

CITY OF PALMETTO



Comprehensive Plan 2005 Update

Submitted To:
The Georgia Department of Community Affairs
June 2005

Prepared By:
The City of Palmetto
with assistance from:



Keck & Wood, Inc.

and

The Collaborative Firm, LLC
June 2005

**RESOLUTION
05-13**

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE
2005 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF PALMETTO
TO THE ATLANTA REGIONAL COMMISSION**

WHEREAS, the City of Palmetto has prepared a Comprehensive Plan Update for the years 2005 – 2025; and

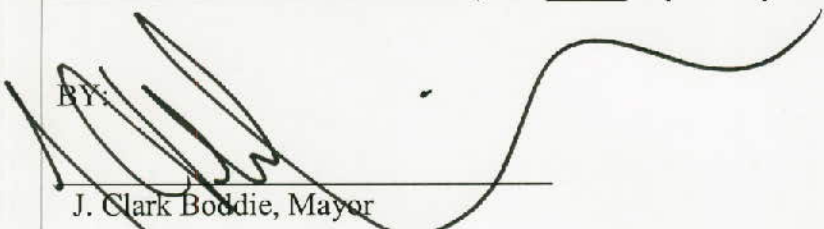
WHEREAS, the Comprehensive Plan Update was prepared in accordance with the Revised Minimum Planning Standards and Procedures for Local Comprehensive Planning, effective January 1, 2004; and

WHEREAS, Public Hearings on the Plan were held on November 1, 2004, at 7:30 PM, on June 6, 2005, at 7:30 PM and on June 21, 2005, at 5:30 PM at the Palmetto City Hall;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Palmetto does hereby submit the 2005 Comprehensive Plan Update to the Atlanta Regional Commission for review, as per the requirements of the Revised Minimum Planning Standards and Procedures for Local Comprehensive Planning effective January 1, 2004.

APPROVED AND ADOPTED, this 7th day of July 2005.

BY:



J. Clark Boddie, Mayor

ATTEST:



William H. Shell, City Administrator

(SEAL)

**CITY OF PALMETTO
COMPREHENSIVE PLAN UPDATE
JUNE 2005**

ACKNOWLEDGEMENTS

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INTRODUCTION

The Community

The City of Palmetto, incorporated in 1853, is located in south Fulton County and northern Coweta County. The City is approximately 25 miles southwest of downtown Atlanta. Since its charter the City has experienced continuous expansion and today encompasses approximately 5 square miles.

Interstate 85, State Route 154, State Route 75, State Route 14, and U.S. Highway 29 serve the City and provide access for both personal and commercial traffic. Railway systems in the area include freight service provided by CSX Transportation, Inc. from Atlanta to Mobile, Alabama. Hartsfield-Jackson International Airport is located approximately 20 miles northeast of Palmetto.

Climatic conditions prevailing in the Palmetto area include an annual average temperature of 64.3°F, an average winter temperature of 45.8°F, and an average summer temperature of 79.1°F. The average annual rainfall is 48 inches. Fifty percent of the yearly precipitation occurs between April and September. Humidity is high and averages around 60 percent.

Palmetto is developed along a northeast to southwest ridge. The landscape is gently rolling hills and valleys. The elevation ranges in the City from 900 to 1050 feet above sea level.

Palmetto is governed by a Mayor and City Council form of government with a full-time City Administrator. Other key administrative positions include the Chief of Police and Director of Public Works.

The City owns and operates an electric distribution system serving the City and surrounding unincorporated areas of Fulton and Coweta Counties. The City purchases electricity through a purchasing agreement with the Municipal Electric Authority of Georgia (MEAG).

Water and wastewater systems are City owned and operated, and provide service primarily to customers located within the corporate limits of the City.

Solid waste collection, recycling and disposal in Palmetto are provided by the City under a contract with Waste Management, Inc. Natural gas service is provided by Atlanta Gas Light Company, and local telephone is provided by BellSouth, Inc.

There are approximately eight acres of neighborhood parks located within the city limits of Palmetto. Also, a large Fulton County community park (Wilkerson Mill Park) is located just outside Palmetto city limits at the corner of Wilkerson Mill Road and U.S. Hwy. 29.

Recent growth has been limited by a moratorium on sewer connections stipulated in a current EPD Consent Order. This has generated a significant backlog of development, which is being stopped until public sewer service becomes available. The lifting of the sewer connection moratorium anticipated in 12-18 months from this July 2005 submittal will trigger accelerated growth. That type of growth is a reflection of a substantial increase in population, which is expected to reach the level in 2010 that had been previously projected in the Comprehensive Plan for 2010.

Background and Purpose

The updated Comprehensive Land Use Plan for the City of Palmetto, Georgia is mandated by the Georgia Planning Act (O.C.G.A. Section. 50-8-1), which was adopted by the General Assembly in 1989. This law requires that each jurisdiction in the state of Georgia prepare and implement a Comprehensive Plan, which must satisfy the requirements of the Georgia Department of Community Affairs (DCA) Chapter 110-12-1 Revised Minimum Planning Standards and Procedures for Local Comprehensive Planning, effective January 1, 2004. The Comprehensive Plan must be reviewed by the regional development center, which is the Atlanta Regional Commission (ARC). The DCA standards are intended to “provide a framework to facilitate and encourage local government coordinated comprehensive planning and development.” The requirements of this law ensure that activities undertaken by local governments are conducted in a consistent manner throughout the state.

The DCA is responsible for the overall coordination and management of the state’s planning process which was created by the Georgia Planning Act. The standards and procedures, as implemented by local governments, guide their decision-making processes, encourage better management of growth, and generally provide a valuable tool to cultivate strong, vibrant communities. The purpose of a comprehensive plan is to promote orderly, sensible land development so that a community’s aesthetic quality can be maintained while also allowing for the protection of significant natural and historic resources. In addition, a comprehensive plan can aide local governments with investing their revenues wisely to provide infrastructure (i.e. roads, water and sewer services, etc.) to serve growing communities.

The Planning Process

The minimum standards and procedures for comprehensive planning, as set forth by the DCA, are intended to guide communities with the development and implementation of their local plans. Because of the great diversity among Georgia’s municipalities and counties, the individual needs and concerns of those communities will vary. It is for this reason that planning standards may be adjusted to provide the appropriate planning level for a particular community. What may apply in one community, may not apply in another. This flexibility allows local governments to address the specific needs of their communities and the variety of situations they may face.

Three Step Planning Process

The minimum planning standards include a three step planning process for developing comprehensive plans:

- 1) Inventory of existing conditions;
- 2) Assessment of current and future needs;
- 3) Articulation of goals and an associated implementation program.

Planning Elements

Generally, the DCA has established 9 planning elements which must be addressed by all local governments involved in a comprehensive planning process. The elements are arranged by topics and are identified as population, economic development, housing, natural and cultural resources, community facilities and services, land use, intergovernmental coordination, transportation, and implementation. Each of the plan elements is briefly described as follows:

1. Population

A summary of past, present and future population trends. By examining population data, the City's current intensity and location of development can be assessed. Population data are necessary for every policy decision from land use and transportation planning, to planning for schools and planning for water and sewer services.

2. Economic Development

An analysis of all sectors of the City's economy. This planning element involves an inventory and assessment of the community's economic base and labor force characteristics. The information gathered from this analysis enables the City to identify local economic development opportunities and resources as well as economic needs and goals. Economic development information can be merged with information from the other plan elements to develop an overall planning strategy for the City.

3. Housing

An inventory of existing housing stock and its condition, occupancy, and affordability characteristics. This analysis considers whether the City's housing is adequate and suitable to serve the current and future population and economic needs.

4. Community Facilities and Services

An inventory of the facilities and services provided by the City government which function to sustain the community. This planning element provides an assessment of a wide range of community facilities and services and examines their adequacy for serving

the present and future needs of the public. The information gathered in this analysis is helpful in coordinating the planning of public facilities and services, thus enabling the City to make the most efficient use of existing infrastructure as well as determining future investments for capital improvements, long-term operations and maintenance costs.

5. Natural and Cultural Resources

An examination of the City's natural features, environmentally sensitive areas, historical, archaeological and cultural resources. This planning element provides an assessment of current and future needs for protection and management of these resources. Information about these resources is necessary to enable the City to develop goals, policies and strategies for their appropriate use, preservation and protection.

6. Land Use

An inventory and analysis of existing land use patterns and trends within the City of Palmetto. This information will enable the local government to guide, or direct, future growth based on the community's needs and desires. Goals, policies and recommendations for future land use can be developed through this planning process element.

7. Intergovernmental Coordination

An inventory and discussion of existing intergovernmental coordination mechanisms and processes between the City of Palmetto and adjacent governments, state/local/regional agencies and boards/authority, etc. This element provides an assessment of the adequacy and suitability of the means by which the governmental entities serve the needs of the community as a whole.

8. Transportation

This element provides local governments the opportunity to inventory components of the local transportation network; to assess the adequacy for serving current and future population/economic needs; and to articulate community goals and an associated implementation program for providing the desired level of transportation and facilities.

9. Implementation

Community goals that are directed toward addressing the community's social, economic and physical needs and opportunities in a manner that will assure the well-being of the community. An associated implementation program for achieving community goals. A short term work program setting out the specific actions the local government intends to take during each of the next five (5) years to further the community goals.

