

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - WORK SESSION
Tuesday, November 10, 2020, 10:00 AM



The Honorable William "Bill" Edwards, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember
The Honorable Mark Baker, District 7 Councilmember

COUNCIL WORK SESSION MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Presentations
 1. Historic Campbellton Crossroads – Framework Plan by Pond and Company (CDRA)
 2. Washington Road Pedestrian Safety Audit by the Atlanta Regional Commission (CDRA)
 3. City of South Fulton’s AeroATL Model Mile Feasibility Study presented by Pond and Company (CDRA)
 4. CARES Act Project Plan Update (Interim City Manager)
- IV. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate
- V. Adjournment of Meeting



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: Historic Campbellton Crossroads – Framework Plan

DATE OF MEETING: 11/10/2020

DEPARTMENT: Planning

ATTACHMENTS:

Description	Type	Upload Date
Historic Campbellton Crossroads – Framework Plan	Cover Memo	11/5/2020



November 10, 2020

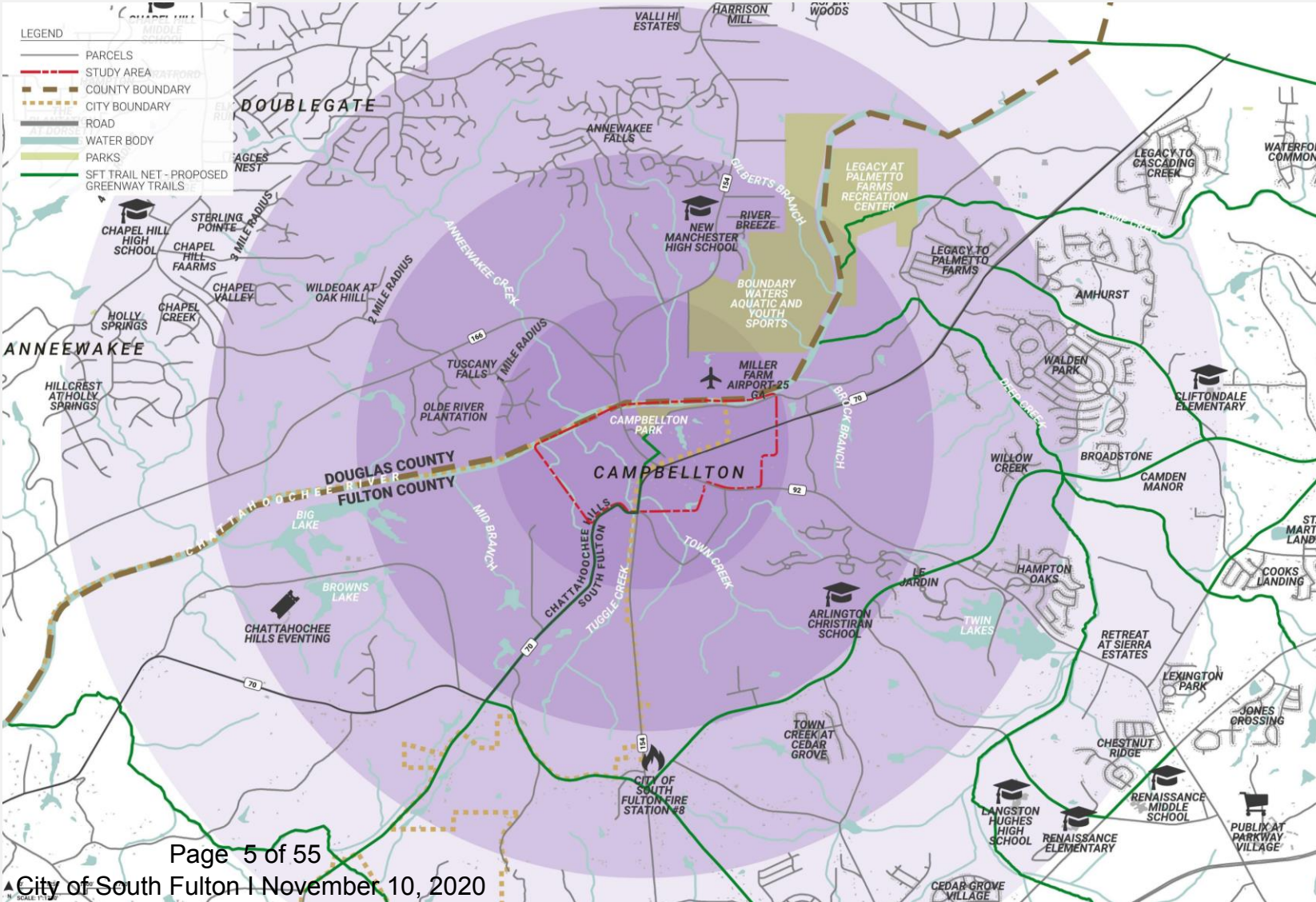
Campbellton Historic Crossroads Village South Fulton City Council Presentation

Cities of Chattahoochee Hills and South Fulton

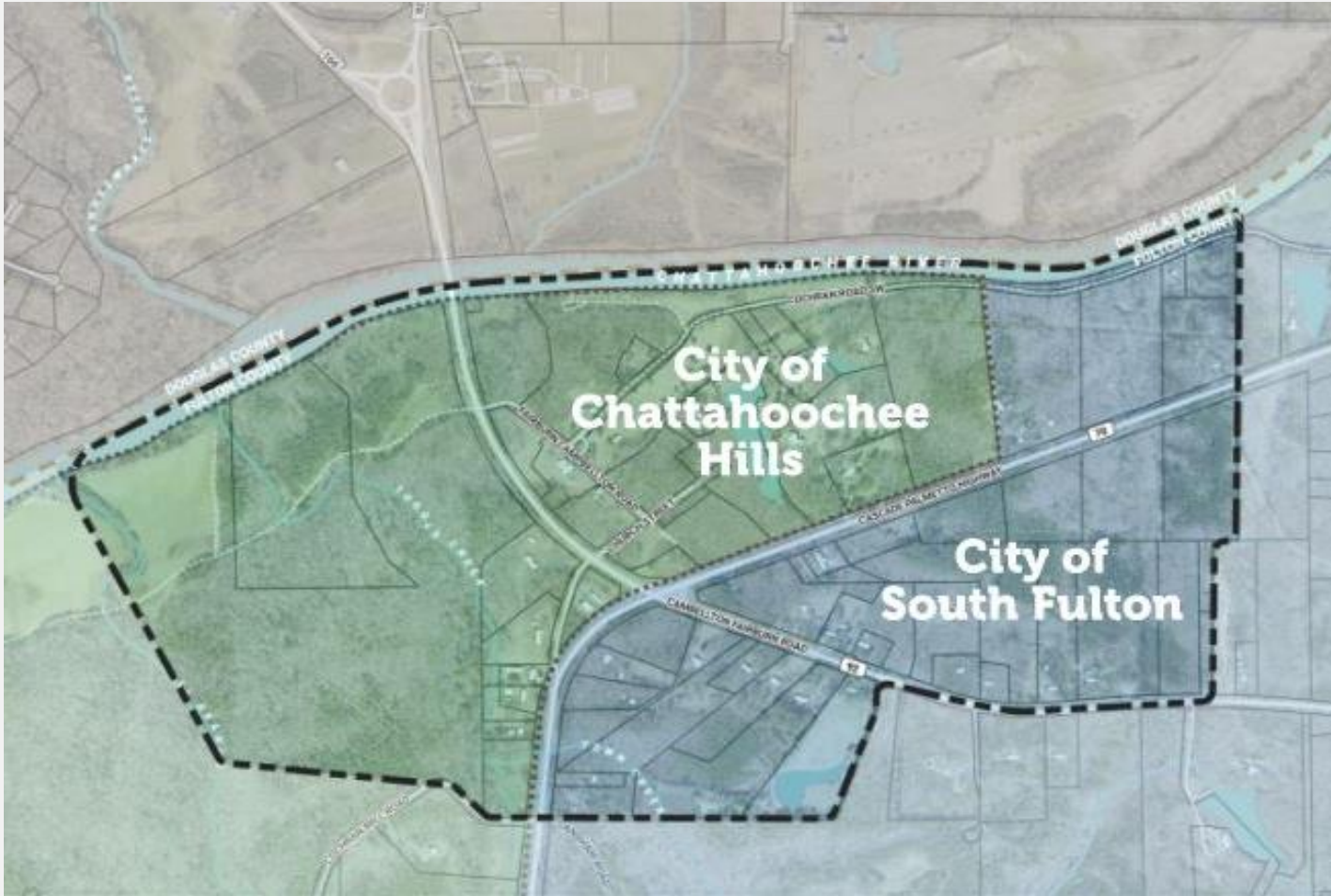
Purpose

- **Multi-jurisdictional collaborative project** between the City of Chattahoochee Hills and the City of South Fulton, funded through Atlanta Regional Commission's (ARC) **Community Development Assistance Program (CDAP)**
- Idea began as an **effort to reconstitute old Campbellton**, the historic county seat of former Campbell County
- **Opportunity to re-establish a historic downtown** and expand it into a larger village, encourage development of nearby defunct pre-recession subdivisions, increase workforce development and provide a variety of housing options
- Recommendations will focus on design, zoning, land use, street network, transportation alternatives, recreational opportunities, historic preservation, business development and site development through an **iterative public process**
- Analysis of the **surrounding properties to examine their current use and relation** to the Campbellton Crossroads Village
- Create an **economic development center for both Chattahoochee Hills and South Fulton**, and a gateway into Douglas and Fulton Counties

Regional Map

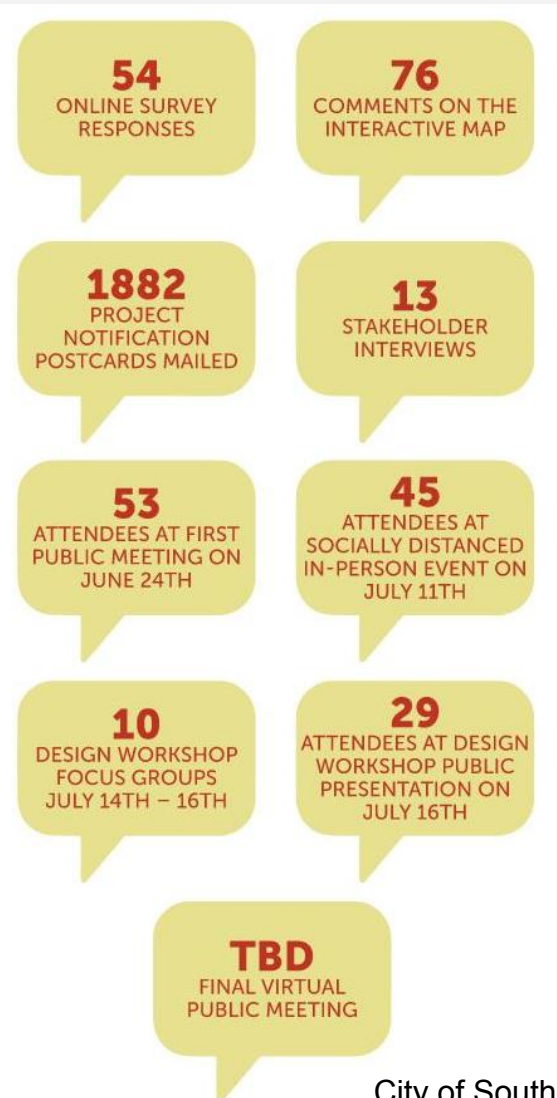


Study Area Map



- Identified in the 2016 Chattahoochee Hills Comp Plan as a Crossroads Community
- Predominantly rural landscape
- Handful of historic resources
- The Chattahoochee River is a natural and recreational resource
- Tuggle Creek and Town Creek are tributaries
- Chattahoochee Hills is a mix of some commercial, mostly rural private ownership, and one large landowner
- South Fulton is predominantly private residential

