals, day cares, senior facilities, etc.) to be sited beyond 500 feet from the center line of a freeway, unless such development contributes to smart growth, open space, or transit-oriented goals (development to include feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners, and/or other effective measures to minimize potential impacts from air pollution.	✓	✓	✓	✓		Health Services	Staff Time	Grant Funded
Develop process to assess the environmental vulnerabilities of the Comprehensive Plan and planning policies for future planning; develop evaluation process to determine effectiveness of the Comprehensive Plan and its Environmental Element.			✓	✓		Health Services	Staff Time	Grant Funded
Direct businesses to areas throughout the county that are targeted for economic growth to further economic stability.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Plan and design multi-use trails and/or sidewalks during the development or renovation of any Fulton County facility to enhance opportunities for walkability.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Evaluate subdivision regulations to protect view sheds, fields, pasture lands and tree canopy roads.	✓	✓				Planning and Community Services	Staff Time	South Service District
Evaluate the Tree ordinance to promote preservation of trees along road frontages.	✓	✓	✓			Planning and Community Services	Staff Time	South Service District
Review/approve Environment Site Analysis reports included in zoning applications.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District



Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2016	2017	2018	2019	2020			
Support/target areas of revitalization to attract new business options to expand the County's Economic Development efforts.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Establish incentives to increase land development and promote growth in the County's underserved residential and commercial markets.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Promote and foster a unified collaboration between Unincorporated Fulton County and other South Fulton municipalities regarding land use.	✓	✓				Planning and Community Services	Staff Time	South Service District
Address necessary updates to the County's Zoning Resolution and Future Land Use Map to ensure code enforcement activities to address blight and community appearances.	✓	✓				Planning and Community Services	Staff Time	South Service District
Make "Aging in Place" a more achievable reality by aligning with the goals and policies of the Atlanta Regional Commission's Aging-in-Place initiative.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Partner with MARTA to emphasize the extension of bus ridership and connectivity in various areas of Unincorporated Fulton County.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Seek transportation improvements (highway, transit, bicycle, and pedestrian) to compliment and align with land use efforts.	✓	✓				Planning and Community Services	Staff Time	South Service District
Partner with the Atlanta Regional Commission for plan implementation assistance and corridor enhancements.	✓	✓				Planning and Community Services	Staff Time	South Service District
Develop a redevelopment plan for various areas in Unincorporated Fulton County.	✓	✓				Planning and Community Services	Staff Time	South Service District
Utilize Fulton County's 2010 Environmental Justice Initiative (EJI) as an effort to promote and enforce environmental efforts and regulations.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District

## IMPLEMENTATION PROGRAM

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost Estimate	Funding Source
	2016	2017	2018	2019	2020			
	2	2	2	2	2			
	0	0	0	0	0			
	1	1	1	1	2			
	6	7	8	9	0			
Assist in the development of a criterion for the evaluation of locations for future community facilities.	✓	✓				Planning and Community Services	Staff Time	South Service District
Encourage cooperative planning efforts between the cities, Unincorporated Fulton County and school district to provide adequate facilities for community activities and needs (i.e. senior and youth centers).	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Work with GDOT to maintain consistency with the South Fulton Parkway Access Management Plan.	✓	✓	✓	✓	✓	Planning and Community Services	Staff Time	South Service District
Update the County's Green Space plan to identify areas to be permanently conserved.	✓	✓				Planning and Community Services	Staff Time	South Service District
Update the boundaries of the Fulton Industrial Business District Overlay District to be consistent with the 2035 Future Development Map.	✓	✓				Planning and Community Services	Staff Time	South Service District
Review the zoning regulations for the M1A, M1, and M2 zoning districts to further maintain the integrity of all Industrial areas.	✓	✓	✓			Planning and Community Services	Staff Time	South Service District
Review recommendations of the Sustainable Cities Design Academy Program.	✓	✓	✓			Planning and Community Services	Staff Time	South Service District
Purchase new equipment for various athletic field facilities to enhance park amenities and appearance.		✓	✓	✓	✓	Parks & Recreation	\$900k	Capital
Purchase new security infrastructure upgrades for various park facilities.	✓	✓	✓	✓	✓	Parks & Recreation	\$500k	Capital
Purchase vehicle fleet replacement for various facilities.	✓	✓	✓	✓	✓	Parks & Recreation	\$500k	Capital
Purchase outdoor basketball court covering for various facilities.		✓	✓	✓	✓	Parks & Recreation	\$400k	Capital
Purchase exercise equipment upgrades for various facilities.		✓	✓	✓	✓	Parks & Recreation	\$400k	Capital