Public Participation

Public hearings were conducted at the following locations and dates:

- November 1, 2004 City Hall, Council Chambers
509 Toombs Street
Palmetto, Georgia 30268
(First Public Hearing)

- June 6, 2005 City Hall, Council Chambers
509 Toombs Street
Palmetto, Georgia 30268
(Second Public Hearing)

- June 21, 2005 City Hall, Council Chambers
509 Toombs Street
Palmetto, Georgia 30268
(Community Visioning Hearing)

Community Vision and Vision Statement

Optimum planning is facilitated by a community vision of the City's aspirations. The following vision reflects that input of community residents from the public hearing and that of City officials/staff.

City of Palmetto Vision Statement 2005 - 2025

The City of Palmetto, Georgia will embrace future development and growth through strategic planning initiatives and smart decision-making processes, while maintaining its small town friendliness and Southern hospitable character. By the year 2025, public participation will embody the City's future growth and represent the content of its Comprehensive Plan, which include the ideas, suggestions, and concerns of the Citizens of the City of Palmetto.

The City of Palmetto will continue to emphasize the redevelopment of its historic downtown, which will be a center of neighborhood commerce that shall promote a pedestrian friendly environment. The main thoroughfares into the city (Main Street, Toombs Street, Highway 29, and Highway 54) will be less congested, beautified, and scenic. The City will pursue new high quality commercial development that will embody family oriented restaurants and leisurely establishments that appeal to all Palmetto Citizens. The city will focus on providing better community facilities, such as recreation centers, community centers, walking/running trails, and providing public safety in order to sustain and further increase a high quality of life standard.

The City of Palmetto will have a family friendly housing atmosphere that concentrates on lifecycle housing ranging from young family to retirement home needs. The City's friendly environment and small town atmosphere shall be further enhanced by focusing on top quality development. Moreover, housing development within the City of Palmetto will provide an opportunity for all Citizens to obtain their ideal home.

Overall, the City of Palmetto will be a city that embraces smart growth while maintaining its small town friendliness and Southern community ambiance. As the city grows, it will continue to be a place where one can pursue a healthy lifestyle, sustain a working environment, and utilize leisure amenities. The City of Palmetto will continue to promote the progression of community values. Furthermore, Palmetto, as a city community, will strive to maintain public safety, environmental protection, and economic development in order to sustain a high quality of life standard for all of its citizens.

1. POPULATION ELEMENT

An inventory and analysis of population provides an important first step in formulating a comprehensive plan. The population chapter forms the foundations of subsequent elements of the comprehensive plan by identifying opportunities and constraints to future growth. Population trends form the basis of forecasts for future public service needs and infrastructure improvements. Forecasts of population change influence the coordination, location and timing of government facilities and services. The demographic characteristics of a community also help local governments meet the unique needs of their constituents. The rate of population growth helps to determine the need for additional housing, employment, and public sector services. As part of the Atlanta metropolitan area, population trends within the City of Palmetto are influenced by regional settlement patterns and economic conditions. Furthermore, demographic trends in Fulton County will also affect future settlement patterns within Palmetto. It is important to analyze local population in the context of larger county, regional and state growth trends.

Total Population

1.1 Historic Population Trends

Over the last 40 years, Palmetto has experienced rapid growth. In 1960, Palmetto had a population of 1,446 persons. The 2005 population is estimated by the U.S. Census to be 3,729 persons. The growth rates have continuously increased over the last quarter century. From 1980 through 2000, the growth rate was at 63 percent. According to the official census count in April 2000 and the census estimate for 2005, the population has grown by 329 persons over a five year period.

According to the Atlanta Regional Commission's 2003 Population and Housing Report, since 2000, 41% of the ARC region's growth has occurred in areas south of I-20. In contrast, the same southern quadrant of the ARC area received only 25% of total regional growth in the 1980's and 28% of regional growth in the 1990's.

The population of Palmetto has continued to grow, reaching 2,612 persons by 1990 and 3,400 persons by 2000 (Table 1). The rate of growth in Palmetto has exceeded that of Fulton County and the State of Georgia in the 1980s (25.2%), 1990s (30.2%) and 2000 (63%). Although Palmetto only makes up a small portion of the County's population, it still represents a growing share of the total population of Fulton County, increasing from 1.39% in 1980 to 1.43% in 1990 and 1.44% in 2000 (Table 2). Between 1960 and 1970, Palmetto experienced a 41.1% increase in population. Palmetto's population then remained fairly stable until the mid 1980s, when the city annexed three large parcels of land. These annexations on the north side of Palmetto nearly doubled the amount of land within the city limits. These annexations added over 1,200 acres, or nearly two square miles, to the city.

Table 1.1 - Population Growth Rates, 1980 – 2000 Palmetto, Fulton, GA

| Jurisdiction | 1980 | % Change 80-90 | 1990 | % Change 90-00 | 2000 | % Change |
|------------------|-----------|----------------|-----------|----------------|-----------|----------|
| City of Palmetto | 2,086 | 25.2% | 2,612 | 30.2% | 3,400 | 63.0% |
| Fulton County | 589,904 | 10.0% | 648,951 | 25.7% | 816,006 | 38.3% |
| State of Georgia | 5,457,566 | 18.7% | 6,478,216 | 26.4% | 8,186,453 | 50.0% |

Source: U.S. Bureau of the Census

Table 1.2 - Share of County Population, 1980 – 2000 City of Palmetto

| Jurisdiction | 1980 | 1990 | 2000 |
|------------------|---------|---------|---------|
| City of Palmetto | 2,086 | 2,612 | 3,400 |
| Fulton County | 589,904 | 648,951 | 816,006 |
| Coweta | 39,268 | 53,853 | 89,215 |

Source: U.S. Bureau of the Census

Table 1.3 - Census Population Estimates, 2001 – 2003 City of Palmetto

| Jurisdiction | 2000 | 2001 | 2002 | 2003 |
|--------------------|-------|-------|-------|-------|
| Population | 3,400 | 3,440 | 3,478 | 3,614 |
| Annual Growth Rate | | .8% | 1.1% | 3.8% |

Source: U.S. Bureau of the Census

1.2 Projected Population

Like most areas within the Atlanta region, Palmetto has experienced a continuous growth rate for the last 40 years. When formulating population projections for the City of Palmetto, regional growth patterns must be taken into account. Regional growth patterns could potentially affect growth in Palmetto. The shift of growth toward the southern portions of the Atlanta region will likely boost the city’s prospects for population increases and economic development for the next 20 years. Fulton County, the metro Atlanta area, and the State of Georgia have all experienced robust growth between 1980 and 2000. Forecasts for regional growth can serve as a valuable indicator for future local growth patterns. As part of an expanding regional economy, Fulton County is currently growing at a rate of 2.08% with the region growing at a current annual rate of 2.14% per year. Both are growing at a faster rate than the state’s current growth rate of 1.7%.

Population projections for the City of Palmetto were generated by relating the city to the greater Atlanta metropolitan area and specifically the growth of South Fulton County. Previous population projections were based on a 4.35 % growth rate based on the City’s historical trends. The forecasted population projections were based on the Atlanta area’s anticipated growth trends.

Table 1.4 - Share of County Population, 2005 – 2025 City of Palmetto

| Jurisdiction | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------|---------|---------|-----------|-----------|-----------|
| City of Palmetto* | 3,980 | 5,960 | 7,140 | 8,560 | 10,260 |
| Fulton County** | 894,589 | 972,678 | 1,061,057 | 1,140,576 | 1,221,054 |
| Coweta County* | 101,702 | 114,189 | 126,675 | 139,162 | 151,649 |

Source: *Forecasts based on City of Palmetto and Keck & Wood

**Fulton County Forecasts are determined using the updated Comprehensive Plan

1.3 Households

A household is defined as a person or group of persons occupying a housing unit. Housing units can include single-family homes, apartments, or even single rooms occupied as an individual unit. The number of households and average household size are important because they reflect the city's need for housing. In addition, housing information is imperative to this study because an adequate supply of structurally sound, uncrowded, and affordable housing is a prerequisite for a high quality of life. Furthermore, the housing analysis serves as the basis for the formulation of housing goals and implementation programs. According to the Census Bureau, the City of Palmetto has no Group quarters within the incorporated area.

Table 1.5 – Households by Type of Household, City of Palmetto

| | 1990 | % | 2000 | % |
|----------------------|------|------|-------|------|
| Family Households | 707 | 75% | 882 | 72% |
| Nonfamily Households | 237 | 25% | 341 | 28% |
| Total Households | 944 | 100% | 1,223 | 100% |

Source: U.S. Bureau of the Census

The distribution of households by size in the City of Palmetto is presented in Table 6. Between 1990 and 2000 the number of households having four or more persons stayed fairly consistent. Over the same time period, the average household size in the City of Palmetto grew from 2.77 in 1990 to 2.78 in the year 2000. Average Household size is an important indicator of the need for housing in a given community. Places with high average household size will need relatively fewer housing units than a community with an identical population and comparably lower average household size. Palmetto is unique because its housing size has increased over the last decade.

Nationally, average household sizes have been steadily declining for the past twenty years from 2.74 persons/household in 1980 to 2.63 in 1990 and 2.59 in the year 2000. According to Woods and Poole projections for the U.S., this trend of smaller household sizes is expected to continue through 2010, with a slight rebound in household sizes in 2020 and 2025.- Similarly, Woods and Poole projections predict a decrease in the average household size in Fulton County from 2.44 in 2000 to 2.37 in 2015, and 2.32 in 2025.