Progress to Date



- Held **bi-weekly PMT meetings**
- Conducted **13 stakeholder interviews**
- **Briefed each city council** at the beginning of the project
- Conducted **2 public meetings** (final public meeting November 9)
- Conducted **5 core team meetings**
- Maintained a **project website** with interactive map
- Mailed out almost **2000 postcards**
- Held a **socially distanced pop-up** on site
- Held a **workshop** and conducted 10 different focus group conversations around specific topics
- Met with each city's **historic commission**
- Finalized a **draft framework master plan document**, currently under review by the core team

Master Plan Design Principles

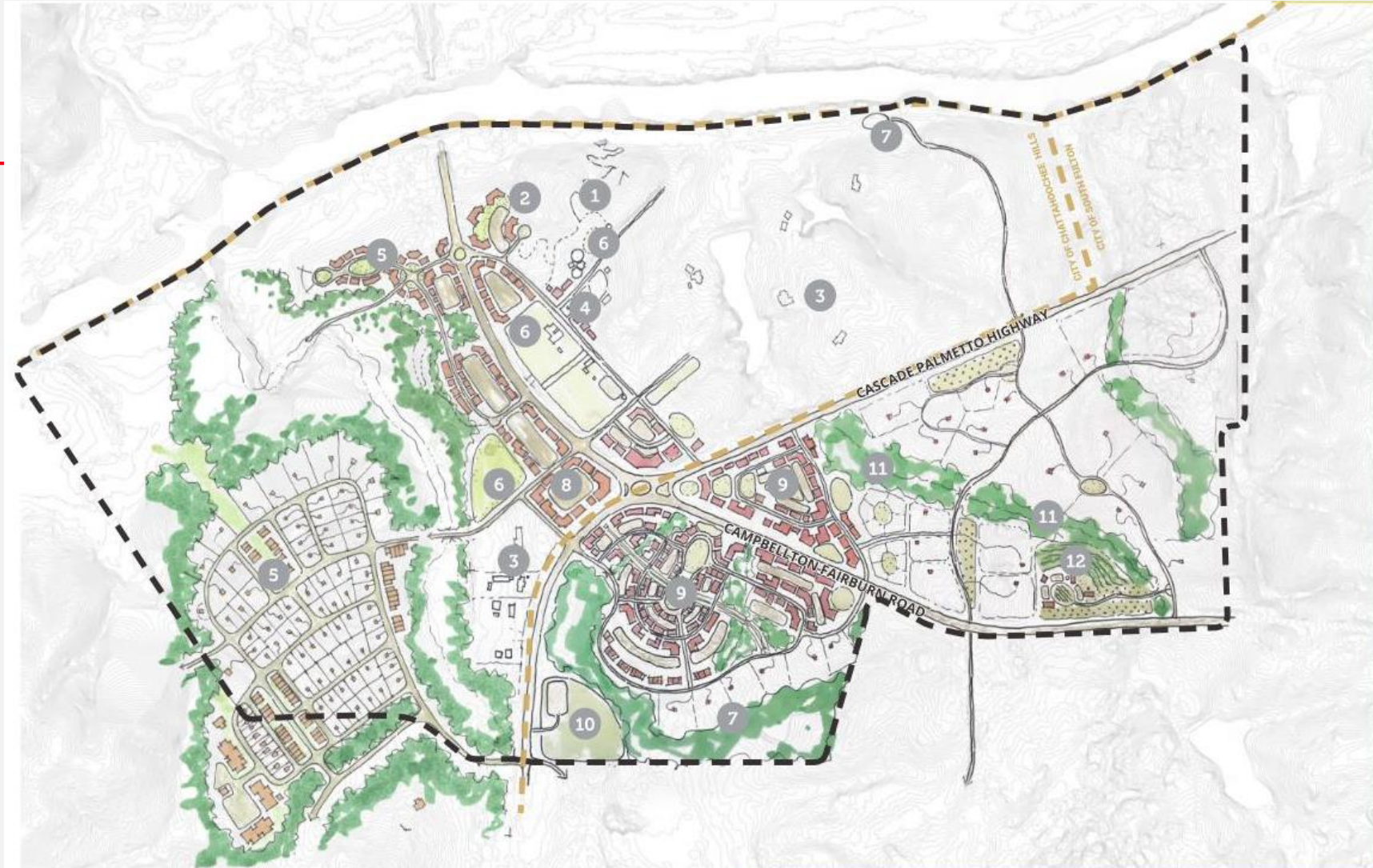
- Balance river recreation with environmental sustainability.
- Preserve the rural character of Campbellton and the surrounding area.
- Celebrate and honor the history of the area.
- Create a cohesive and vibrant hamlet full of character and charm.
- Create community opportunities for residents and visitors to thrive economically, socially, and recreationally.
- Improve transportation safety and mobility throughout the Crossroads area.

Master Plan Vision Statement

Historic Campbellton is a **thriving crossroads community** nestled along the Chattahoochee River welcoming visitors from the region. Its rethought layout straddles two cities and is responsive to the past but **charts a new, sustainable course** for its future. Campbellton is a **model community that protects the rural heritage** of the South Fulton area designed with consideration for walkability, complementary architectural form, and community placemaking.

Master Plan

- **Framework:** one possible development scenario
- Balance of preserved open space, rural landscape and clustered village style hamlet



LEGEND

- 1 CAMPBELLTON PARK
- 2 OVERLOOK NODE
- 3 EXISTING RESIDENTIAL
- 4 COURTHOUSE SQUARE

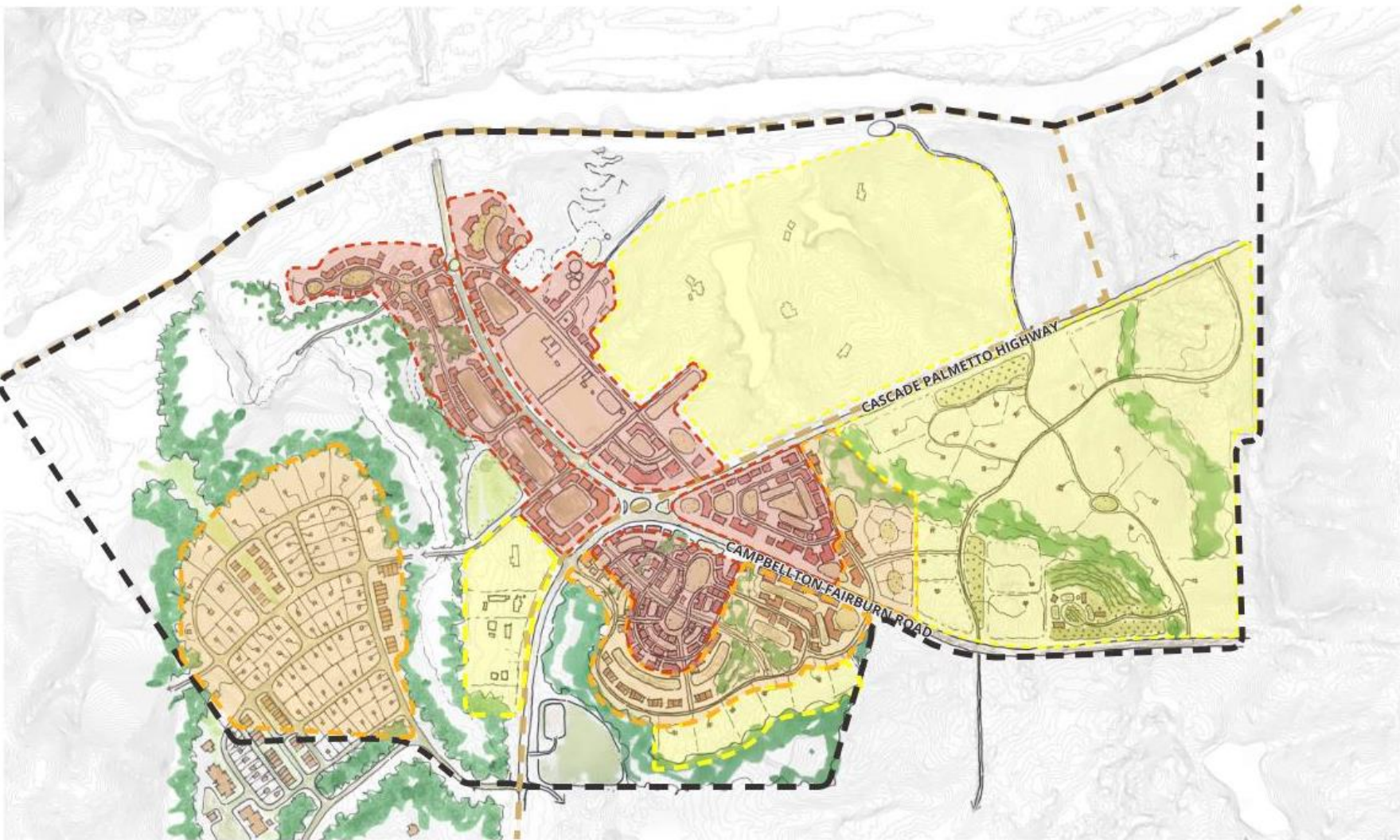
- 5 BOUCKAERT FARMS HAMLET
- 6 HISTORIC CEMETERY
- 7 PRESERVED OPEN SPACE & TRAIL