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# CHAPTER 7

# APPENDICES

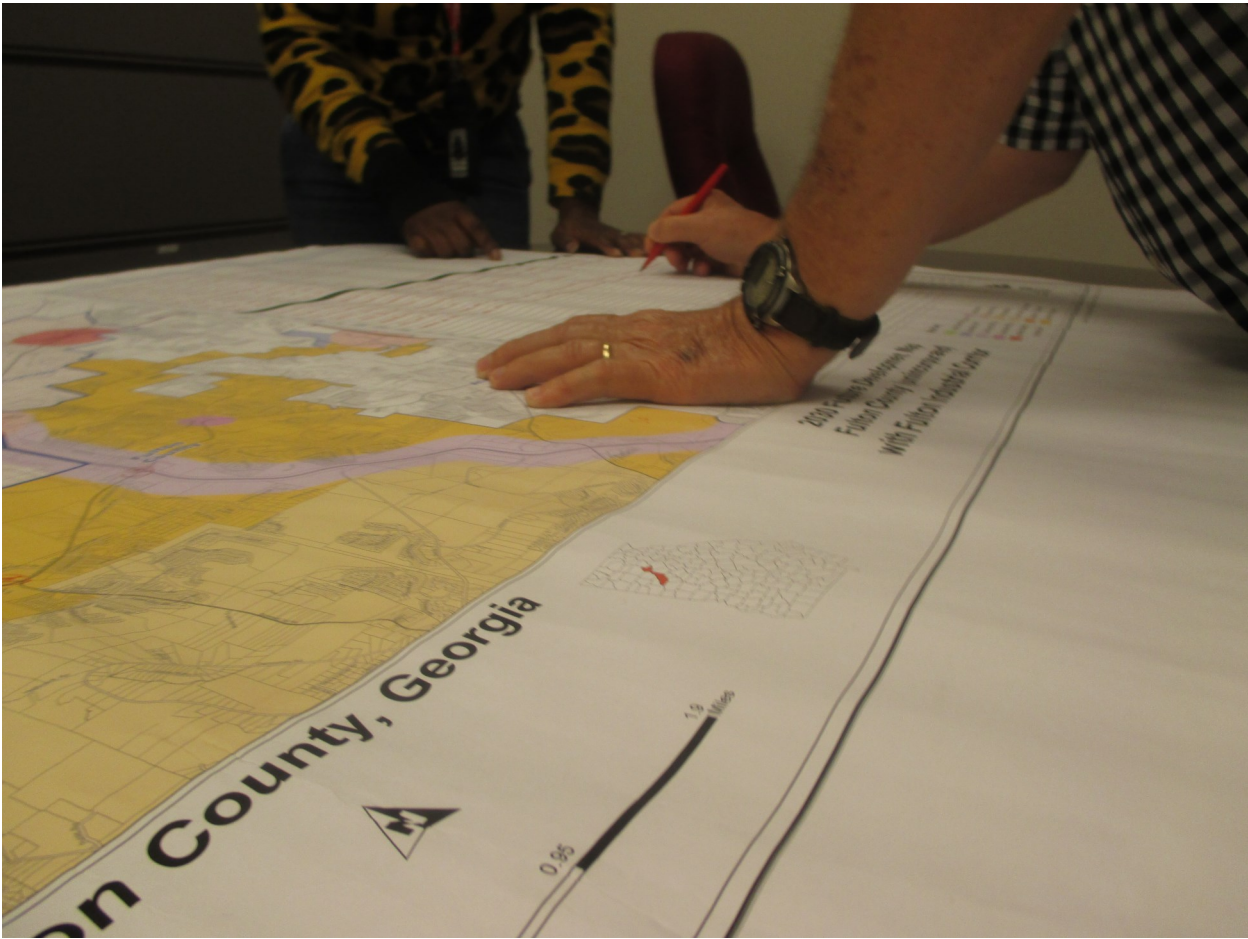


**APPENDICES A: PUBLIC PARTICIPATION PLAN**

**PUBLIC PARTICIPATION PROGRAM AND SCHEDULE**

Public Participation was vital to the creation and success of the 2035 Fulton County Comprehensive Plan. Community workshops, online participation, email blast, and other forms of community interaction have provided the diversity of community representatives, as well as informative feedback to help implement the plan. Through active participation, we were successful in encouraging an ongoing dialogue throughout the development process to ensure implementation.

132



**PUBLIC INVOLVEMENT SCHEDULE**

- December 27 **First Round of Media Plan throughout February**  
FGTV, WABE, The CW69, The AJC, The Neighbor News, “Fulton Focus” via WAEC AM Radio Broadcasting, “Focus Atlanta” via The CW69 Atlanta, and “The Mighty 6 Conversations” TV Show via FGTV
- January 19 **Fulton County Community Zoning Board Meeting**  
(First Required Public Hearing)  
Fulton County South Service Center
- January 21 **Public Involvement Workshop #1**  
Wolfcreek Library, Atlanta, GA
- January 26 **Public Involvement Workshop #2**  
Fulton County Aviation Community Cultural Center, Atlanta, GA
- January 28 **Public Involvement Workshop #3**  
Burdett Park, College Park, GA
- February 1 **Email Account** – Comprehensive Plan Email Account was established to further communication efforts
- March 27 **Second Round of Media Spread throughout February**  
FGTV, WABE News, The CW69, The AJC, The Neighbor News, “Fulton Focus” via WAEC AM Radio Broadcasting, “Focus Atlanta” via The CW69 Atlanta, and “The Mighty 6 Conversations” TV Show via FGTV
- April 19 **Fulton County Community Zoning Board Meeting**  
Fulton County South Service Center
- April 21 **Public Involvement Workshop #4**  
Wolfcreek Library, Atlanta, GA
- April 26 **Public Involvement Workshop #5**  
Fulton County Aviation Community Cultural Center, Atlanta, GA