For future household size in Palmetto, U.S. Bureau of Census projections were applied (Table 7). By dividing projected future population by household size, a projected number of households can be generated. Under this formula, Palmetto would increase its number of households from 1,223 in 2000 to 1,873 in 2025. Although past projections indicate Palmetto did not follow existing trends for smaller household size, according to the Census, Palmetto should anticipate a decrease in the number of persons per household over the next twenty years decreasing from 2.73 in 2005 to 2.54 in 2025.

Table 1.6 – Household Size, 1990 – 2000 City of Palmetto

| Household Size | 1990 | % | 2000 | % |
|-----------------------------|------|-------|-------|-------|
| 1- person household | 207 | 22% | 297 | 24% |
| 2- person household | 256 | 27% | 328 | 27% |
| 3- person household | 198 | 21% | 249 | 20% |
| 4- person household | 183 | 19% | 183 | 15% |
| 5- person household | 61 | 6.5% | 98 | 8% |
| 6- person household | 17 | 2% | 38 | 3% |
| 7- or-more person household | 22 | 2% | 30 | 2.5% |
| Total Households | 944 | 99.5% | 1,223 | 99.5% |

Source: U.S. Bureau of the Census

Table 1.7 – Projected Households, 2025 City of Palmetto

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-----------------|-------|-------|-------|-------|-------|--------|
| Average HH Size | 2.78 | 2.73 | 2.69 | 2.64 | 2.59 | 2.54 |
| Population | 3,980 | 3,980 | 5,960 | 7,140 | 8,560 | 10,260 |
| Households | | 1,458 | 2,216 | 2,705 | 3,305 | 4,039 |

Source: U.S. Bureau of the Census

1.4 Age Distribution

The age distribution of a given population has implications for planning. The government services required by children are quite different from those needed by elderly populations. Obviously, large populations of children under 18 will require greater investments in schools, whereas elderly populations require more medical care. Age also has effects on the demand for housing and the type of housing needed. For example, different stages of the life cycle can help predict the demand for owner-occupied vs. rental housing. Also, age distribution affects the size of the workforce and the need for employment opportunities.

Historic distribution with five-year age cohorts for the City of Palmetto is displayed in Table 8 and Chart 1. Between 1990 and 2000, the largest increase in percentage for age groups were for age cohorts between the age of (35-44, 45-54, 55-64). This expansion of the number of working age individuals indicates the City will likely need to focus on additional services for families. A high working class population residing within Palmetto also provides an opportunity to promote employment centers within the city. The portion of Palmetto residents age 55 years and over increased in population (103 persons) between 1990 and 2000.

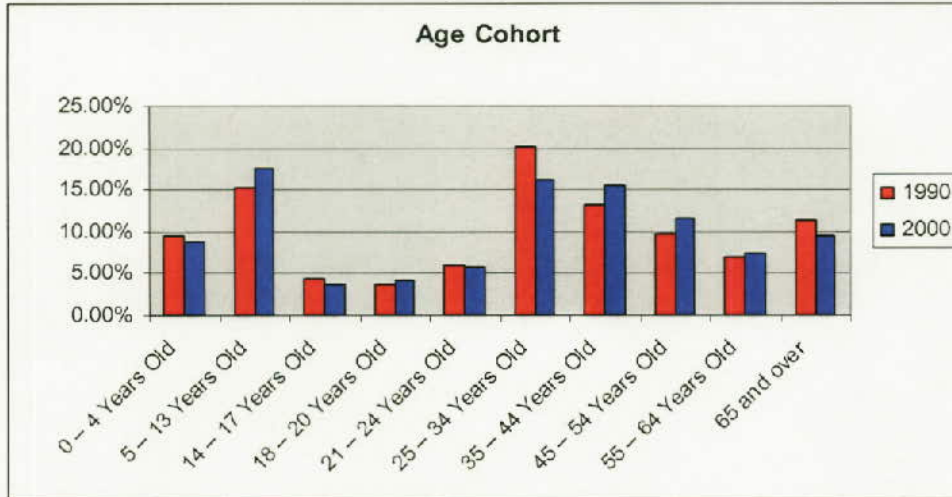
Table 1.8 – Historic Population by Age Cohort, 1990-2000 City of Palmetto

| Age Group | 1990 | % | 2000 | % |
|-------------------|------|-------|------|-------|
| 0 – 4 Years Old | 245 | 9.4% | 302 | 8.9% |
| 5 – 13 Years Old | 399 | 15.3% | 599 | 17.6% |
| 14 – 17 Years Old | 112 | 4.3% | 123 | 3.6% |
| 18 – 20 Years Old | 98 | 3.8% | 144 | 4.2% |
| 21 – 24 Years Old | 157 | 6.0% | 194 | 5.7% |
| 25 – 34 Years Old | 526 | 20.1% | 546 | 16.1% |
| 35 – 44 Years Old | 346 | 13.2% | 525 | 15.4% |
| 45 – 54 Years Old | 255 | 9.8% | 390 | 11.5% |

| | | | | |
|-------------------|-------|-------|-------|------|
| 55 – 64 Years Old | 179 | 6.9% | 250 | 7.4% |
| 65 and over | 295 | 11.3% | 327 | 9.6% |
| Total | 2,612 | 100% | 3,400 | 100% |

Source: U.S. Bureau of the Census

Chart 1.1 - Historic Population by Age Cohort, 1990-2000 City of Palmetto



Projected age distribution for the City of Palmettos is listed in Table 9. Age distribution projections for the city of Palmetto are based on the U.S. Bureau of Census projections. Based on these numbers, opportunities for working age individuals and their children will be of highest demand through the year 2025.

Table 1.9 – Projected Age Distribution, 2000 – 2025 City of Palmetto

| Category | 2000 | % | 2005 | % | 2010 | % | 2015 | % | 2020 | % | 2025 | % |
|-------------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|
| Total | 3400 | 100% | 3730 | 100% | 4060 | 100% | 4386 | 100% | 4715 | 100% | 5044 | 100% |
| 0 – 4 | 302 | 8.9% | 333 | 8.9% | 364 | 9.0% | 394 | 9.0% | 426 | 9.0% | 456 | 9.0% |
| 5 – 13 | 599 | 17.6% | 672 | 18.0% | 745 | 18.3% | 817 | 18.6% | 890 | 18.9% | 963 | 19.1% |
| 14 – 17 | 123 | 3.6% | 109 | 2.9% | 95 | 2.3% | 80 | 1.8% | 66 | 1.4% | 52 | 1.0% |
| 18 – 20 | 144 | 4.2% | 157 | 4.2% | 171 | 4.2% | 184 | 4.2% | 197 | 4.2% | 210 | 4.2% |
| 21 – 24 | 194 | 5.7% | 204 | 5.5% | 215 | 5.3% | 225 | 5.1% | 235 | 5.0% | 245 | 4.9% |
| 25 – 34 | 546 | 16.1% | 604 | 16.2% | 662 | 16.3% | 719 | 16.4% | 777 | 16.5% | 835 | 16.6% |
| 35 – 44 | 525 | 15.4% | 592 | 15.9% | 659 | 16.2% | 726 | 16.6% | 793 | 16.8% | 860 | 17.0% |
| 45 – 54 | 390 | 11.5% | 441 | 11.8% | 491 | 12.1% | 542 | 12.4% | 592 | 12.6% | 643 | 12.7% |
| 55 – 64 | 250 | 7.4% | 271 | 7.3% | 291 | 7.2% | 312 | 7.1% | 332 | 7.0% | 353 | 7.0% |
| 65 and over | 327 | 9.6% | 347 | 9.3% | 367 | 9.0% | 387 | 8.8% | 407 | 8.6% | 427 | 8.5% |

Source: U.S. Bureau of the Census

1.5 Racial Composition

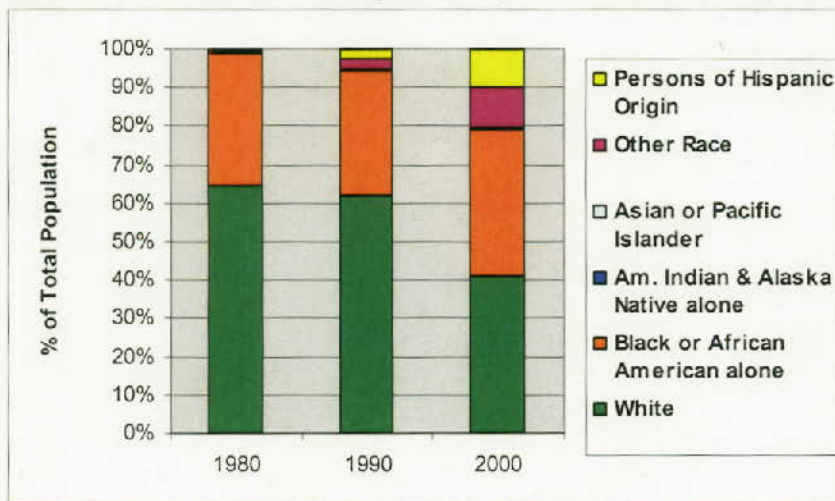
The racial composition of the City of Palmetto is presented in Table 10 along with Hispanic origin. Hispanic origin is an ethnicity rather than a racial category. Thus, persons of Hispanic origin are also represented in one of the racial categories. The most dramatic demographic change in Palmetto over the past twenty years has been a rapid shift in racial composition. (Table 10 and Chart 2) The white population has decreased to fewer than 50% of the total population over the past twenty years. The most significant change in racial composition is the number of persons of Hispanic origin who have joined the community. At the same time, the white population has decreased; the African Americans have increased from just fewer than 35% in 1980 to over 44% for the year 2000.