- 8 COMMUNITY ARTS & CULTURAL EVENT SPACE
- 9 NEW CAMPBELLTON HAMLET
- 10 PASSIVE PARK & TRAILHEAD

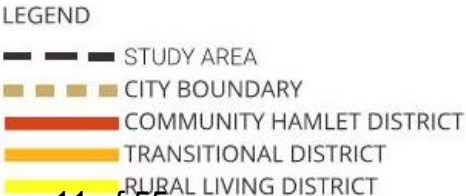
- 11 NATURALIZED DRAINAGE WITH CONNECTING TRAIL
- 12 SPECIALTY FARM & VINEYARD

Districts

- Community Hamlet
- Transitional District
- Rural Living District

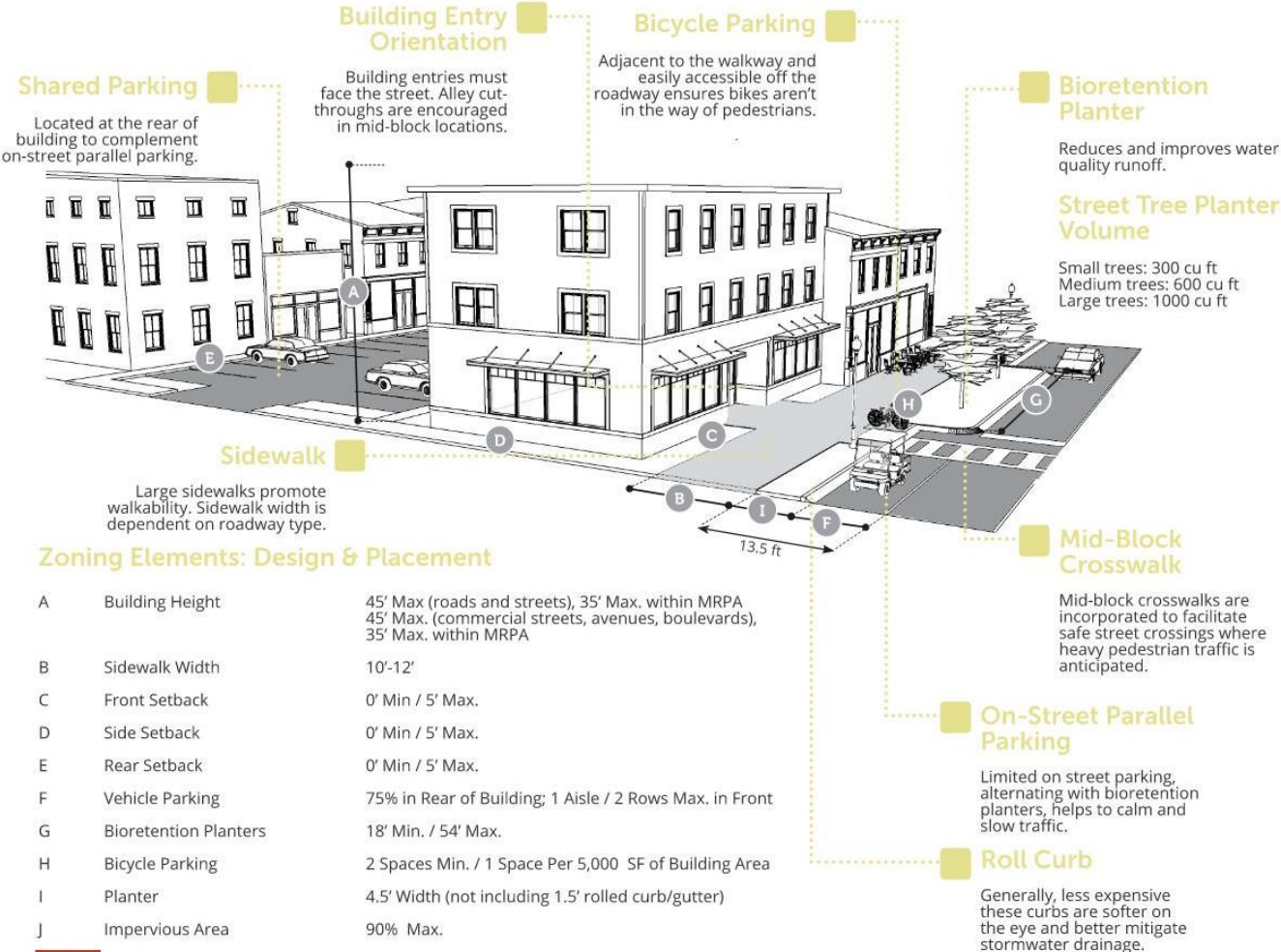


NOT TO SCALE



Community Hamlet District

COMMUNITY HAMLET DISTRICT: ZONING ELEMENT RECOMMENDATIONS DIAGRAM



- Village style development
- Opportunities: high quality goods, services, boutique retail, markets, Class A office, lodging, restaurants, grocery, etc.
- Pedestrian oriented, walkable

Transitional District

TRANSITIONAL DISTRICT: ZONING ELEMENT RECOMMENDATIONS DIAGRAM



Zoning Elements: Design & Placement

A	Building Height	35' Max.
B	Sidewalk Width	6' - 8'
C	Front Setback	5' Min / 10' Max.
D	Side Setback	5' Min / 15' Max.
E	Rear Setback	10' Min / 20' Max.
F	Parking and/or Alley	Rear (2 Spaces/Unit)
G	Impervious Area	60% Max.

Single Family + Medium Density Housing With Mixed-Use

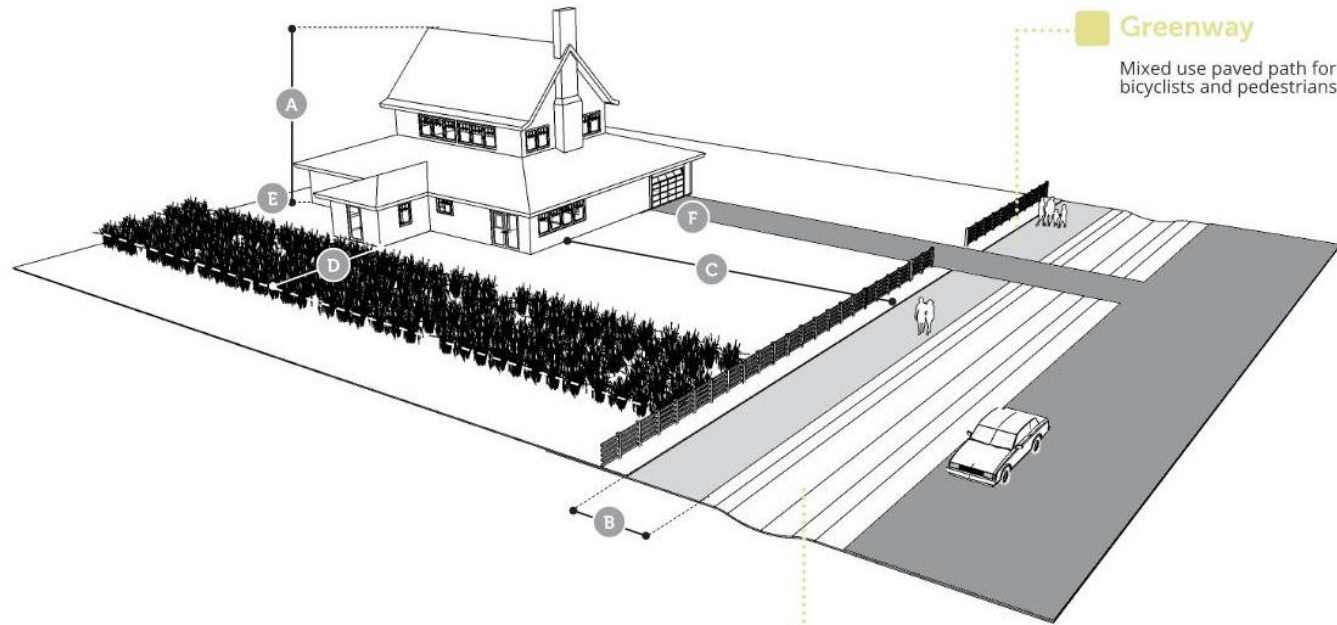
A mix of single family homes and townhomes provides medium density with opportunity for first floor retail, live-work space, restaurants, and entrepreneurial workspaces.



- Transition between the Community Hamlet District and Residential Living
- Opportunities: mixed use, live-work, entrepreneurial workspace
- 6 to 8 units per acre transitioning to 1/4 and 1/8 single family lots

Rural Living District

RURAL LIVING DISTRICT: ZONING ELEMENT RECOMMENDATIONS DIAGRAM



Greenway

Mixed use paved path for bicyclists and pedestrians.

Bioswale

The bioswale is a buffer between the greenway and the road while also improving water quality runoff.

Zoning Elements: Design & Placement

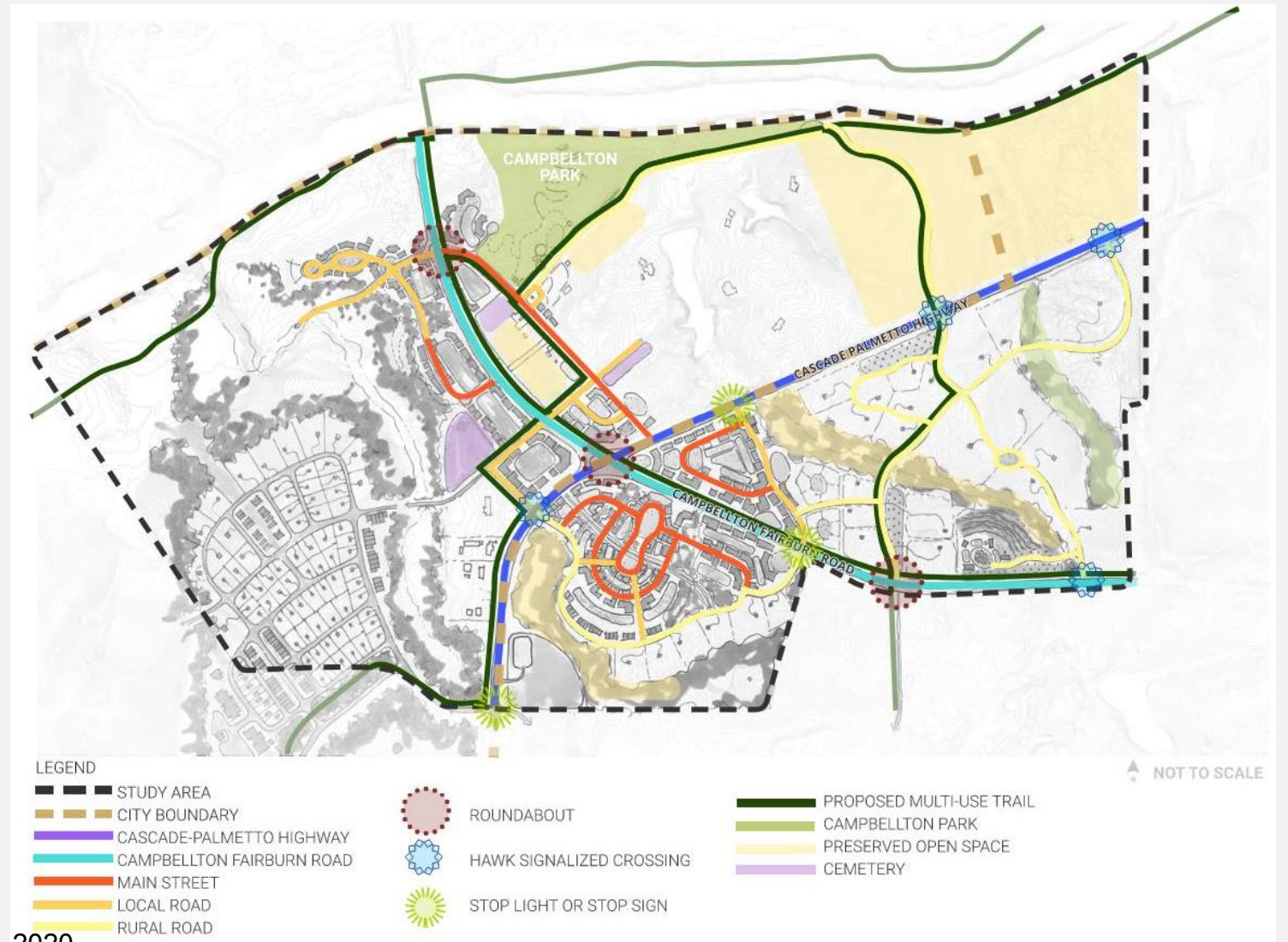
A	Building Height	35' Max.
B	Sidewalk Width	6' - 8' (optional)
C	Front Setback	60' Min
D	Side Setback	25' Min
E	Rear Setback	50' Min
F	Vehicle Parking	N/A
G	Maximum Buildable Area	Square footage varies based on size of lot: 10 acres = 2% buildable area; 3 acres = 10% buildable area



- Low density, range of lot sizes: 2-acre single family to 10-acre farmette
- Rural roads and pedestrian multi-use paths connect to the Community Hamlet and Transitional Districts
- Preservation of rural landscape

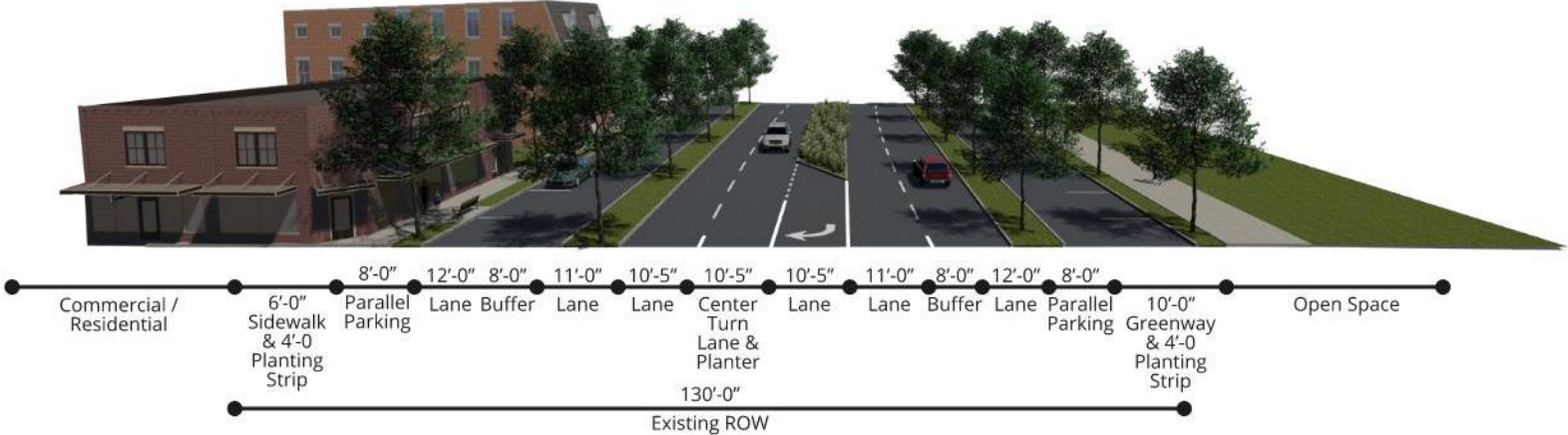
Transportation + Mobility Improvements

- Right sizing roads
- Streetscape typologies
- Operational Improvements
- Mobility improvements