- April 28 **Public Involvement Workshop #6**  
Burdett Park, College Park, GA
- July 19 **Fulton County Community Zoning Board Meeting**  
(Second Required Public Hearing)  
Fulton County South Service Center
- August 3 **Fulton County Board of Commissioners Meeting**  
(Vote of Transmittal)  
141 Pryor Street SW, Atlanta, GA 30303

**IDENTIFICATION OF STAKEHOLDERS**

A stakeholder is an individual, group, or institution who has a “stake” or interest in the future of their community. Fulton County recognizes that there are many stakeholder groups who will play a role in guiding the development and final vision of the Comprehensive Plan.

**FULTON COUNTY BOARD OF COMMISSIONERS**

As the governing body of Fulton County, the Fulton County Board of Commissioners has the responsibility and authority to approve and direct the implementation of the Comprehensive Plan document. This Plan is scheduled for an October 2016 adoption.

**CITIZENS**

The citizens of Unincorporated Fulton County played a vital role in the update of the 2035 Comprehensive Plan. To ensure the incorporation of all possible public input, Fulton County took a proactive stance on public involvement. Involvement was accomplished through two public hearings, a series of community workshops, completion of surveys, and contribution of public comments.

**PROJECT STEERING COMMITTEE**

The Steering Committee was comprised of eleven representatives from local neighborhood groups and authorities, County based organizations, and two County Commissioner’s Offices. Each member held a unique viewpoint and was selected because of their professional knowledge of the community and interest in Unincorporated Fulton County’s future. The Steering Committee met regularly throughout the planning process to provide valuable feedback. The Committee provided strategic direction and set priorities related to Community Goals, Comprehensive Plan Elements, and Needs and Opportunities at each of their meetings.