Table 1.10 – Racial Composition, 1980 – 2000 City of Palmetto

| Category | 1980 | % | 1990 | % | 2000 | % |
|----------------------------------|-------|-------|-------|-------|-------|-------|
| White | 1,357 | 65.1% | 1,695 | 64.9% | 1,612 | 47.4% |
| Black or African American alone | 721 | 34.6% | 885 | 33.9% | 1,502 | 44.2% |
| Am. Indian & Alaska Native alone | 5 | 0.2% | 11 | 0.4% | 21 | 0.6% |
| Asian or Pacific Islander | 0 | 0.0% | 5 | 0.2% | 2 | 0.1% |
| Other Race | 3 | 0.1% | 16 | 0.6% | 263 | 7.7% |
| Persons of Hispanic Origin | 8 | 0.4% | 74 | 2.8% | 395 | 11.6% |
| Total Population | 2,086 | 100% | 2,612 | 100% | 3,400 | 100% |

Source: U.S. Bureau of the Census

Chart 1.2 – Racial Composition, 1980 – 2000 City of Palmetto



This racial shift is not comparable to county wide patterns over the same time period. In Fulton County, African Americans have declined from 51.4% of total population in 1980 to 49.9% in 1990 and 44.5% in 2000. Conversely, the white population in Fulton County has increased from 47.5% in 1980 to 49.9% in 1990 to 48.1% in 2000.

Table 1.11 – Projected Racial Composition, City of Palmetto

| Category | 2005 | 2010 | 2015 | 2020 | 2025 |
|------------------------------------|-------|-------|-------|-------|-------|
| White alone | 1,676 | 1,740 | 1,803 | 1,867 | 1,931 |
| Black or African American alone | 1,697 | 1,893 | 2,088 | 2,283 | 2,478 |
| Am. Indian and Alaska Native alone | 25 | 29 | 33 | 37 | 41 |
| Asian or Pacific Islander | 3 | 3 | 4 | 4 | 5 |
| Other race | 328 | 393 | 458 | 523 | 588 |

Source: U.S. Bureau of the Census

1.6 Educational Attainment

Educational attainment figures for the City of Palmetto are listed in Table 12 and Chart 3 for the adult population 25 years and older. Between 1990 and 2000, the number of persons with less than a 9th grade education declined. Furthermore, the 2000 United States Census shows that 33.9% of the population has obtained a high school diploma; however, 37.7% of the city's population did not graduate from a secondary educational institution. These statistics are encouraging when compared to 1990 figures that indicate 53.3% of the population did not earn a diploma from a secondary educational institution. There was also an increase in the number of persons with high educational attainment. The overall proportion of adults with a bachelor's degree or higher increased from 4.7% in 1990 to 6.6% in 2000.

Table 1.12 – Educational Attainment, 1990 – 2000 City of Palmetto

| Category | 1990 | % | 2000 | % |
|--|-------|-------|-------|-------|
| Less than 9th Grade | 364 | 21.6% | 313 | 16.1% |
| 9th to 12 th Grade (No Diploma) | 534 | 31.7% | 430 | 22.1% |
| High School Graduate (Incl. GED) | 479 | 28.5% | 657 | 33.8% |
| Some College (No Degree) | 156 | 9.3% | 362 | 18.6% |
| Associate Degree | 70 | 4.2% | 53 | 2.7% |
| Bachelor's Degree | 58 | 3.4% | 74 | 3.8% |
| Graduate or Professional Degree | 22 | 1.3% | 55 | 2.8% |
| Total Persons | 1,683 | 100% | 1,944 | 99.9% |

Source: U.S. Bureau of the Census

Chart 1.3 - Educational Attainment, 1990 – 2000 City of Palmetto

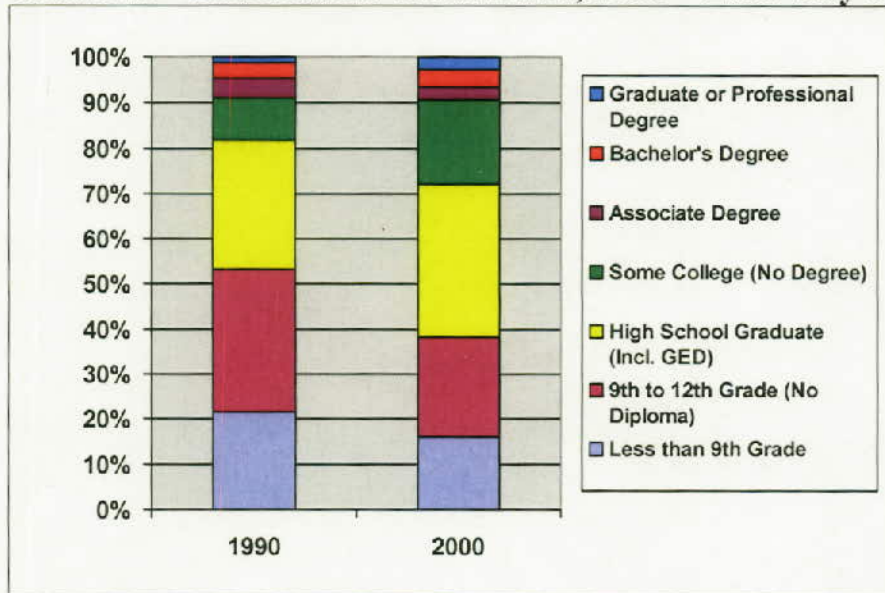


Table 1.13 – Educational Attainment Comparison, City of Palmetto and Surrounding Areas

| Category | Palmetto | Clayton County | Coweta County | Dekalb County | Fayette County | Fulton County | Henry County | Metro Atlanta |
|----------------------------------|----------|----------------|---------------|---------------|----------------|---------------|--------------|---------------|
| Less than 9 th Grade | 16.1% | 6.44% | 6.3% | 5.65% | 2.2% | 5.1% | 4.06% | 7.19% |
| 9th to 12th Grade (No Diploma) | 22.1% | 13.49% | 12.1% | 9.30% | 5.4% | 10.9% | 11.71% | 15.90% |
| High School Graduate (Incl. GED) | 33.8% | 31.89% | 32.9% | 20.32% | 24 % | 19.4% | 34.31% | 22.32% |
| Some College (No Degree) | 18.6% | 25.54% | 22.8% | 22.39% | 25% | 18.6% | 23.72% | 16.35% |
| Associate Degree | 2.7% | 6.00% | 5.3% | 6.05% | 7.2% | 4.7% | 6.66% | 3.59% |
| Bachelor's Degree | 3.8% | 12.21% | 14.3% | 22.74% | 23.9% | 26.7% | 13.53% | 20.87% |
| Graduate or Professional Degree | 2.8% | 4.43% | 6.3% | 13.56% | 12.3% | 14.7% | 6.02% | 13.77% |
| Total Adult Population 25 & Over | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |

Source: U.S. Bureau of the Census

There is only one public high school located in the southwest school district of Fulton County. Creekside High School serves as the areas secondary educational institution for students enrolled in grades nine through twelve. Creekside High School is not located within the city boundary of Palmetto; however, the city does have an elementary school, Palmetto Elementary School. We can assume that students from Palmetto Elementary School do continue their education at Creekside High School because of its close proximity to the City of Palmetto. Table 14 illustrates educational statistics of Creekside High School for Georgia high school test scores, Creekside High School graduation rates, graduates attending Georgia public colleges and universities, and graduates attending Georgia public technical schools from 2001 through 2004.

Table 1.14 – Creekside High School Education Statistics (2001-2004)

| Category | 2001-02 % | 2002-03 % | 2003-04 % |
|---|--------------|--------------|--------------|
| Georgia HS Graduation Test Scores (All Components) Failed | 21 | 19.5 | 19.3 |
| Georgia HS Graduation Test Scores (All Components) Passed | 79.2 | 80 | 75.5 |
| HS Graduation Rate | 65.9 | 57.3 | 62.9 |
| Grads Attending GA Public Colleges | 30.7 | 27.8 | N/A |
| Grads Attending GA Public Technical Schools | 8.9 | 6.0 | N/A |

Source: The Governor's Office of Student Achievement (OSA)

1.7 Income

Considered as a whole, Palmetto is less affluent than the county or the state. Whether comparing average household income, median household income, median family income, or per capita income, Palmetto is consistently lower than the county and state. The distribution of household income in Palmetto is listed in Table 15 and Chart 4.

Table 1.15 – Income Comparison 2000

| Income in 2000 | Palmetto | Fulton County | Coweta County | Georgia |
|--------------------------|----------|---------------|---------------|----------|
| Average Household Income | \$38,550 | \$74,933 | \$61,929 | \$80,077 |
| Median Household Income | \$32,286 | \$47,321 | \$52,706 | \$42,433 |
| Median Family Income | \$36,989 | \$58,143 | \$58,750 | \$49,280 |
| Per Capita Income | \$15,097 | \$30,003 | \$21,949 | \$21,154 |

Source: U.S. Bureau of the Census

Palmetto's income comparisons, in the context of the unincorporated counties, which it lays, are considerably lower.