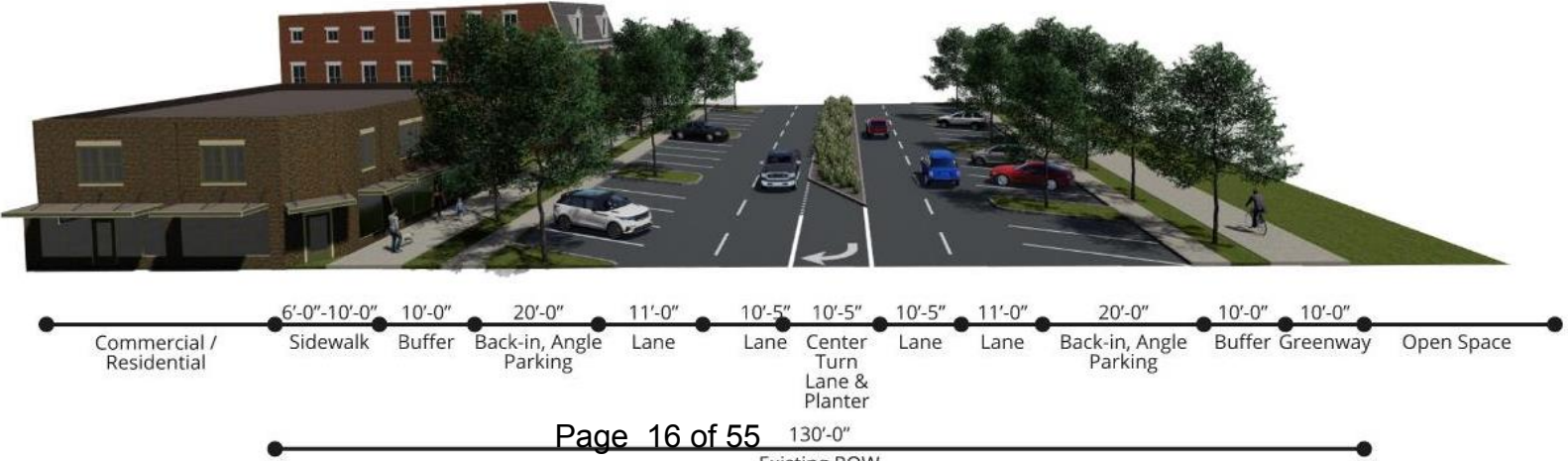
Right Sizing Roads

CAMPBELLTON FAIRBURN ROAD, OPTIONS 1: AXON



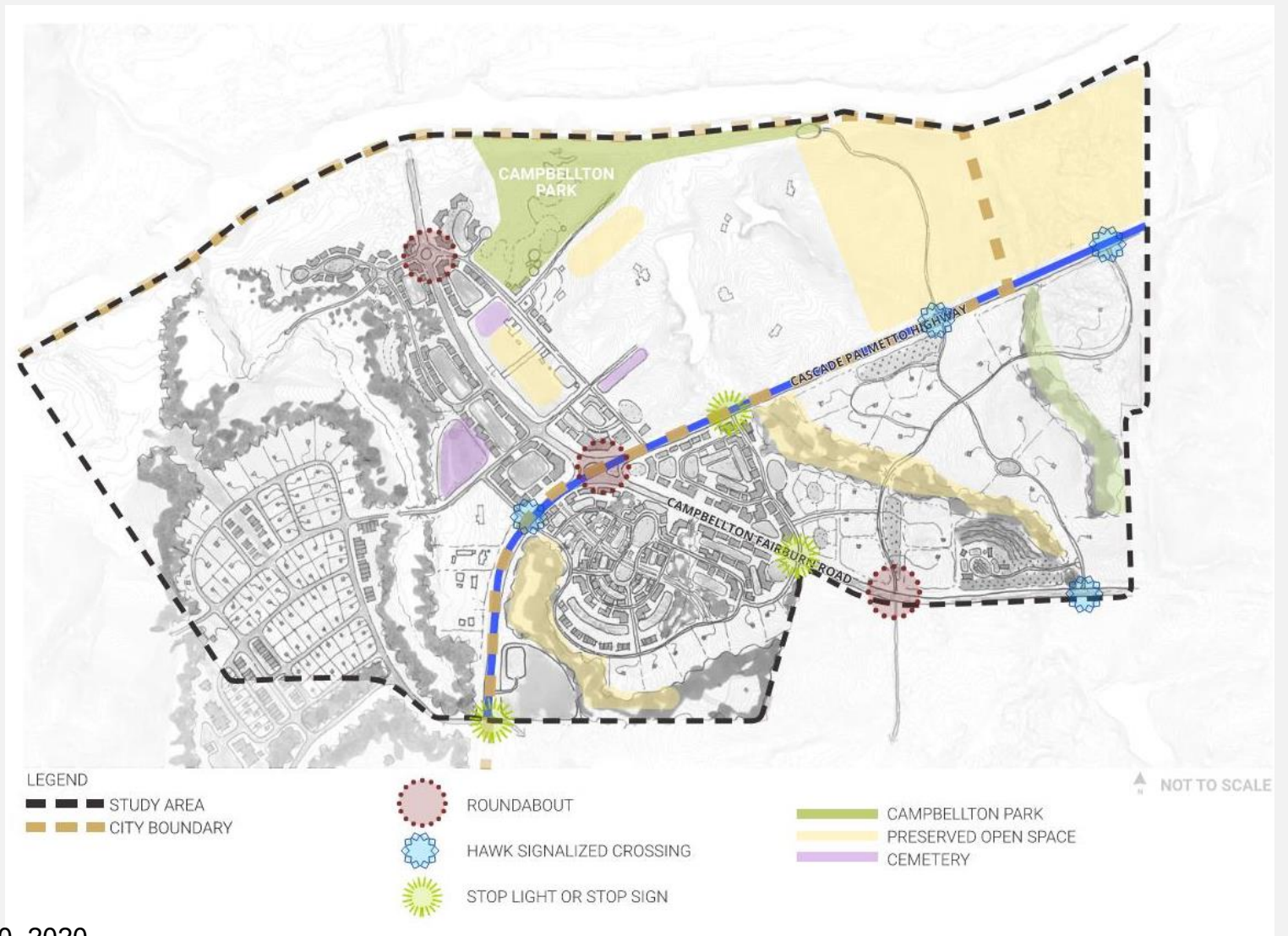
- Goal is to enhance crossroads small town feel while accommodating future traffic projections
- Two possible options

CAMPBELLTON FAIRBURN ROAD, OPTION 2: AXON



Operational Improvements

- Roundabouts
- Stop Control: stop lights/signs
- HAWK Signalized Crossings



Streetscape Typologies: Main Street



- Minimal setbacks
- Wide sidewalks
- Planting strips between walks and vehicles
- Rolled curbs
- Street lighting, street trees, benches, furniture and outdoor dining space recommended

Multi-Modal Transportation

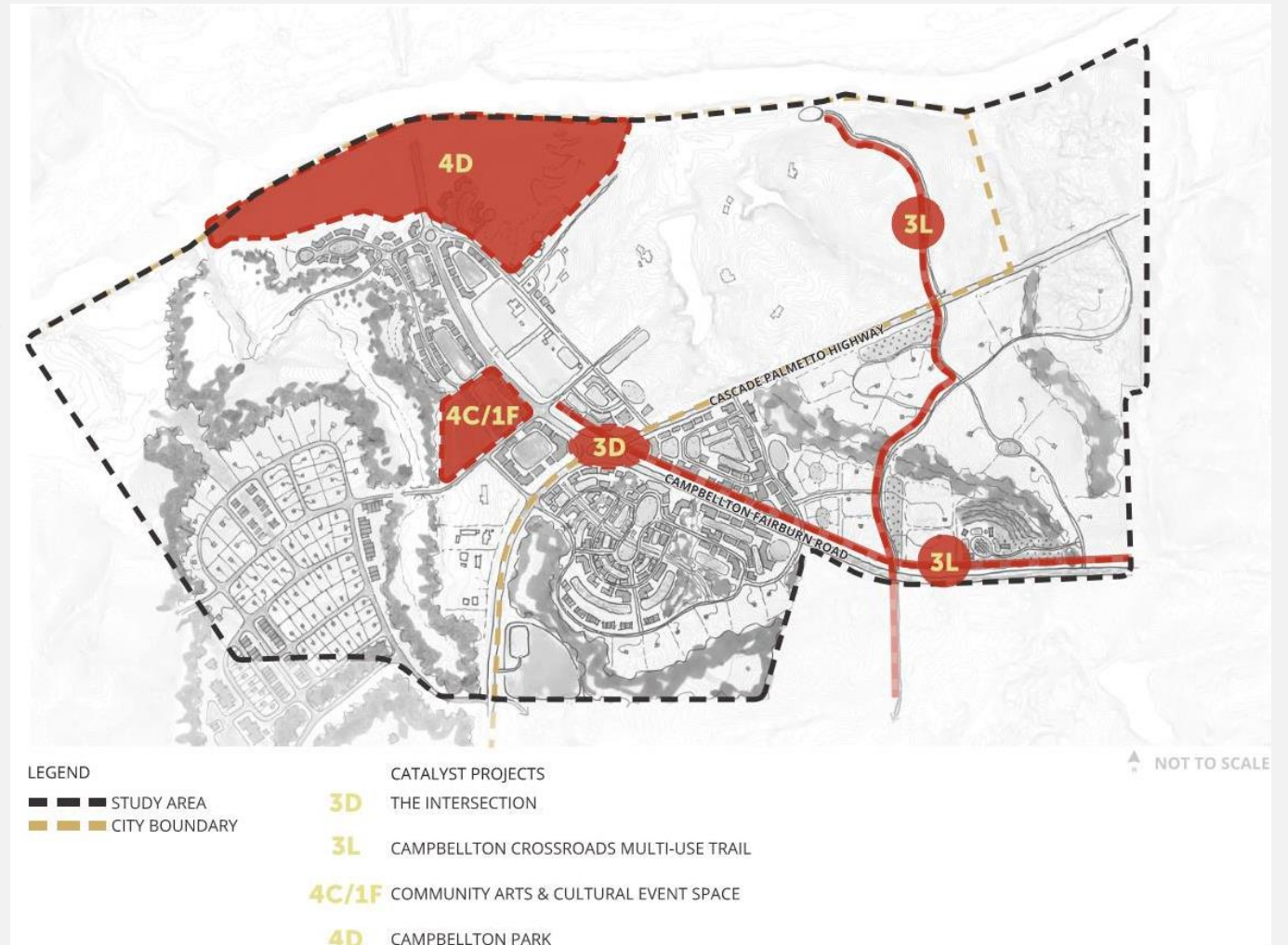


Implementation

- Five Strategies
 - Historic Preservation
 - Infrastructure Improvements
 - Transportation & Multi-Modal Improvements
 - Development & Conservation
 - Urban Form & Regulatory Guidelines
- Catalyst Sites
 - The Intersection
 - Campbellton Crossroads Multi-Use Trail
 - Community Arts & Cultural Event Space
 - Campbellton Park

Catalyst Project Map

- Catalyst Projects and Potential Development Scenarios
 - The Intersection
 - Campbellton Crossroads Multi-Use Trail
 - Community Arts & Cultural Event Space
 - Campbellton Park