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## KEY STAKEHOLDER GROUPS

Stakeholders are considered to be citizens, community groups and organizations, government departments, local businesses, and others who have a vested interest in the Fulton County's future. In an effort to ensure stakeholder's involvement, the Steering Committee and other stakeholders provided direct input and guidance in the development of the Plan.

The following were identified as Community Leaders and Key Stakeholder for the Comprehensive Plan, but are not limited to:

### Fulton County Board of Commissioners

John Eaves, District 7 (At Large), Chairman  
Liz Hausmann, District 1, Vice Chairman  
Bob Ellis, District 2  
Lee Morris, District 3  
Joan P. Garner, District 4  
Marvin S. Arrington, Jr., District 5  
Emma I. Darnell, District 6

### Fulton County Community Zoning Board

Kelly S. Johnson, District 7 (At Large)  
Lynn Jarrett-Gude, District 1  
Naeema Gilyard, District 2  
Bruce Moody, District 3  
Clifton W. Jenkins, District 4  
Rosemary Lawson-Edge, District 5  
James K. Moss, District 6

135

### Fulton County Manager's Office

Richard "Dick" Anderson, County Manager  
Anna Roach, Chief Strategy Officer  
Sharon Whitmore, Chief Financial Officer  
Todd Long, Chief Operating Officer

### 2035 Comprehensive Plan Steering Committee Members

Emma I. Darnell (Corey Adams), Fulton County Board of Commissioners  
Marvin S. Arrington, Jr. (Katrina Sanders), Fulton County Board of Commissioners  
Dionne Christopher, Old National Merchants Association  
Bobbie Powell, Cascade Merchants  
Harold Reid, Clifftondale Community Club  
Debra Bazemore, Old National Area Residents United  
Gil Prado, Fulton Industrial Community Improvement District  
Nick Byers, South Fulton Parkway Alliance  
Bill Davenport, Georgia Power  
Douglas Crawford, D.L. Crawford Associates, Inc.

**KEY STAKEHOLDER GROUPS , Conti.**

**Local, State, and Regional Organizations**

- Atlanta Regional Commission (ARC)
- Georgia Department of Community Affairs (DCA)
- Department of Natural Resources (DNR)
- Fulton County School System
- Georgia Department of Transportation (GDOT)
- Georgia Regional Transportation Authority (GRTA)
- Metropolitan Atlanta Rapid Transit Authority (MARTA)

**Business and Community Organizations**

- Cascade Merchants
- Cedar Grove Community Association
- Clifondale Community Club
- D.L. Crawford Associates, Inc.
- Fulton Industrial Community Improvement District
- Georgia Power
- Old National Area Residents United
- Old National Merchants Association
- Regency Oaks Neighborhood Association
- Sandtown Civic Association
- South Fulton Parkway Alliance
- South Fulton Community Improvement District





## IDENTIFICATION OF PARTICIPATION TECHNIQUES

A broad based participation program was crucial to the development of the 2035 Fulton County Comprehensive Plan as it reflects a unified vision for Unincorporated Fulton County. To best achieve this effort, Fulton County utilized a wide range of outreach techniques.

### MEDIA OUTLETS

FGTV (Fulton Government Television) Cable Station provided a vast amount of information on the Plan's process. Through FGTV various Comprehensive Plan videos and interviews were shown to the entire Fulton County community by local television broadcasting. In addition, other agencies were used such as the Atlanta Journal of Constitution (AJC), the Neighbor News, WABE News, "Fulton Focus" via WAEC AM Radio Broadcasting, "Focus Atlanta" via The CW69 Atlanta, and "The Mighty 6 Conversations" TV Show via FGTV.



"The Mighty 6 Conversations" via FGTV



"Focus Atlanta" via The CW69 Atlanta

137



WABE News

# APPENDICES A: PUBLIC PARTICIPATION PLAN

## INTERNET OUTLETS

**Fulton County Webpage:** Fulton County utilized its official County website and the Fulton County “Planning and Community Services” Department webpage to provide information and updates on the Plan’s process.