Table 1.16 – Household Income Distribution, 1990 – 2000 City of Palmetto

| Category | 1990 | % | 2000 | % |
|----------------------------|------|-------|------|-------|
| Total | 976 | 100% | 1138 | 100% |
| Income less than \$9999 | 178 | 18.2% | 114 | 10% |
| Income \$10000 - \$14999 | 84 | 8.6% | 86 | 7.6% |
| Income \$15000 - \$19999 | 100 | 10.2% | 122 | 10.7% |
| Income \$20000 - \$29999 | 171 | 17.5% | 215 | 18.9% |
| Income \$30000 - \$34999 | 85 | 8.7% | 68 | 6.0% |
| Income \$35000 - \$39999 | 138 | 14.1% | 92 | 8.1% |
| Income \$40000 - \$49999 | 93 | 9.5% | 113 | 9.9% |
| Income \$50000 - \$59999 | 63 | 6.5% | 73 | 6.4% |
| Income \$60000 - \$74999 | 44 | 4.5% | 159 | 14.0% |
| Income \$75000 - \$99999 | 14 | 1.4% | 69 | 6.1% |
| Income \$100000 - \$124999 | 6 | 0.6% | 0 | 0.0% |
| Income \$125000 - \$149999 | 0 | 0.0% | 17 | 1.5% |
| Income \$150000 and above | 0 | 0.0% | 10 | 0.9% |

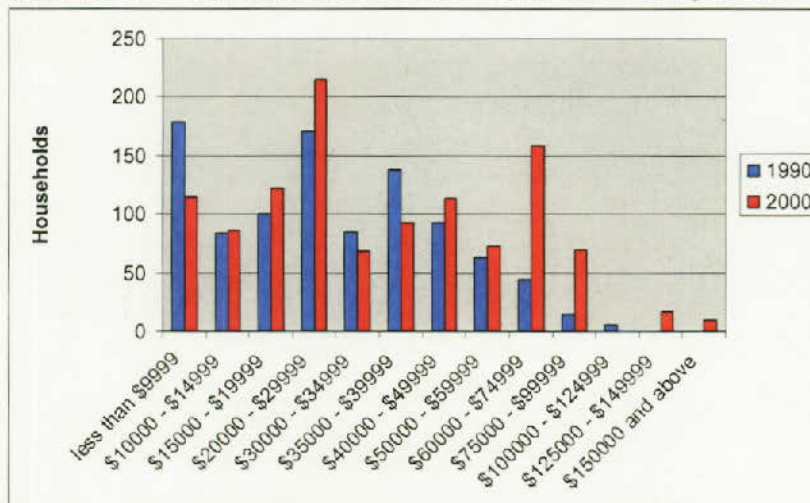
Source: U.S. Bureau of the Census (SF3)

Table 1.17 – Projected Per Capita Income, City of Palmetto

| Category | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------|--------|--------|--------|--------|--------|--------|
| Per Capita Income | 15,097 | 17,151 | 19,205 | 21,259 | 23,313 | 25,367 |

Source: U.S. Bureau of the Census (SF3)

Chart 1.4 – Household Income Distribution, 1990 – 2000 City of Palmetto



Source: U.S. Bureau of the Census (SF3)

Per capita income for the City of Palmetto and surrounding areas is listed in Table 18. Per capita income is the average income computed for every man, woman, and child in a particular area. It is derived from the sum total income of all residents of the area divided by the total population. Per capita income in Palmetto has increased over the last 25 years.

Table 1.18 – Per Capita Income, 1980 – 2005 City of Palmetto and Surrounding Areas

| Geography | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 |
|----------------|---------|----------|----------|----------|----------|----------|
| Palmetto | \$6,881 | \$8,612 | \$10,343 | \$12,720 | \$15,097 | \$17,151 |
| Clayton County | \$7,294 | \$10,436 | \$13,577 | \$15,828 | \$18,079 | \$20,775 |
| DeKalb County | \$8,402 | \$12,759 | \$17,115 | \$20,542 | \$23,968 | \$27,860 |
| Fayette County | \$8,776 | \$13,901 | \$19,025 | \$24,245 | \$29,464 | \$34,636 |
| Fulton County | \$7,536 | \$12,994 | \$18,452 | \$24,228 | \$30,003 | \$35,620 |
| Henry County | \$6,825 | \$10,496 | \$14,167 | \$18,556 | \$22,945 | \$26,975 |
| Metro Atlanta | \$6,428 | \$10,854 | \$15,279 | \$20,526 | \$25,772 | \$30,608 |

Source: U.S. Bureau of the Census (SF3)

1.8 Assessment

The City of Palmetto has experienced a continuous growth rate for the last 40 years. With population increases of over 63% from 1980 thru 2000, Palmetto has exceeded the rate of growth of both Fulton County and the State of Georgia. Since 2000, 41% of the Atlanta Regional Commission region’s growth has occurred in areas south of I-20, according to the Atlanta Regional Commission’s 2003 Population and Housing Report. This intensified development in recent years is consistent with a trend of increased growth in the southern portions of the Atlanta Regional Commission area. Population in Palmetto is expected to continue to expand proportionally to the growth of Fulton County as a whole. Between 2000 and 2025, Palmetto’s population is projected to increase by 33%, adding over 1,600 persons. The steady growth of Palmetto along with redevelopment efforts in the Southern portions of the County is likely to spur continued development in and around Palmetto. A major factor for growth in Palmetto over the next decade will be the abundance of undeveloped land and a lift on the sewer moratorium.

The most dramatic demographic change in Palmetto over the past twenty years has been a rapid shift in racial composition. (Table 1.10 and Chart 1.2) The white population has decreased to fewer than 50% of the total population over the past twenty years. The most significant change in racial composition is the number of persons of Hispanic origin who have joined the community. At the same time the white population has decreased, the African American population has increased from just fewer than 35% in 1980 to over 44% for the year 2000. This racial shift is not comparable to county wide patterns over the same time period.

2. ECONOMIC DEVELOPMENT ELEMENT

This planning element serves as an inventory and assessment of the community's economic base and labor force characteristics. The information gathered from this analysis enables the City of Palmetto to identify local economic development opportunities and resources as well as economic needs and goals. Where certain data pertaining to the City are not available, comparable data for Fulton County has been included.

Inventory

2.0 Economic Base

2.1 Employment by Sector

As reflected in *Tables 2.1 and 2.2* the number of jobs in the City of Palmetto increased by a total of 507 (59.8%) between 1980 and 1990 from 847 to 1,354. The leading employment sectors in 1990 were services (21%), retail trade (22.0%), manufacturing (18.9%), transportation/warehousing/utilities (11.0%) and construction (10.4%). However, between 1990 and 2000 the number of jobs actually decreased by a marginal amount, four (4) jobs or .003% to 1,350. Not only did job creation essentially cease during that ten (10) year period, there was also a significant change in the distribution of these jobs by category. Every job category except construction; professional/scientific/management/administrative/waste management services; education/health/social services; and arts/entertainment/recreation/accommodation/food services lost jobs.

Table 2.1 – Palmetto City: Employment by Industry

| Category | 1980 | 1990 | 2000 |
|---|--------|--------|--------|
| Total Employed Civilian Population | 100.0% | 100.0% | 100.0% |
| Agriculture, Forestry, Fishing, Hunting and Mining | 1.5% | 1.2% | 0.7% |
| Construction | 5.2% | 10.4% | 11.8% |
| Manufacturing | 26.2% | 18.9% | 18.1% |
| Wholesale Trade | 6.0% | 4.7% | 4.0% |
| Retail Trade | 13.3% | 22.0% | 16.6% |
| Transportation, Warehousing and Utilities | 16.9% | 11.0% | 7.3% |
| Information | NA | NA | NA |
| Finance, Insurance and Real Estate | 5.1% | 4.9% | 3.7% |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 5.2% | 3.4% | 6.3% |
| Educational, Health and Social Services | 8.3% | 9.9% | 14.4% |

| Category | 1980 | 1990 | 2000 |
|---|------|------|------|
| Arts, Entertainment, Recreation, Accommodation and Food Service | 4.0% | 0.5% | 8.3% |
| Other Services | 3.8% | 7.2% | 3.3% |
| Public Administration | 4.5% | 5.9% | 4.1% |

Source: U. S. Bureau of the Census, Georgia DCA Plan Builder

Table 2.2 – Palmetto City: Employment by Industry

| Category | 1980 | 1990 | 2000 |
|---|------|------|------|
| Total Employed Civilian Population | 847 | 1354 | 1350 |
| Agriculture, Forestry, Fishing, Hunting and Mining | 13 | 16 | 9 |
| Construction | 44 | 141 | 159 |
| Manufacturing | 222 | 256 | 244 |
| Wholesale Trade | 51 | 63 | 54 |
| Retail Trade | 113 | 298 | 224 |
| Transportation, Warehousing and Utilities | 143 | 149 | 98 |
| Information | NA | NA | NA |
| Finance, Insurance and Real Estate | 43 | 66 | 50 |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 44 | 46 | 85 |
| Educational, Health and Social Services | 70 | 134 | 194 |
| Arts, Entertainment, Recreation, Accommodation and Food Service | 34 | 7 | 112 |
| Other Services | 32 | 98 | 44 |
| Public Administration | 38 | 80 | 56 |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

However, those categories increasing in jobs (primarily service related) did so by large percentages (*Table 2.3*); construction (+12.7%); professional/scientific/management/administrative/waste management services (+84.7%); educational/health/social services (+44.7%); and arts/entertainment/accommodations/food services (+1500%).