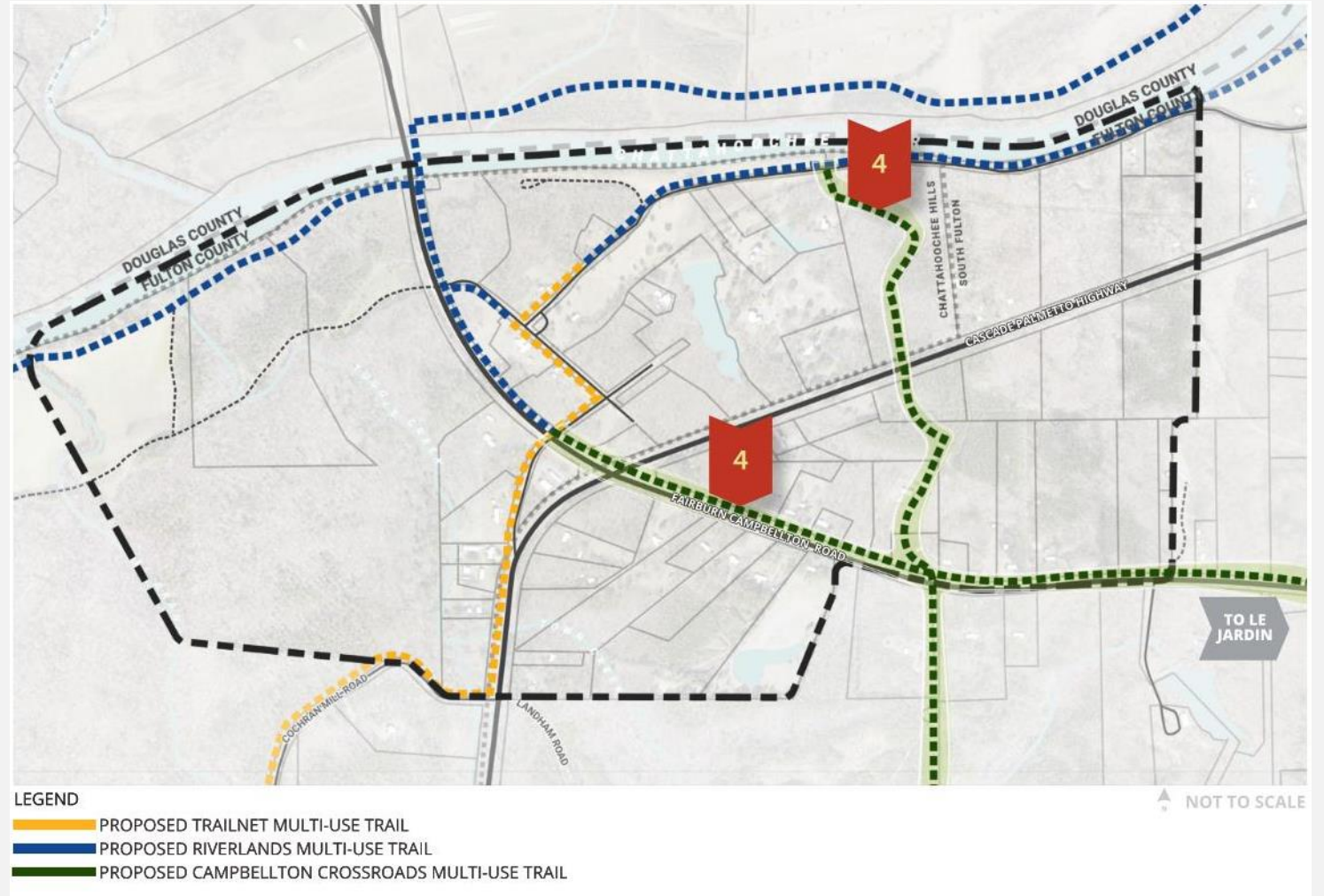
The Intersection

1. Develop construction plans for a roundabout
2. Pursue funding of roundabout through local and state resources with a target for construction
3. Work with GDOT to conduct a speed limit reduction study



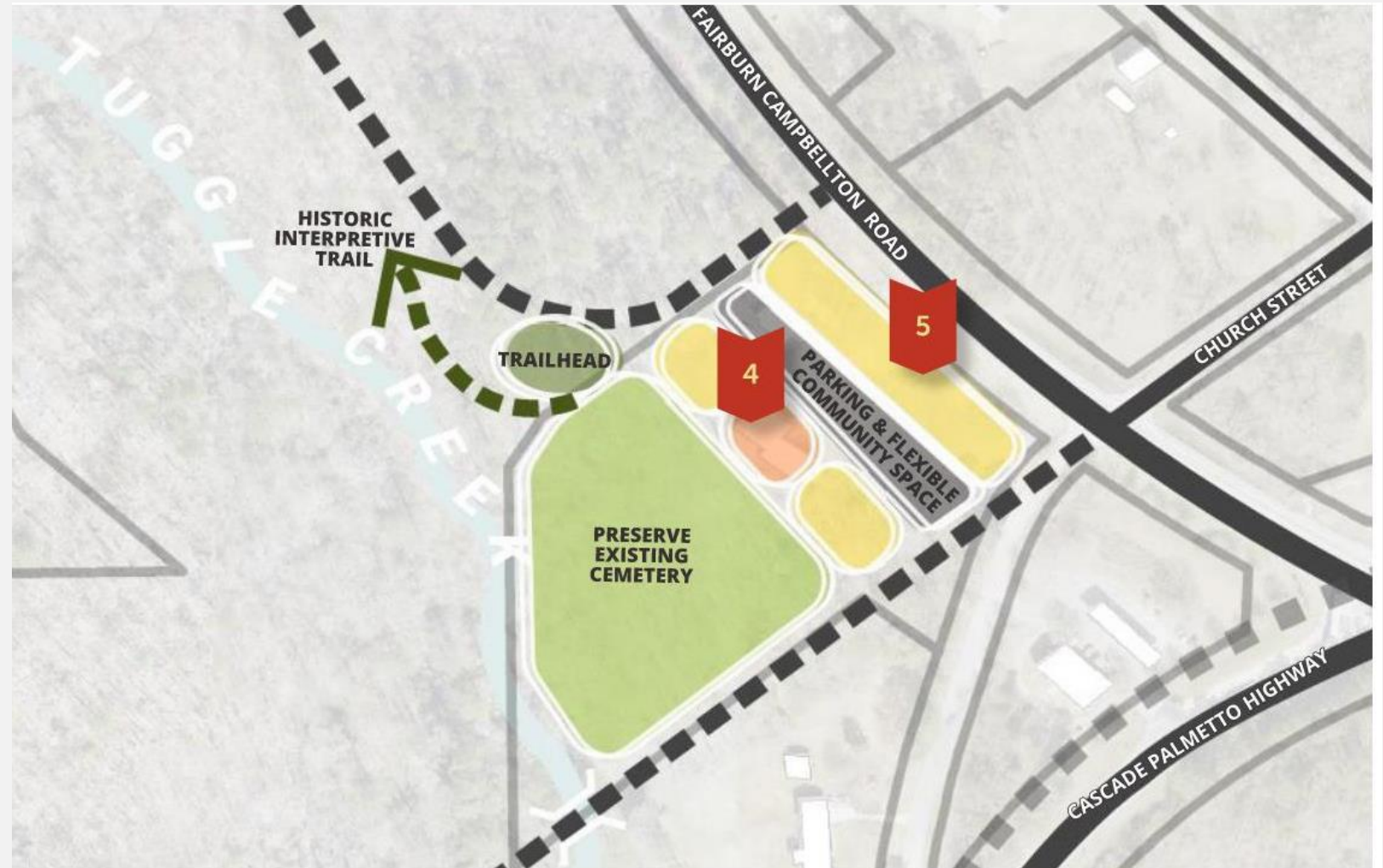
Campbellton Crossroads Multi-Use Trail

1. Complete feasibility study
2. Complete construction documents
3. Channel earmarked dollars and identify other potential funding sources for trail construction
4. Construct the trail



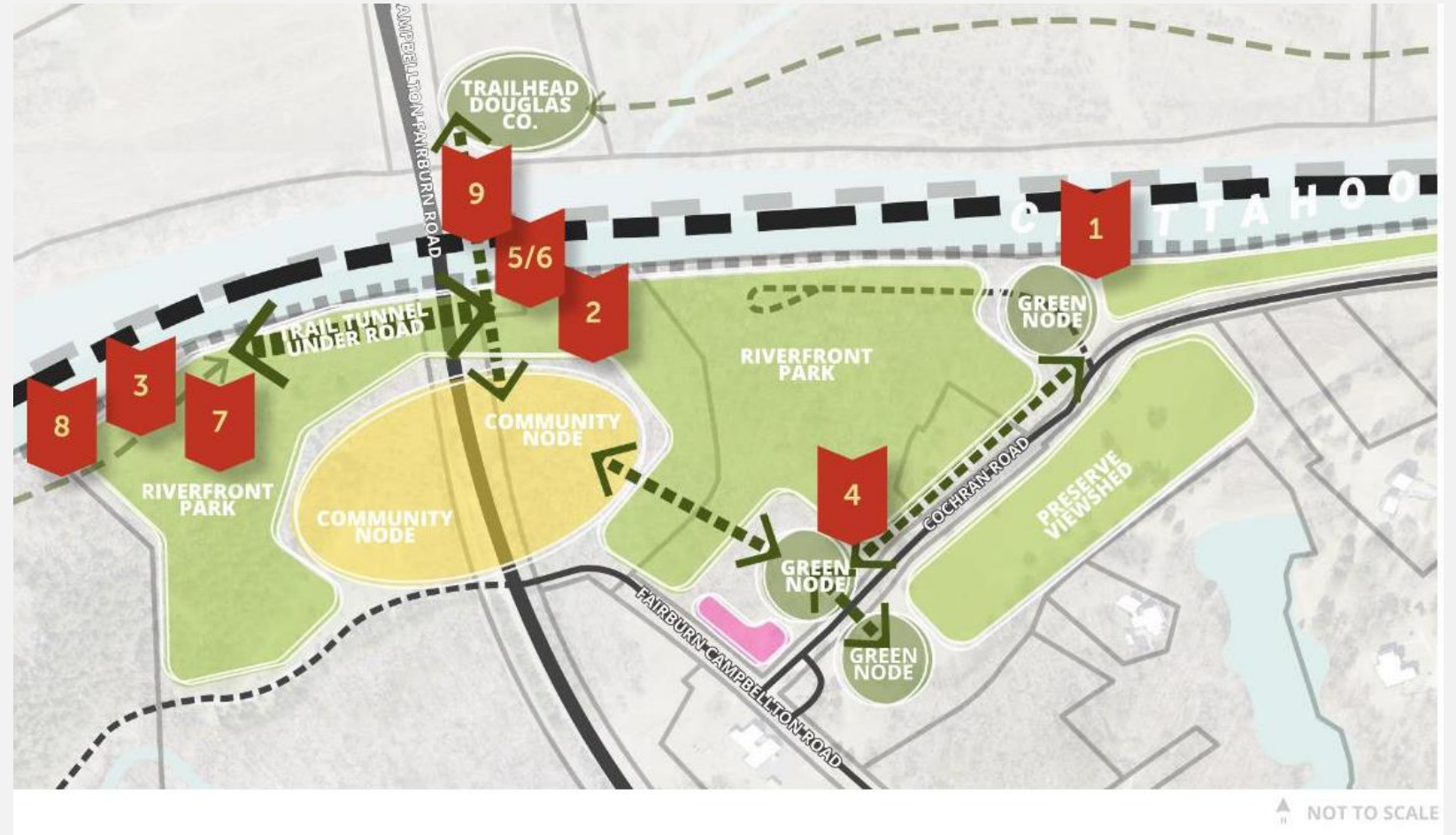
Cultural Center

1. Establish a joint committee between Chattahoochee Hills and South Fulton to oversee the arts and culture events and programming for Campbellton Crossroads
2. Program events of the existing space jointly
3. Develop plans for renovation and outdoor space improvements
4. Renovate the church and complete improvements
5. Design and develop infill



Campbellton Park

1. Boat ramp installed (Fall 2020)
2. Outfitter opens.
3. Update Campbellton Park Master Plan to include recommendations.
4. Wayfinding and placemaking.
5. Interim pedestrian ferry operator.
6. Construct a formal pedestrian ferry.
7. Design and develop the park on the west side of Campbellton Fairburn Road.
8. The Riverland Trail is constructed.
9. Design and install a pedestrian bridge across the river.
10. Community node development is spurred by progress within the park.





CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: Washington Road Pedestrian Safety Audit

DATE OF MEETING: 11/10/2020

DEPARTMENT: Planning

ATTACHMENTS:

Description	Type	Upload Date
Washington Road Pedestrian Safety Audit	Cover Memo	11/5/2020



Washington RD Pedestrian Safety Audit

November 10th, 2020

City of South Fulton City Council Briefing

An ARC Community Development Assistance Program Project

PROJECT GOALS

- Provide recommendations for short term transportation projects and long-term transportation investments to improve pedestrian safety along the corridor
- Provide a framework for other corridors in the city.

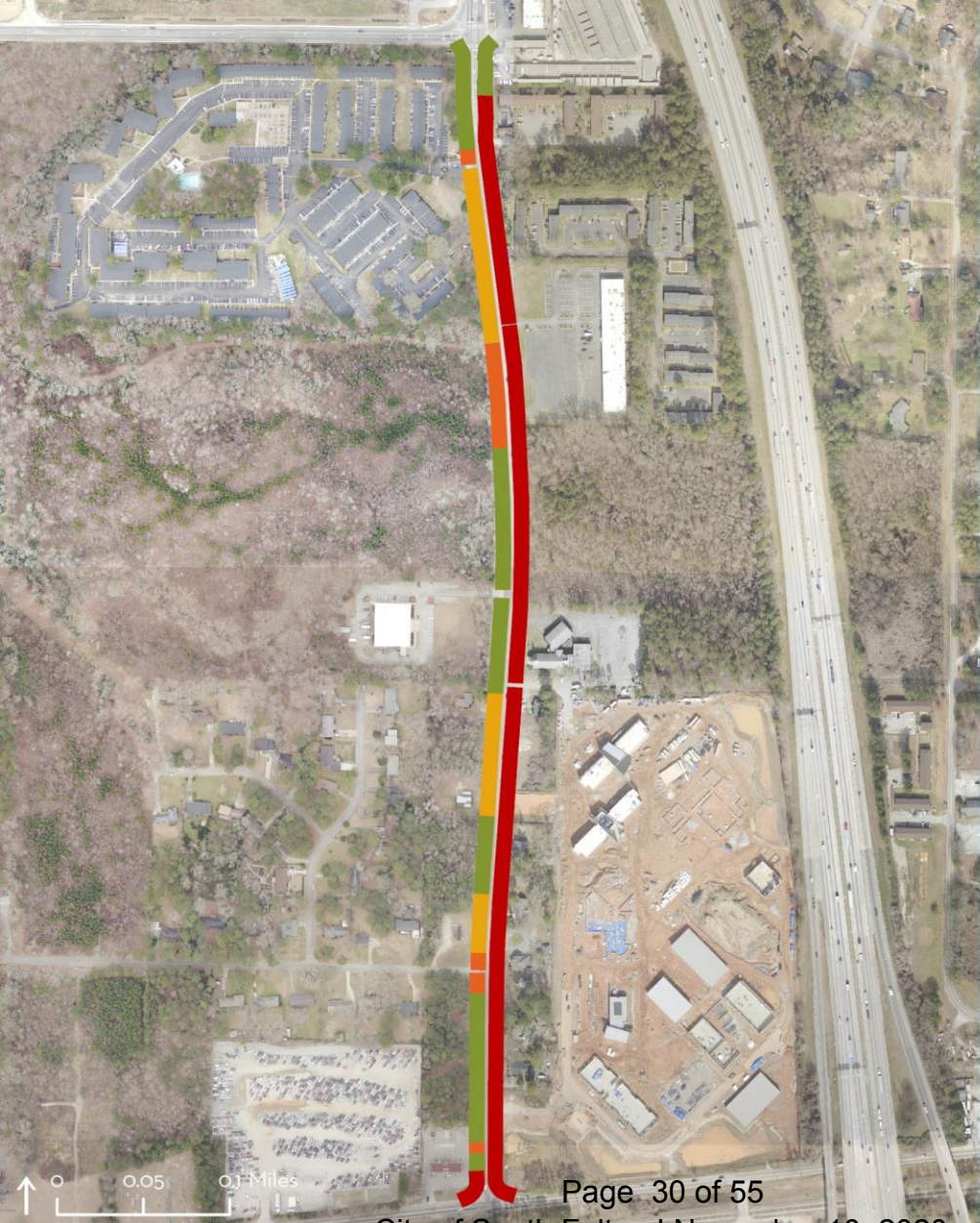


APPROXIMATE TYPICAL CROSS SECTION

Washington Rd



PROJECT AREA MAP



WASHINGTON ROAD PEDESTRIAN SAFETY AUDIT

Sidewalk Condition

Based on results from walking audit conducted on 2.19.2020



Good sidewalk condition



Significant deterioration and/or impediments in sidewalk



Some cracks in sidewalk



No sidewalk present

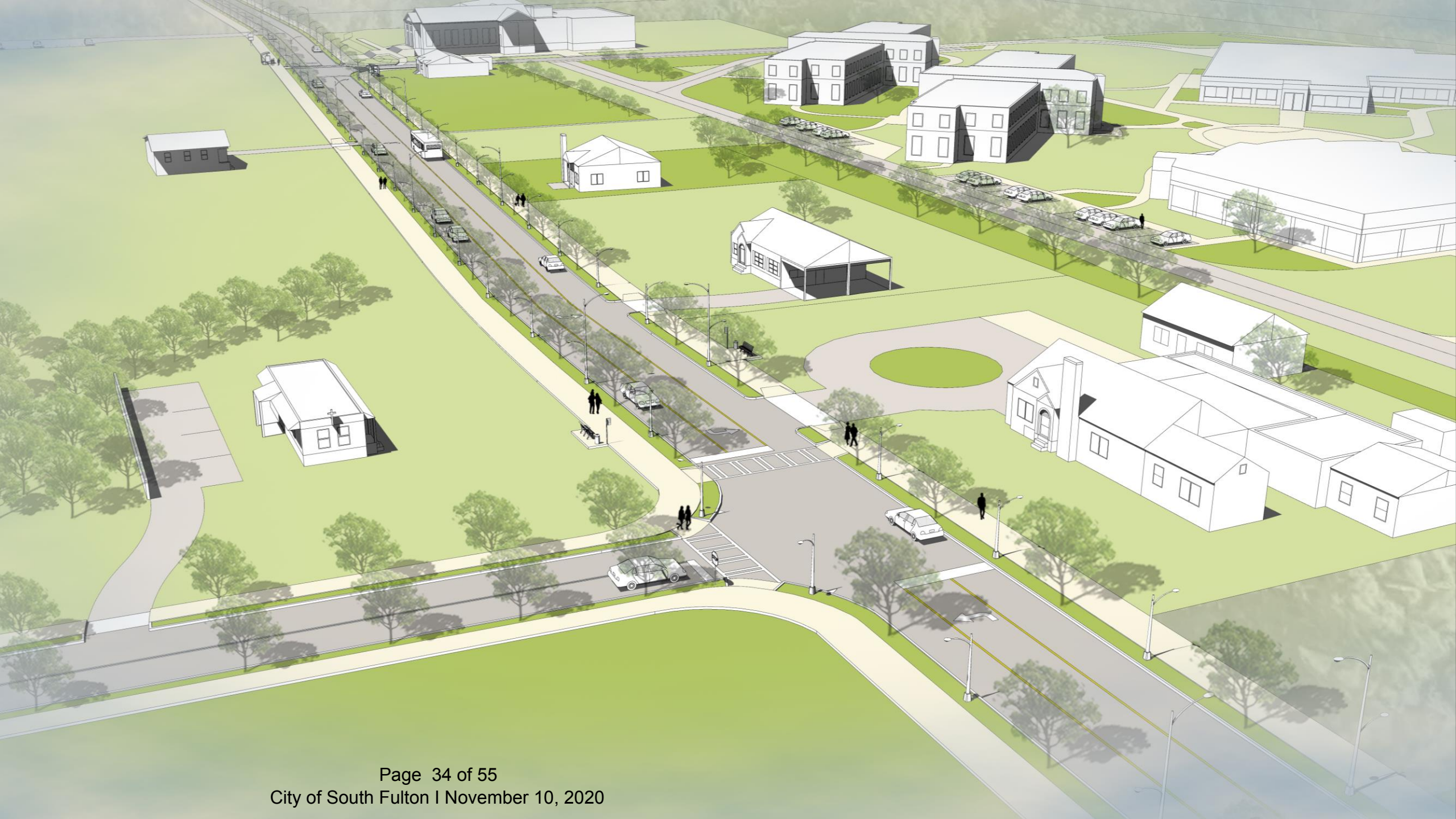
PROJECT RECOMENDATIONS

- Crosswalks and signalized crossings should be added at key points along the corridor
- Add more benches and shelters for transit stops
- Work to install continuous sidewalks both sides of the corridor
- Add pedestrian lighting along the corridor











NEXT STEPS

- Repaint crosswalks along the corridor
- Examine potential new crosswalks and crossings and an implementation plan
- Look for funding opportunities for sidewalk installation
- Conduct spot fixes for sidewalk repair
- Work with the City of East Point on sidewalk and crossing improvements for Commerce Drive
- Work with MARTA on Bus Stop Improvements at the Job Corps Facility





Washington RD Pedestrian Safety Audit

November 10th, 2020

City of South Fulton City Council Briefing

An ARC Community Development Assistance Program Project



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: City of South Fulton's AeroATL Model Mile Feasibility Study

DATE OF MEETING: 11/10/2020

DEPARTMENT: City Clerk

ATTACHMENTS:

Description	Type	Upload Date
AeroATL Model Mile Feasibility Study	Cover Memo	11/5/2020



South Fulton

AeroATL Model Mile Alignments

City Council Briefing

November 10, 2020



INTRODUCTION / PURPOSE

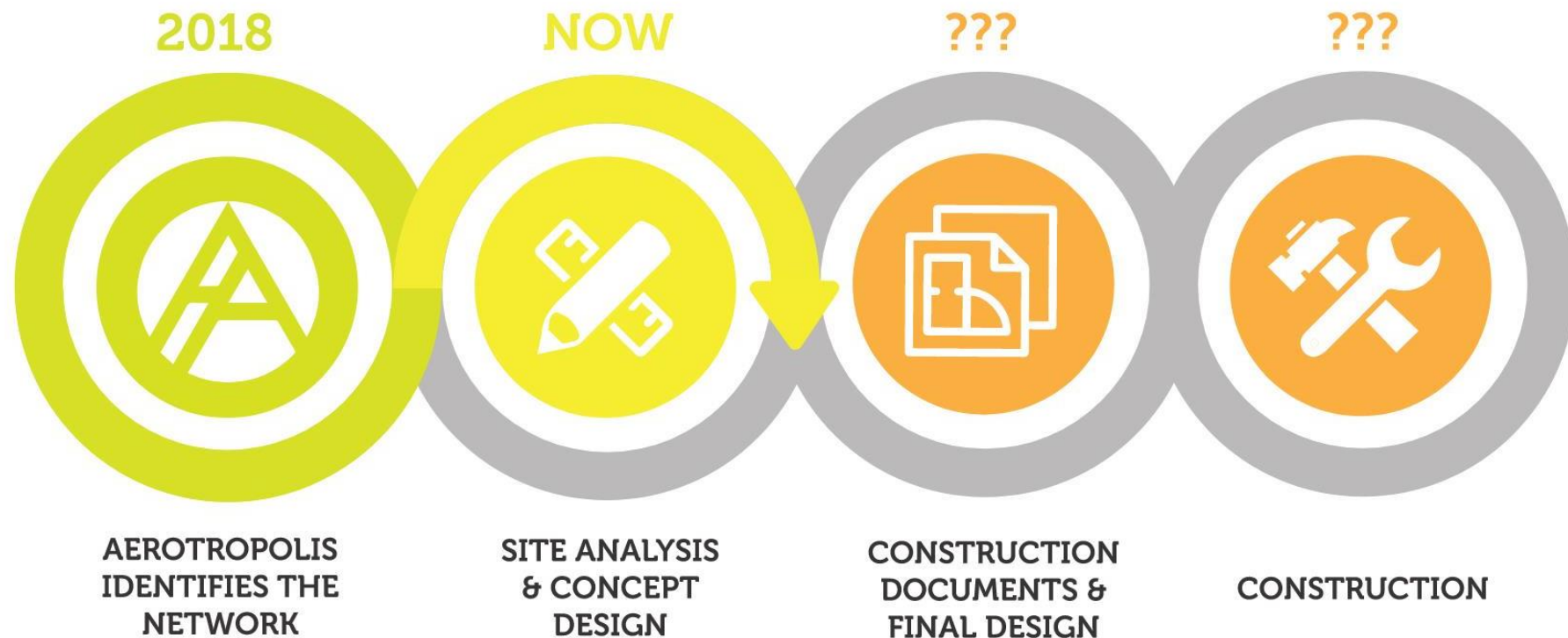
In 2018, the AeroCIDs, in cooperation with the Aerotropolis Alliance completed the **AeroATL Greenway Plan**. This document identified a large network of trails that would connect the many communities of South Metro Atlanta.