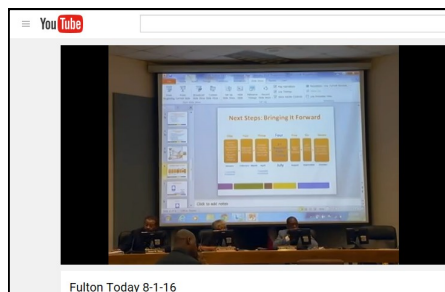


138

**Social Media:** Fulton County utilized social media as a method to ensure all audiences. Sources, such as Facebook, Twitter, and YouTube, were uploaded with meeting information and updates regarding the Comprehensive Plan.



Fulton County Facebook Account



Fulton County YouTube Account



Fulton County Twitter Account

**Email Account Established:** Fulton County created an email account ([comp.plan@fultoncountyga.gov](mailto:comp.plan@fultoncountyga.gov)) to further opportunities of communication. Emails were encouraged between the 1<sup>st</sup> and 2<sup>nd</sup> round of community workshops to further allow public input. This would allow residents who were not able to attend the workshops to have input in the development of the Plan. During the latter phases, this mechanism was used to share updates and answer any questions regarding the Plan’s Update.

## PUBLIC HEARINGS

Fulton County invited the public to attend two hearings where they could provide comments and ask questions about the development of the comprehensive plan. Each public hearing was held during a Fulton County Community Zoning Board (CZB) meeting.

## COMMUNITY WORKSHOPS

There were two rounds of workshops to allow for stakeholders to receive and provide information. Each workshop served as an opportunity to obtain input on the proposed planning process. Participants were able to speak with Staff directly to address questions and concerns regarding the Plan's Update. There were a total of six workshops.



# APPENDICES A: PUBLIC PARTICIPATION PLAN

Obtaining input from the general public was a key component of this planning process. The following techniques were used during the community workshops to directly solicit public input:

**Presentations:** A PowerPoint presentation was provided to at each community workshops to discuss the purpose of the comprehensive plan, details of the community (past and current), the timeline of completion, and public involvement techniques.

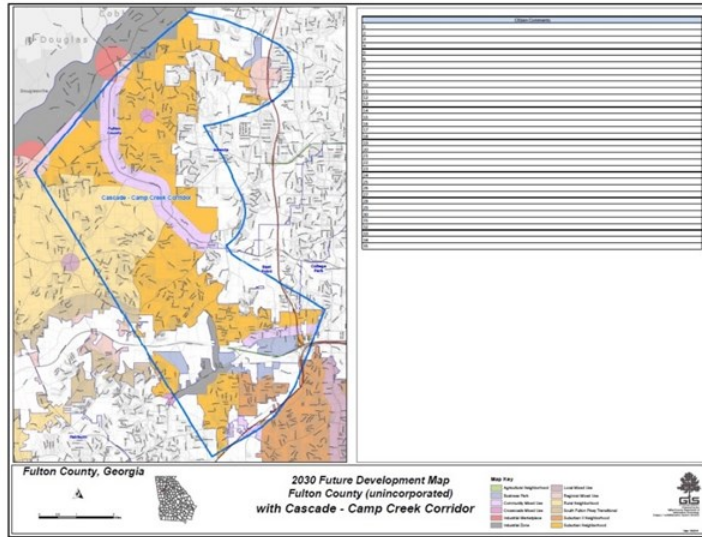


140

**SWOT Analysis:** A SWOT Analysis was held during the 1st round of community workshops, including the Steering Committee, to identify the needs and opportunities the community's current land use and Character Areas.



**Character Area Map Analysis Exercise:** An analysis exercise of the 2030 Character Areas Map was held during the 1st round of community workshops, including the Steering Committee, to identify and prioritize the community's current land use and Character Areas. During each workshop, maps were displayed to allow stakeholders to illustrate their land use concerns by writing on four maps of the Unincorporated South Fulton Area. This exercise was also used to assist Staff in the preparation of the 2035 Future Land Use Map.



**Survey Exercise:** A Survey Exercise was held during the 1st round of community workshops and during the first few months of development of the Plan to categorize the public's visions on current and future conditions.