Table 2.3 – Palmetto City: Employment by Industry, Percentage Change

| Category | 1980 | 1990 | 2000 | % Change 1980-90 | % Change 1990-2000 |
|--|------|------|------|------------------|--------------------|
| Total Employed Civilian Population | 847 | 1354 | 1350 | 59.8% | -.003% |
| Agriculture, Forestry, Fishing, Hunting and Mining | 13 | 16 | 9 | 2.3% | -43.7% |
| Construction | 44 | 141 | 159 | 220% | 12.7% |
| Manufacturing | 222 | 256 | 244 | 15.3% | -.05% |

| Category | 1980 | 1990 | 2000 | % Change 1980-90 | %Change 1990-2000 |
|--|------|------|------|------------------|-------------------|
| Wholesale Trade | 51 | 63 | 54 | 23.5% | -14.3% |
| Retail Trade | 113 | 298 | 224 | 163.7% | -24.8% |
| Transportation, Warehousing, and Utilities | 143 | 149 | 98 | .04% | -34.2% |
| Information | NA | NA | NA | NA | NA |
| Finance, Insurance and Real Estate | 43 | 66 | 50 | 53.4% | -24.2% |
| Professional, Scientific, Management, Administration and Waste Management Services | 44 | 46 | 85 | 0.4% | 84.7% |
| Educational, Health and Social Services | 70 | 134 | 194 | 91.4% | 44.7% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 34 | 7 | 112 | -79% | 1500% |
| Other Services | 32 | 98 | 44 | 206.2% | -55.1% |
| Public Administration | 38 | 80 | 56 | 110.5% | -30% |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

As a result, the leading employment categories in 2000 were service related employees at 32.3%; manufacturing at 18.1%; retail trade at 16.6%; and construction at 11.8%.

By way of comparison, a review of the change in percentages of employment growth or decline for similar job categories in the same 1990 to 2000 period the State of Georgia (Table 2.4) and Fulton County (Table 2.5) shows some divergence with those percentages in Palmetto for the same period. For example, retail trade declined -24.8% in Palmetto. It increased 22.52% in Fulton County and 35% in the State. Wholesale trade fell -14.3% in Palmetto but increased 1.59% in Fulton and 21% statewide. Transportation/wholesaling/utilities declined -34.2% in Palmetto but increased 18.36% in Fulton and 37% around the state. Finance/insurance/real estate declined -24.2% in Palmetto but increased 23.67% in Fulton County and 41% in the state. State/local government (Public Administration) fell by -30% in Palmetto but increased 13.29% and 19% respectively in Fulton County and the State of Georgia.

While there is a considerable difference in the categories reviewed above Palmetto does share the tremendous rise in service sector jobs with Fulton County and the state. Service related jobs increased from 21% to 32.3% in Palmetto from 1990 to 2000. Cumulatively service jobs in Fulton County increased 51.11% and for the entire state 59% - for that same period.

Table 2.4 – 1980-2000 State of Georgia Employment by Sector

| Sector | 1980 | 1985 | 1990 | 1995 | 2000 | % Change 1980-1990 | %Change 2010-2025 |
|--------------|---------|---------|---------|---------|---------|--------------------|-------------------|
| Farm | 96,559 | 82,370 | 74,286 | 68,780 | 67,356 | -23% | -9% |
| Agricultural | 16,432 | 24,574 | 31,487 | 44,659 | 54,829 | 92% | 74% |
| Mining | 8,808 | 10,241 | 10,590 | 9,408 | 9,522 | 20% | -10% |
| Construction | 139,233 | 196,913 | 212,342 | 236,159 | 296,572 | 53% | 40% |

| Sector | 1980 | 1985 | 1990 | 1995 | 2000 | % Change 1980-1990 | %Change 2010-2025 |
|------------------|-----------|----------|---------|-----------|-----------|-----------------------|----------------------|
| Manufacturing | 528,812 | 565,278 | 572,477 | 603,394 | 613,992 | 8% | 7% |
| TCU | 152,583 | 177,746 | 216,343 | 241,886 | 296,267 | 42% | 37% |
| Wholesale Trade | 174,084 | 214,310 | 228,213 | 242,508 | 276,326 | 31% | 21% |
| Retail Trade | 407,627 | 520,232 | 606,608 | 724,946 | 816,701 | 49% | 35% |
| FIRE | 199,887 | 225,090 | 244,947 | 267,183 | 345,923 | 23% | 41% |
| Services | 502,841 | 664,476 | 876,597 | 1,125,360 | 1,391,460 | 74% | 59% |
| Fed Civ Govt | 84,599 | 92,561 | 102,981 | 98,336 | 92,262 | 22% | -10% |
| Fed Mil Govt | 92,295 | 98,319 | 90,745 | 94,733 | 93,789 | -2% | 3% |
| State-Local Govt | 343,553 | 352,189 | 422,991 | 469,941 | 504,969 | 23% | 19% |
| Total | 2,747,310 | 3224,300 | 3690610 | 4229,290 | 4859,970 | 34% | 32% |

Source: Woods and Poole – Georgia DCA from Fulton County Comprehensive Plan Draft

Table 2.5 – 1980-2000 Fulton County Employment by Sector

| Sector | 1980 | 1985 | 1990 | 1995 | 2000 | % Change 1980-1990 | % Change 1990-2000 |
|--------------------|---------|---------|---------|---------|---------|-----------------------|-----------------------|
| Manufacturing | 56,576 | 57,486 | 52,771 | 7,227 | 56,244 | -6.73% | 6.58% |
| TCU | 53,757 | 58,594 | 74,167 | 73,652 | 87,784 | 37.97% | 18.36% |
| Wholesale Trade | 68,230 | 71,742 | 60,825 | 53,815 | 61,794 | -10.85% | 1.59% |
| Retail Trade | 86,975 | 95,264 | 96,300 | 103,596 | 117,989 | 10.72% | 22.52% |
| FIRE | 62,553 | 69,892 | 79,569 | 81,176 | 98,401 | 27.2% | 23.67% |
| Services | 143,865 | 181,720 | 222,752 | 269,921 | 336,610 | 54383% | 51.11% |
| Fed Civilian Govt | 23,169 | 20,885 | 25,037 | 25,107 | 22,546 | 8.06% | -9.95% |
| Fed Military Govt | 5,663 | 5,145 | 4,962 | 5,011 | 4,490 | -12.38% | -9.51% |
| State & Local Govt | 65,645 | 61,367 | 70,942 | 73,827 | 80,373 | 8.07% | 13.29% |
| Total | 591,989 | 654,177 | 715,509 | 770,344 | 899,556 | 17.26% | 25.72% |

Source: Georgia Department of Community Affairs from Fulton County Comprehensive Plan Draft

Employment in South Fulton is often associated with transportation and warehousing/distribution. This analysis show Palmetto’s current job base while including a small percentage of these types of jobs relies more on manufacturing, construction and most heavily on service related jobs. In fact, these jobs have dominated the shift in job categories in Palmetto between both 1980-1990 and 1990-2000.

Between 2000 and 2025 the service sector is forecasted to continue to remain a strong factor in Palmetto’s employment mix. By 2025 service jobs will constitute 38.1% of the City’s employment. Retail trade is expected to make-up 18.3% of the mix, transportation/utilities/warehousing 2.1%; manufacturing 13.7%; construction 15.3%; and finance/insurance/real estate 2.99%. Farming will be virtually no significant part of the employment mix. Wholesale trade will make-up only 2.9%.

Total employment in Palmetto is expected to grow by 629 jobs or 31.8% to 1,979 jobs from 2000 to 2025. Employment growth from 2005 to 2010 is forecast at 8.5%; from 2010 to 2015 at 7.8%; from 2015 to 2020 at 7.3%; and from 2020 to 2025 at 6.8% (Table 2.6).

Table 2.6 – Palmetto City: Employment by Industry

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|--|------|-------|-------|------|-------|-------|-------|-------|-------|-------|
| Total Empl Civil Popul | 847 | 1,101 | 1,354 | 152 | 1,350 | 1,476 | 1,602 | 1,727 | 1,853 | 1,979 |
| Agri, Forest, Fish, Hunt & Min | 13 | 15 | 16 | 13 | 9 | 8 | 7 | 6 | 5 | 4 |
| Construction | 44 | 93 | 141 | 150 | 159 | 188 | 217 | 245 | 274 | 303 |
| Manufacturing | 222 | 39 | 256 | 250 | 244 | 250 | 255 | 261 | 266 | 272 |
| Wholesale Trade | 51 | 57 | 63 | 59 | 54 | 55 | 56 | 56 | 57 | 58 |
| Retail Trade | 113 | 206 | 298 | 261 | 224 | 252 | 280 | 307 | 335 | 363 |
| T WU | 143 | 146 | 149 | 124 | 98 | 87 | 76 | 64 | 53 | 42 |
| Information | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Fin, Ins and Rel Estate | 43 | 55 | 66 | 58 | 50 | 52 | 54 | 55 | 57 | 59 |
| Prof, Scien, Mgr, Admin and Waste Mgt Ser. | 44 | 45 | 46 | 66 | 85 | 95 | 106 | 116 | 126 | 136 |
| Educ, Heal and Soc Ser | 70 | 102 | 134 | 164 | 194 | 225 | 256 | 287 | 318 | 349 |
| Art, Entertain, Rec, Accom and Food Services | 34 | 21 | 7 | 60 | 112 | 132 | 151 | 171 | 190 | 210 |
| Other Services | 32 | 65 | 98 | 71 | 44 | 47 | 50 | 53 | 56 | 59 |
| Public Administration | 38 | 59 | 80 | 68 | 56 | 61 | 65 | 70 | 74 | 79 |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

Comparatively by 2025 the services sector is expected to account for 40% of Fulton County's employment and 33% of Georgia's. In this respect Palmetto's employment base will very much reflect that of Fulton County and the State.

By comparison employment is forecast to grow in Fulton County at a rate of 7% from 2000 – 2010 and 15% from 2010 – 2025. Georgia's employment is projected to increase 16% between 2000 and 2010 and 22% between 2010 and 2025.