In 2019, the AeroCIDs applied for and received a **Livable Centers Initiative (LCI) grant** from the Atlanta Regional Commission. Through a competitive selection process, POND was selected to complete this study.

This current grant will focus on developing feasibility studies for **seven model mile communities**. This will include defining a preferred route designed with supporting design concepts, cost estimates, and a recommended funding strategy.

Each of the seven communities defined their model mile project area, which served as the starting point for this study.

INTRODUCTION: WHERE ARE WE?



OVERVIEW OF GOALS + CRITERIA

Project Goals

Connect the Wolf Creek Multi-Use Trail to Butner Road.

Utilize underutilized open space and connect people to nature.

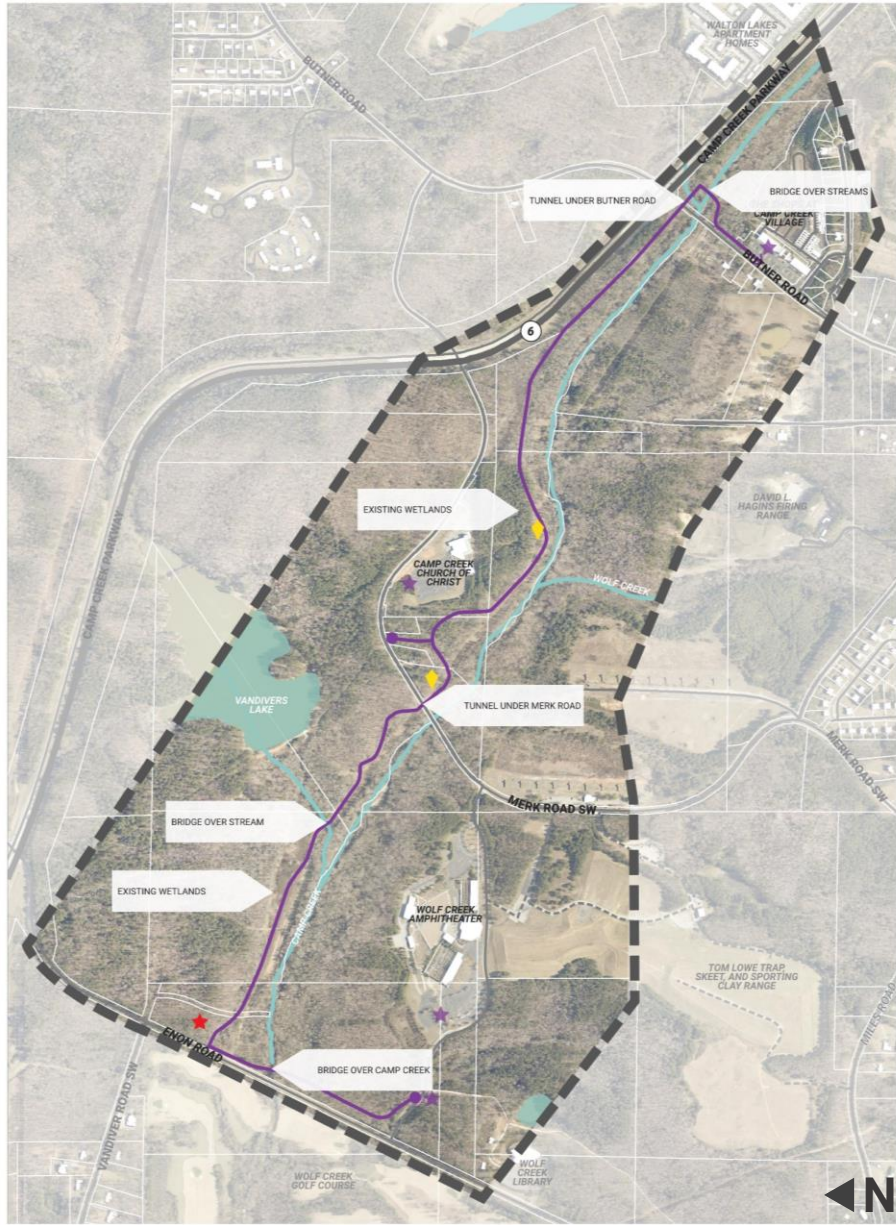
Include trail elements that promote and enhance safety along the trail.

Develop a preferred model-mile concept.