**General Comment Cards:** Provided additional options to make general comments.

SWOT (Strengths, Weaknesses, Opportunities, and Threats) is a brainstorming session that involves quick identification of community issues and often reveals a great deal about the community. During the first series of Community Workshops, participants were able to assist the Fulton County Staff in developing strategies for growth and sustainability. The results were used as an analytical tool to understand Fulton County's values and threats as seen by its stakeholders. It was a meaningful exercise that was intended to help each of the participants in focusing on the community issues. An analytical review of statistical data and information was considered and revisions were made as applicable to the issues and opportunities. The following listing is a minimal summary of findings.

### **STRENGTHS**

- Large number of available land for development
- Proximity to Hartsfield-Jackson Atlanta International Airport
- Newly constructed state-of-the-art libraries
- Convenient to major highways and intersections
- Availability of community parks
- Newly constructed Wolf creek Amphitheater
- Fulton Industrial Blvd's tax base
- Diverse growing population
- Unincorporated Fulton County provides a natural settings throughout its residential communities
- Prime for growth
- Proximity to downtown Atlanta
- Re-pavement of community roads
- Large number of senior centers
- Old National Highway and its thriving businesses
- Newly constructed sidewalks for Campbellton Road
- Proximity to Camp Creek Marketplace
- New housing construction opportunities
- Stable citizenry
- Proven community stamina
- Economic diversity
- Strong community presence

### **WEAKNESSES**

- Poor road conditions and transportation signaling throughout area
- Police presence and response times are needing improvements
- Perception of crime
- Very few opportunities for mass transit
- Lack of immediate access to local restaurants
- Housing affordability has shown to be a concern for the community
- Parks and recreational options are rare in some portions of the Community
- Increased areas of traffic
- Road maintenance is highly necessary in some areas of the Community
- Lack of new development
- For some communities, police precincts are too far for residents to feel safe and secure
- Lack of businesses that are reflective of the community
- Community retail options are few



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### **WEAKNESSES, Conti.**

- Lack of community aesthetics
- Some areas in the Unincorporated Fulton County are considered “food deserts” due to the lack of immediate access to affordable and/or healthy foods
- Community is lacking viable business presence and incentives are needed to attract new businesses

### **OPPORTUNITIES**

- The proximity to the Hartsfield-Jackson Atlanta International Airport is less than 15-minutes away
- Access of large expanses of undeveloped land
- Quality of shopping options in Old National area
- Business development opportunities throughout the business community
- Growth potential for Unincorporated Fulton County
- Strong presence of an undeveloped riverfront
- Vast amount of employment opportunities
- Available areas for new development and redevelopment
- Proximity to the Camp Creek Marketplace Area
- Proximity to South Fulton Pkwy Area and its potential growth
- Proximity to various filming industries
- Available areas for new development
- Landscaping and community appearance

143

### **THREATS**

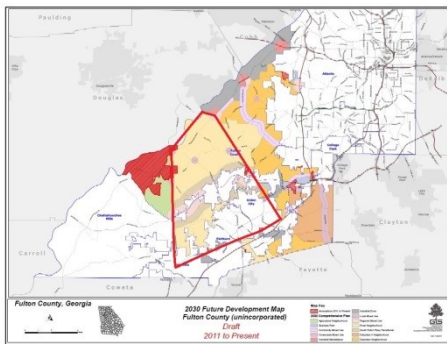
- Large number of annexations to consume valuable land
- Loss of businesses
- Highly congested traffic areas throughout Unincorporated Fulton County
- The housing market for Unincorporated Fulton County is slowly recovering
- Overly developed residential areas
- Industrial developments can sometimes cause issues to the residential areas
- Necessary road improvements
- Road conditions and appearances
- Lack of business diversity

# APPENDICES A: PUBLIC PARTICIPATION PLAN

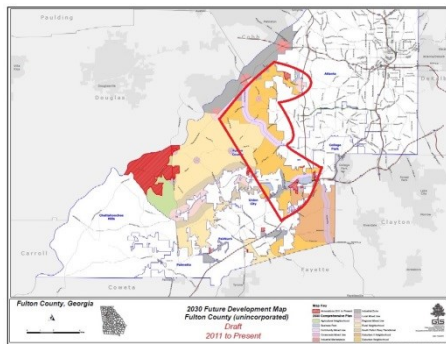
## CHARACTER AREA MAP ANALYSIS EXERCISE:

Community Workshop attendees were engaged in an activity to help define character areas within the Unincorporated Fulton County. Attendees rotated among four different groups, each of which focused on a different geographic area within the community. At each table, attendees were able to visit each given maps and provide comments for each geographic area.