The sectors expected to show the greatest growth in Fulton County are services, retail trade and state and local government (Public Administration). For the State the projected growth sectors are services, retail, transportation/communications/utilities and wholesale, agricultural services. (Tables 2.7 and 2.8).

**Table 2.7 – Employment by Sector:
Fulton County 2005-2025 Forecasts**

| Sector | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------|---------|---------|---------|-----------|-----------|-----------|
| Farm | 321 | 315 | 308 | 300 | 293 | 287 |
| Agriculture | 4,197 | 4,316 | 4,512 | 4,733 | 4,966 | 5,208 |
| Mining | 480 | 499 | 513 | 527 | 541 | 556 |
| Construction | 28,327 | 28,678 | 29,074 | 29,506 | 29,977 | 30,488 |
| Manufacturing | 56,244 | 56,894 | 57,563 | 58,112 | 58,593 | 59,058 |
| TCU | 87,784 | 86,409 | 85,457 | 85,270 | 85,797 | 87,095 |
| Wholesale Trade | 61,794 | 63,348 | 64,552 | 66,107 | 68,229 | 71,123 |
| Retail Trade | 117,989 | 129,154 | 137,449 | 144,723 | 152,255 | 160,882 |
| FIRE | 98,401 | 98,533 | 99,112 | 100,330 | 102,222 | 104,895 |
| Services | 336,610 | 346,127 | 362,526 | 384,897 | 413,228 | 448,117 |
| Fed Civilian Govt | 22,546 | 21,071 | 19,977 | 19,244 | 18,837 | 18,737 |
| Fed Military Govt | 4,490 | 4,559 | 4,615 | 4,655 | 4,678 | 4,684 |
| State-Local Govt | 80,373 | 90,378 | 98,567 | 106,171 | 113,785 | 121,799 |
| Total | 899,556 | 930,281 | 964,225 | 1,004,580 | 1,053,400 | 1,112,930 |

Source: Georgia Department of Community Affairs from Fulton County Comprehensive Plan Draft

Table 2.8 – Employment by Sector: Georgia 2005-2025 Forecasts

| Sector | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Farm | 67,356 | 64,877 | 62,438 | 60,240 | 58,297 | 56,584 |
| Agriculture | 54,829 | 60,079 | 65,359 | 70,538 | 75,465 | 80,033 |
| Mining | 9,522 | 9,645 | 9,813 | 10,047 | 10,324 | 10,653 |
| Construction | 296,572 | 316,876 | 333,895 | 349,870 | 365,279 | 380,526 |
| Manufacturing | 613,992 | 632,106 | 649,864 | 665,184 | 677,683 | 687,263 |
| TCU | 296,267 | 322,804 | 347,846 | 371,521 | 392,902 | 411,295 |
| Wholesale Trade | 276,326 | 300,312 | 322,310 | 344,504 | 367,022 | 389,992 |
| Retail Trade | 816,701 | 893,996 | 973,979 | 1,055,500 | 1,138,660 | 1,223,640 |
| FIRE | 345,923 | 369,137 | 392,407 | 416,440 | 440,943 | 465,714 |
| Services | 1,391,460 | 1,532,290 | 1,692,630 | 1,873,380 | 2,074,950 | 2,298,230 |
| Fed Civilian Govt | 92,262 | 91,889 | 91,883 | 92,089 | 92,439 | 92,936 |
| Fed Military Govt | 93,789 | 95,235 | 96,403 | 97,224 | 97,709 | 97,839 |
| State-Local Govt | 504,969 | 546,388 | 584,820 | 622,628 | 659,644 | 695,636 |
| Total | 4,859,970 | 5,235,630 | 5,623,650 | 6,029,160 | 6,451,320 | 6,890,350 |

Source: Georgia DCA Plan Builder, Woods and Poole, Georgia Department of Community Affairs, Fulton County Comprehensive Plan Draft

According to place of work information from the U.S. Bureau of Economic analysis and ARC the total full-time and part-time jobs by place of work project 2025 for the City of Palmetto are reflected below in *Table 2.9*.

**Table 2.9 – Total Full-Time and Part-Time Jobs by Place of Work
City of Palmetto 2000 to 2005**

| | City/Town | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | Change 05-25 | %Change 02-25 |
|----------|------------------|------|------|------|------|------|------|--------------|---------------|
| Palmetto | In Fulton County | 561 | 848 | 1107 | 1430 | 1707 | 2090 | 1242 | 146.44% |
| | In Coweta County | 105 | 158 | 207 | 267 | 318 | 390 | 232 | 146.44% |
| | Total Palmetto | 665 | 1006 | 1314 | 1697 | 2025 | 2473 | 1473 | 146.44% |

In South Fulton major employment centers includes Fulton Industrial, Hartsfield-Jackson Airport and the incorporated cities of Palmetto, Fairburn and Union City.

Assessment

The periods from 1980 to 1990 and from 1990 to 2000 respectively represent a definitive contrast in employment growth and mix within the City of Palmetto. From 1980 to 1990 employment increased 59.8% or by 507 jobs. Retail trade at 22% was the leading employment sector followed by services at 21%, manufacturing at 18.9%, transportation/ warehousing/utilities at 11.0% and construction at 10.4%.

Compare that to the period from 1990 to 2000 where employment dropped .003% or 4 jobs, essentially a no growth decade from an employment standpoint. Every employment category, except construction, which was not service related lost employment percentages and actual numbers. Staple employment sectors such as retail trade (-24.8%); wholesale trade (-14.3%); and transportation/warehousing utilities (-34.2%) and finance/insurance/real estate (-24.2%) declined significantly. Manufacturing remained basically stable at -0.5% and construction was the only non-service category with an increase at 12.7%.

2000 marked the clear emergence of service related employment as the core of the City's employment base and the fastest growing sector with 32.3% of the job mix.

In this regard Palmetto's employment mix very much reflects the Fulton County and the State of Georgia reliance on service related jobs. However, the trend from 1990 to 2000 saw many other employment sectors in Palmetto such as retail trade; wholesale trade; transportation/warehousing/utilities; finance/insurance/real estate decline over the period while they increased in Fulton County and the state. Of course, because the City's employment base is so small in actual numbers compared to Fulton County and the State of Georgia smaller changes in numbers create more dramatic percentage shifts. However, in order to have some context for assessing the City's employment situation this comparison is relative.

The forecasts for Palmetto indicate service based jobs will continue to be a significant and important element of the City's employment mix through 2025. There are many competitively compensated positions in any number of service employment sub-categories and these jobs are important to the City's overall economic base. Industry diversification, however, is important to any local community to insulate itself from the impact of market fluctuations and/or other external, or local, occurrences which might disproportionately impact any single employment sector. Consequently, the City should explore strategies to provide opportunities for diversification.

The City has adequate industrial properties with excellent rail, road and air access which could support manufacturing, distribution centers, transportation logistics and related potential employment providers. The City should continue to work with the Municipal Electric Authority of Georgia's (MEAG) economic development team, the

South Fulton Chamber of Commerce, South Fulton Revitalization Incorporated and State agencies to develop and implement economic recruitment strategies designed to provide employment diversity.

The City has initiated major public works projects in its water and wastewater infrastructure which will place it in position to competitively recruit and locate a broader range of potential employers. In addition, the City should work cooperatively with Fulton County's Economic Development Staff which is focusing on economic development initiatives for South Fulton including the South Fulton Parkway corridor.

2.2 Earnings by Sector

Inventory

Table 2.10 indicates the percent of earnings in Fulton County and the State of Georgia by economic sector. The table shows estimates and projections for the thirteen (13) different economic sectors in five-year intervals from 1980 through 2015.

For both the County and State the service sector leads in earnings increasing from approximately 35% in 2000 and projected to reach over 40% by 2025 in Fulton County and from 27% to 34% for the State of Georgia during the same time period. In 2025 other sector forecasts for Fulton County are: transportation/communications/utilities at 13%; finance/insurance/real estate at 12%; state/local government at 9%; wholesale trade at 8%; and manufacturing at 7%. For the State of Georgia during that same period other sector forecasts include: manufacturing (12%); transportation/communication/utilities (10%); state/local government (10%); wholesale trade (8%). While these are the forecasted strongest earnings outside the service sector they are also projected to decrease over the twenty (20) year period.

Looking at sector growth from 1980 to 2000 in Fulton County and the State of Georgia, the trends are similar. After the service sector growth in Fulton County during that period from 19% to 35% the other sectors seeing the most growth in the County by percentage of earnings were transportation/communications/utilities from 14.06% to 14.99%; and finance/insurance/real estate from 9.23% to 12.54%. Retail trade, wholesale trade, manufacturing and state/local government, although important earnings sectors, decreased somewhat during the same period. By way of comparison the service sector for the State increased from 15.6% to 26.77% from 1980 to 2000. Transportation/communications/utilities and financial/insurance/real estate grew during the period while manufacturing and wholesale trade declined. (*Table 2.10*).