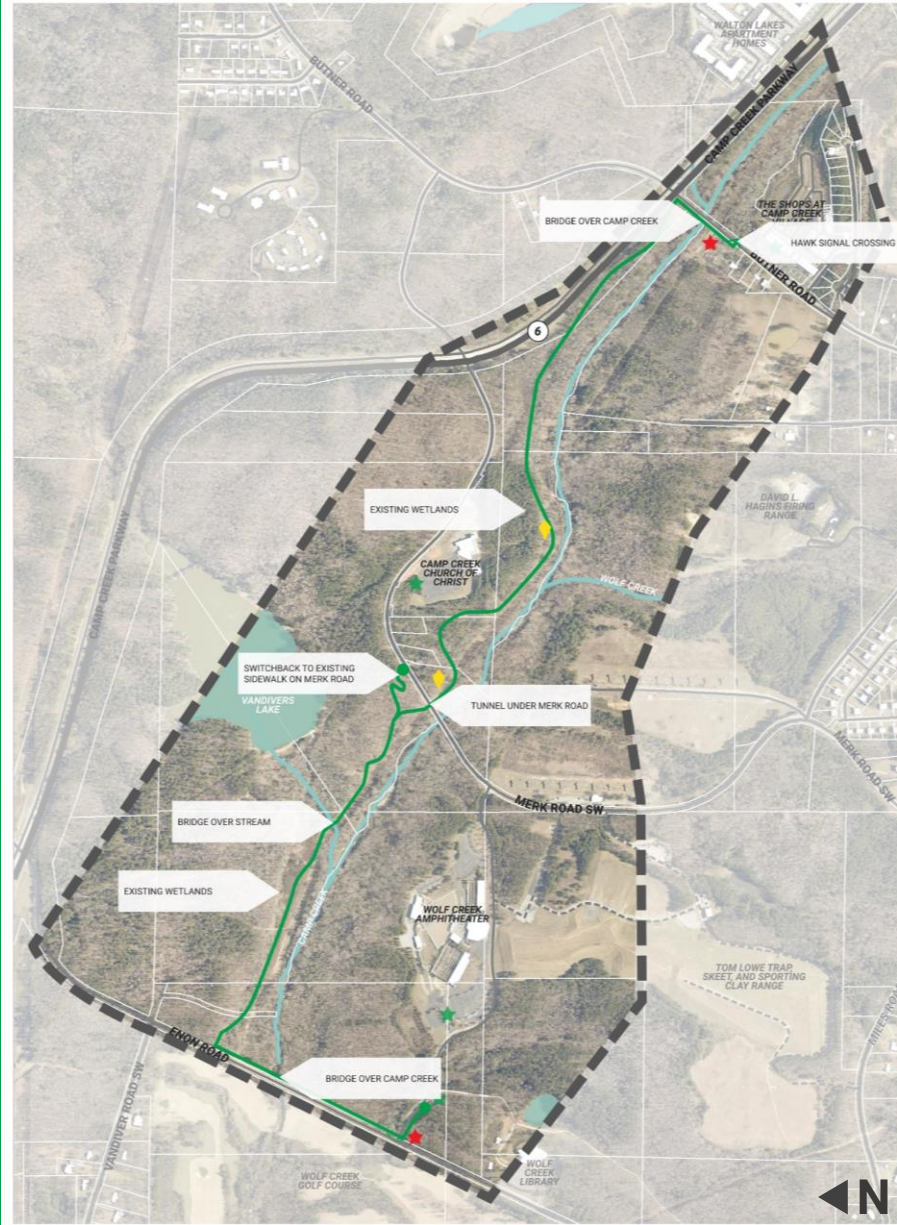
EXISTING CONDITIONS












STRAIGHT SHOT



CROSS ROADS

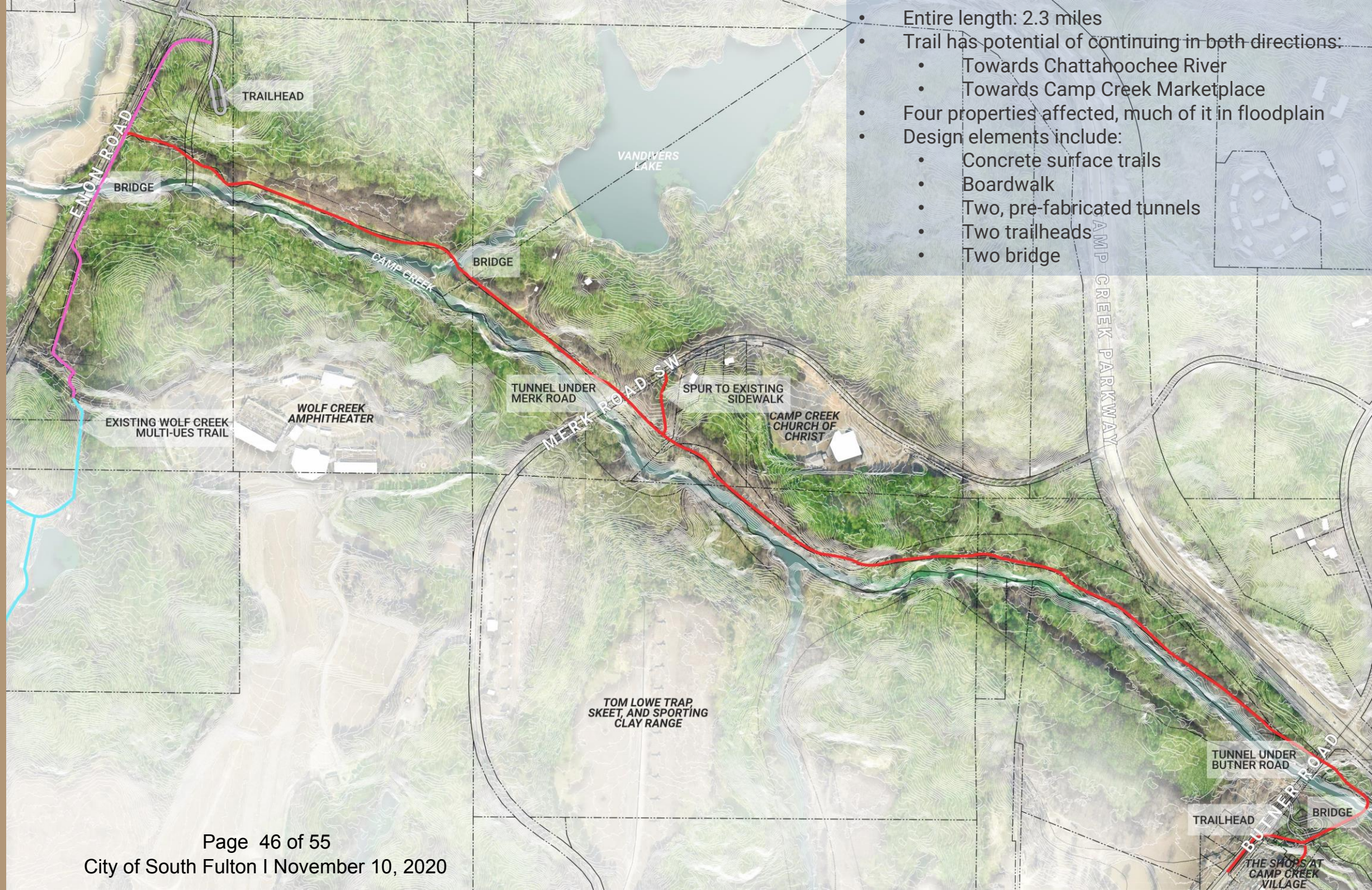


	 south fulton straight shot trail alignment	 south fulton cross roads trail alignment
 CONFLICT POINTS	0 DRIVEWAYS 1 INTERSECTIONS	0 DRIVEWAYS 2 INTERSECTIONS
 LENGTH OF TRAIL	11,868 LINEAR FEET / 2.24MILES	11,423 LINEAR FEET / 2.16 MILES
 CONNECTIONS	2 NEIGHBORHOODS 1 COMMERCIAL DISTRICT 4 CIVIC	2 NEIGHBORHOODS 1 COMMERCIAL DISTRICT 4 CIVIC
 ENVIRONMENTAL IMPACT	MINIMAL WETLAND IMPACTS	MINIMAL WETLAND IMPACTS
 ROW IMPACTS	9 PROPERTIES	9 PROPERTIES
 OFF-ROAD VS ON-ROAD TRAIL	25% TRAIL ON ROAD	30% TRAIL ON ROAD
 INFRASTRUCTURE IMPACTS	UPGRADE STORMWATER INFRASTRUCTURE RELOCATE UTILITIES	UPGRADE STORMWATER INFRASTRUCTURE RELOCATE UTILITIES

CRITERIA MATRIX

- Compares trail alignments
- Seven different criteria
- Helps determine trade-offs for each trail alignment
- Incorporates quantitative data to make an informed decision regarding the preferred alignment

PREFERRED ALIGNMENT



- Entire length: 2.3 miles
- Trail has potential of continuing in both directions:
 - Towards Chattahoochee River
 - Towards Camp Creek Marketplace
- Four properties affected, much of it in floodplain
- Design elements include:
 - Concrete surface trails
 - Boardwalk
 - Two, pre-fabricated tunnels
 - Two trailheads
 - Two bridge

SECTIONS

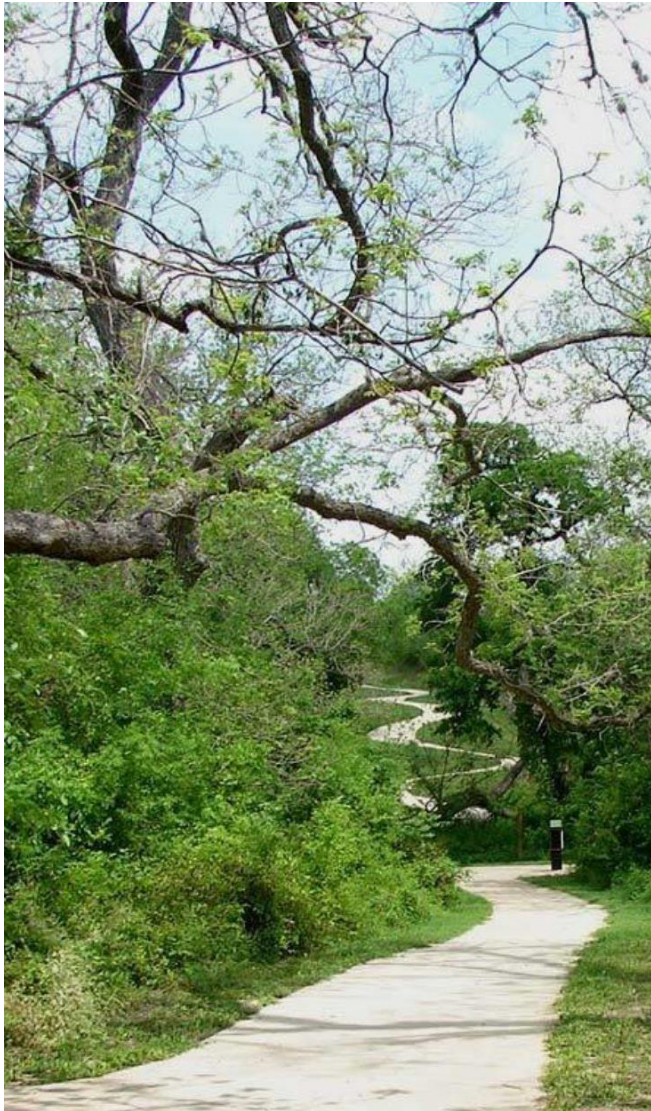
LOOKING WEST BETWEEN CAMP CREEK AND CAMP CREEK PARKWAY



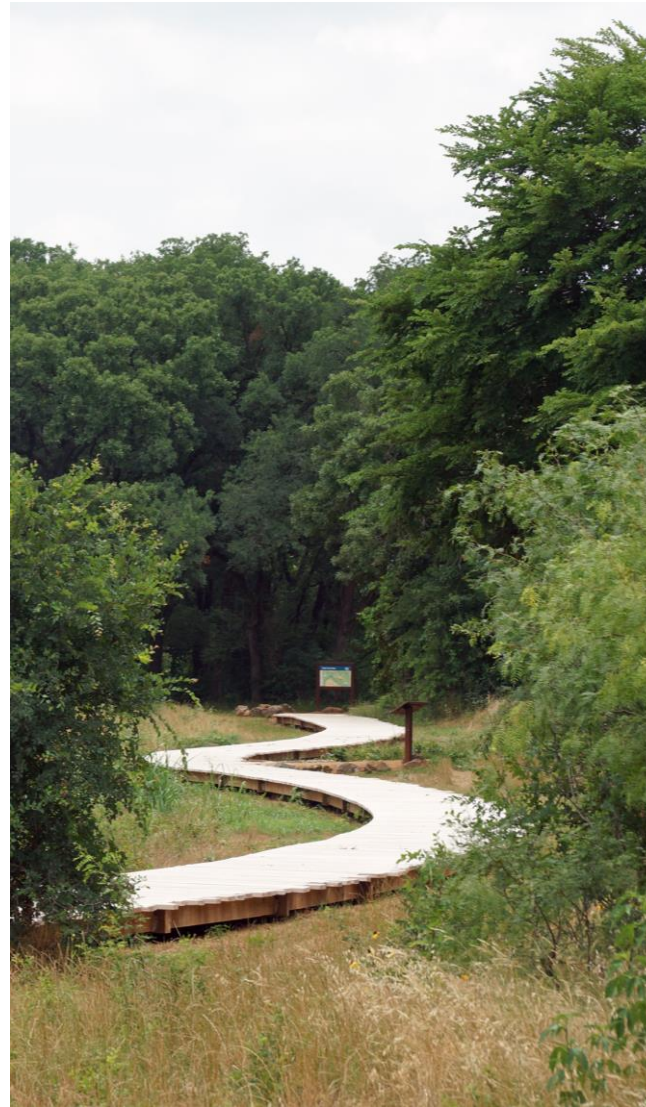
CROSS-SECTION OF PROPOSED BOARDWALK THROUGH EASEMENT



TRAIL ELEMENTS



EXAMPLE OF CONCRETE TRAIL (NON-WETLAND PORTIONS OF THE TRAIL)



EXAMPLE OF ELEVATED BOARDWALK THROUGH EXSITING WETLANDS AROUND CAMP CREEK



EXAMPLE OF TUNNEL UNDER MERK AND BUTNER ROADS (BIG CREEK GREENWAY)

BUTNER ROAD TRAILHEAD

**Shops at Camp
Creek Village**



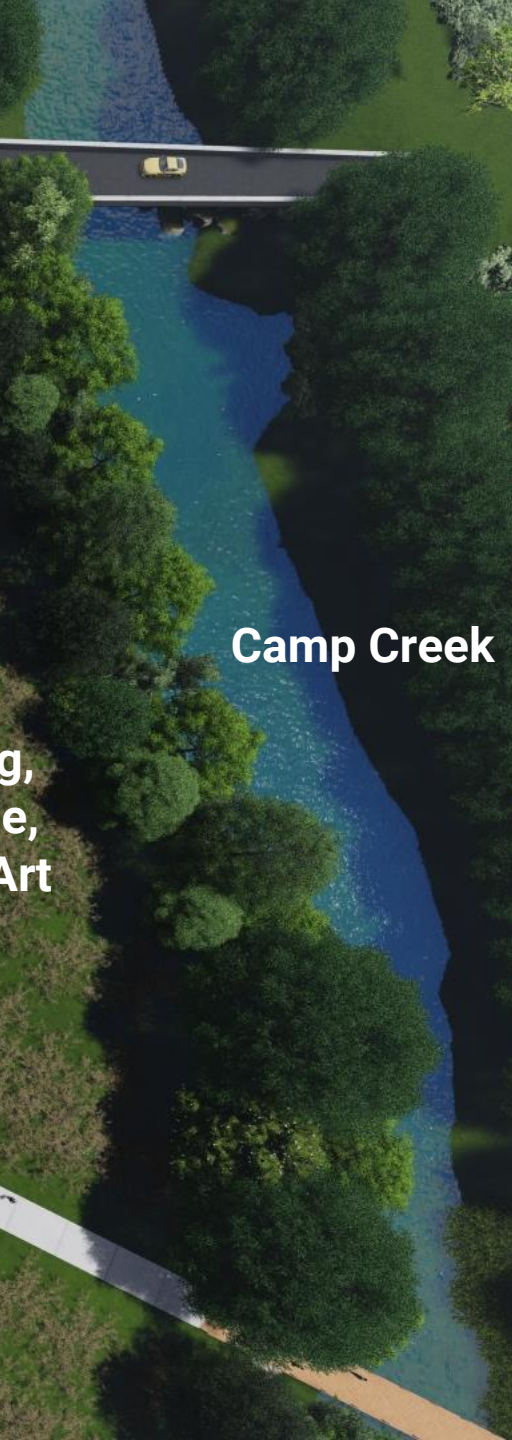
**Restroom
Pavilion**



**Parking,
Signage,
Public Art**



Camp Creek



**Model
Mile**



BUTNER ROAD TRAILHEAD



BUTNER ROAD TRAILHEAD



COST SUMMARY

Cost Summary

Enon Road to Butner Road (Primary Trail): \$11,000,000

Enon Road (Trailhead to Wolf Creek Trail): \$3,300,000

All Trail costs include:

- Construction costs
- Rights-of-way and easement acquisition
- Utilities relocations and adjustments
- Mobilization fees
- 20% contingency fee
- Design and engineering fees
- Construction engineering and inspection fees

COST SUMMARY

Cost Management Strategies

Design and construct trail with local funding. This will save time and money.

Enon Road and some Butner Road improvements can be incorporated into ongoing/planned projects. This will reduce costs.

Right-of-way and easement acquisition can be reduced utilizing third parties like the Conservation Fund and collaborating with local landowners.

Consider public-private partnerships for land acquisition and trail construction.

Materials and costs can be refined through design process.

COST SUMMARY

Funding Strategies

Prioritize local funding sources to accelerate trail development.

Piggy-back on other planned projects to lower costs and see implementation happen more quickly.

TSPLOST, SPLOST, and General Capital Improvement Funds are primary resources for design and implementation costs.

Begin designing the trail NOW. Become FUNDING READY, in anticipation of future funding sources including Covid relief funds.

Partner with private owners and third parties to begin acquiring land.



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: CARES Act Project Plan Update

DATE OF MEETING: 11/10/2020

DEPARTMENT: City Manager