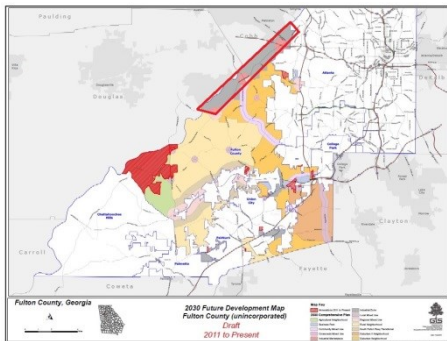
Attendees were asked to evaluate four separate corridors and provide comments on each map. This exercise allowed attendees to provide comments regarding land use and character area preferences. Staff used this information to draft the Fulton County 2035 Future Development Map.



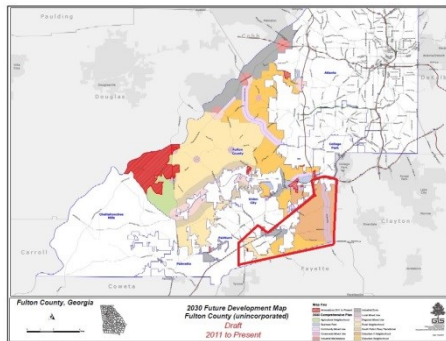
Cedar Grove Cliftondale Community



Cascade/Camp Creek Community



Fulton Industrial Boulevard Community



Old National Boulevard Community





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## SUMMARY OF WORKSHOP RESPONSES PROVIDED BY WORKSHOP ATTENDEES

### **Cascade – Camp Creek Community**

- Strong need for grocery stores along the Camp Creek area of Unincorporated Fulton County;
- Partially developed site at the corner of Stonewall & Campbellton Road is a great location to completion and development;
- Fulton County should partner closely with the Airport to minimize the impact airplanes are having on the condition of homes; and
- Along the unincorporated areas of Camp Creek Parkway, there are a number of waterfront recreational development opportunities to embrace

### **Cedar Grove Cliftondale Community**

- Southeast corner of Cedar Grove and South Fulton Parkway should remain with its current density;
- This Community has areas where infrastructure is not in place and developed should be phased until infrastructure is installed;
- This Community has one of the lowest allowed residential densities and residents would prefer to retain the current level of density;
- Senior housing is preferred for this Community; and
- Sidewalk communities should be promoted in this Community

### **Fulton Industrial Boulevard Community**

- Redevelopment is a highly needed focus for this area and activities should be considered;
- This Community is in need of a trail connection along Chattahoochee River; and
- At times, this area's industrial uses interfere with the residential uses. Buffers are strongly requested for this Community to reduce any potential hindrance

145

### **Old National Blvd Community**

- Redevelopment is strongly needed for this area and the appropriate activities should be considered;
- At times, this area's industrial uses interfere with the residential uses. Buffers are strongly requested for this Community to reduce any potential hindrance;
- Parks and recreational opportunities are strongly encouraged;
- Senior housing is preferred for this Community; and
- Housing diversity and economic prosperity is a concern. Reconsideration of the current Character Area are requested for this area

## APPENDICES B: SUPPLEMENTAL PLANS

The following are supplemental plans and will be included as separate attachments to this Plan:

- Fulton County's South Fulton Comprehensive Transportation Plan (2013)
- Fulton County's Consolidated Housing Plan (2015)
- Fulton County's Cradle to Golden Years (2016-2020)
- Fulton County's Solid Waste and Materials Management Plan (2017-2026)



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