**Table 2.10 – Fulton County & Georgia Earnings by Sector (%)
In 1996 Dollars**

| Sector | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Farm | | | | | | | | | | |
| Fulton | 0.02% | 0.02% | 0.01% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Georgia | 0.16% | 1.27% | 1.36% | 1.40% | 0.98% | 0.93% | 0.89% | 0.85% | 0.82% | 0.79% |
| Agriculture | | | | | | | | | | |
| Fulton | 0.12% | 0.18% | 0.21% | 0.20% | 0.23% | 0.23% | 0.24% | 0.24% | 0.24% | 0.24% |
| Georgia | 0.37% | 0.41% | 0.46% | 0.53% | 0.59% | 0.60% | 0.61% | 0.62% | 0.62% | 0.62% |
| Mining | | | | | | | | | | |
| Fulton | 0.34% | 0.19% | 0.04% | 0.05% | 0.03% | 0.02% | 0.02% | 0.02% | 0.02% | 0.02% |
| Georgia | 0.65% | 0.48% | 0.36% | 0.29% | 0.27% | 0.25% | 0.22% | 0.21% | 0.19% | 0.18% |
| Construction | | | | | | | | | | |
| Fulton | 4.23% | 4.50% | 3.49% | 2.84% | 3.12% | 3.01% | 2.90% | 2.78% | 2.65% | 2.51% |
| Georgia | 5.66% | 6.57% | 5.82% | 5.39% | 6.00% | 5.86% | 5.67% | 5.46% | 5.26% | 5.06% |
| Manufacturing | | | | | | | | | | |
| Fulton | 11.42% | 10.36% | 8.66% | 9.50% | 7.91% | 7.86% | 7.76% | 7.60% | 7.38% | 7.10% |
| Georgia | 22.54% | 20.03% | 17.51% | 16.84% | 14.86% | 14.45% | 14.05% | 13.59% | 13.08% | 12.53% |
| TCU | | | | | | | | | | |
| Fulton | 14.06% | 12.91% | 12.81% | 14.62% | 14.99% | 14.49% | 13.99% | 13.53% | 13.07% | 12.62% |
| Georgia | 9.33% | 8.85% | 8.75% | 9.43% | 9.89% | 9.99% | 10.01% | 9.96% | 9.84% | 9.63% |
| Wholesale Trade | | | | | | | | | | |
| Fulton | 14.68% | 13.69% | 10.89% | 8.68% | 9.17% | 8.90% | 8.56% | 8.24% | 7.94% | 7.67% |
| Georgia | 8.87% | 9.04% | 8.86% | 8.17% | 8.44% | 8.36% | 8.21% | 8.05% | 7.88% | 7.71% |
| U.S. | 7% | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% |
| Retail Trade | | | | | | | | | | |
| Fulton | 9.51% | 9.15% | 7.10% | 6.33% | 5.78% | 5.97% | 5.99% | 5.93% | 5.82% | 5.71% |
| Georgia | 10.33% | 10.64% | 9.17% | 9.08% | 8.99% | 8.97% | 8.93% | 8.87% | 8.80% | 8.71% |
| FIRE | | | | | | | | | | |
| Fulton | 9.23% | 10.22% | 11.61% | 11.74% | 12.54% | 12.54% | 12.50% | 12.41% | 12.27% | 12.09% |
| Georgia | 5.44% | 5.59% | 6.43% | 6.86% | 7.57% | 7.66% | 7.73% | 7.78% | 7.81% | 7.82% |
| U.S. | 6% | 6% | 7% | 8% | 9% | 9% | 9% | 10% | 10% | 10% |
| Services | | | | | | | | | | |
| Fulton | 19.57% | 23.69% | 29.79% | 32.13% | 34.68% | 35.27% | 36.32% | 37.63% | 39.10% | 40.69% |
| Georgia | 15.63% | 17.36% | 21.95% | 24.33% | 26.77% | 27.78% | 29.02% | 30.44% | 32.02% | 33.73% |
| Federal –Civilian | | | | | | | | | | |
| Fulton | 6.48% | 5.19% | 5.12% | 4.97% | 3.61% | 3.25% | 2.95% | 2.71% | 2.52% | 2.36% |
| Georgia | 5.64% | 5.11% | 4.66% | 4.17% | 3.39% | 3.11% | 2.87% | 2.67% | 2.49% | 2.33% |
| Federal-Military | | | | | | | | | | |
| Fulton | 0.70% | 0.82% | 0.64% | 0.55% | 0.39% | 0.38% | 0.38% | 0.36% | 0.35% | 0.33% |
| Georgia | 3.72% | 3.68% | 2.69% | 2.49% | 2.06% | 1.94% | 1.83% | 1.72% | 1.62% | 1.53% |
| State and Local Govt | | | | | | | | | | |
| Fulton | 9.63% | 9.07% | 9.62% | 8.39% | 7.54% | 8.07% | 8.38% | 8.55% | 8.64% | 8.66% |
| Georgia | 11.67% | 10.97% | 11.97% | 11.01% | 10.18% | 10.10% | 9.95% | 9.78% | 9.58% | 9.37% |

Source: Woods and Poole, Georgia DCA Plan Builder

Assessment

A review of current statistical data at the County (Fulton) and State (Georgia) level shows that a significant amount of the earnings within those respective economies are created by the service sector. Based on previous assessment Palmetto’s service sector, employment closely follows that of the County and State. It is reasonable to suggest the similarities extend to the earnings by sector. Accordingly, Palmetto’s earnings are driven in large part by the service sector. Projections indicate this trend will continue.

As with the employment by sector assessment while there are many competitively compensated service sector jobs important to the local/County/State economies industry diversification is important to mitigate the impact of any occurrence which might disproportionately impact any specific earnings sector.

Growth and decreases in sector employment and sector earnings do not always relate proportionately. For example, in some sectors employment may decline in some sectors due to productivity but earnings may grow.

2.3 Average Weekly Wages Paid

Inventory

This data, gathered by the U.S. Bureau of Labor Statistics, is available only at the county and state level. It reports the average weekly wages paid to a single employee of the business or industry by the industry sector.

Data regarding historic wage levels for Fulton County and the State of Georgia are presented below in *Table 2.11*. Between 1990 and 1999 the greatest percentage increase in average weekly wages for Fulton County was for mining at 100%. For the State of Georgia it was finance/insurance/real estate at 57%. Average levels for all industries grew 51% in Fulton County and 44% in the State of Georgia for the referenced period.

The highest weekly wages in 1999 for both the County and State were in finance/insurance/real estate at \$1,185 and \$900 respectively. Other high wage sectors for both the County and State were wholesale trade/transportation/communications/utilities and manufacturing. Mining also had high weekly wages in both the County and State. The average weekly wage in 1999 was \$916 for Fulton County and \$866 for the State of Georgia.

The service sector with the highest employment in Fulton County, the State of Georgia and the City of Palmetto in 1999 had weekly wages of \$784 in Fulton County and \$611 in the State of Georgia. This is below the overall wage average for both the County and State for that period.

Table 2.11 – Current and Historic Weekly Wages Paid in Fulton County and Georgia

| Sector | 1990 | 1995 | 1999 | 1990-1995 % Change | 1995-1999 % Change |
|---------------------------------|-------|-------|-------|-----------------------|-----------------------|
| Agriculture, Forestry & Fishing | | | | | |
| Fulton | \$342 | \$352 | \$505 | 3% | 43% |
| Georgia | \$276 | \$322 | \$390 | 17% | 21% |
| Mining | | | | | |
| Fulton | \$405 | \$600 | \$910 | 48% | 52% |
| Georgia | \$589 | \$734 | \$866 | 25% | 18% |
| Construction | | | | | |

| Sector | 1990 | 1995 | 1999 | 1990-1995 % Change | 1995-1999 % Change |
|---|-------|-------|--------|-----------------------|-----------------------|
| Fulton | \$513 | \$625 | \$792 | 22% | 27% |
| Georgia | \$434 | \$508 | \$623 | 17% | 23% |
| Manufacturing | | | | | |
| Fulton | \$588 | \$782 | \$1006 | 33% | 29% |
| Georgia | \$450 | \$555 | \$684 | 23% | 23% |
| Transportation, Communications and Utilities | | | | | |
| Fulton | \$645 | \$847 | \$1111 | 31% | 31% |
| Georgia | \$603 | \$737 | \$895 | 22% | 21% |
| Wholesale Trade | | | | | |
| Fulton | \$691 | \$828 | \$1141 | 20% | 38% |
| Georgia | \$603 | \$729 | \$932 | 21% | 28% |
| Retail Trade | | | | | |
| Fulton | \$288 | \$319 | \$382 | 11% | 20% |
| Georgia | \$236 | \$275 | \$335 | 17% | 22% |
| Finance, Insurance and Real Estate | | | | | |
| Fulton | \$679 | \$869 | \$1185 | 28% | 36% |
| Georgia | \$544 | \$693 | \$900 | 27% | 30% |
| Services | | | | | |
| Fulton | \$490 | \$607 | \$784 | 24% | 29% |
| Georgia | \$414 | \$501 | \$611 | 21% | 22% |
| Federal Government | | | | | |
| Fulton | NA | NA | NA | | |
| Georgia | \$543 | \$666 | \$808 | 23% | 21% |
| State Government | | | | | |
| Fulton | NA | \$569 | \$694 | | 22% |
| Georgia | \$451 | \$493 | \$579 | 9% | 17% |
| Local Government | | | | | |
| Fulton | NA | NA | NA | | |
| Georgia | \$387 | \$440 | \$523 | 14% | 19% |
| All industries | | | | | |
| Fulton | \$529 | \$647 | \$834 | 22% | 29% |
| Georgia | \$424 | \$509 | \$629 | 20% | 24% |

Source: U.S Bureau of Labor Statistics

Assessment

Fulton County continues to see job growth in gross employee numbers and in weekly wages earned in all sectors. However, the City of Palmetto did not experience an increase in jobs from 1990 to 2000.

The potential concerns regarding high number of persons employed in the service sector in both Fulton County and the City of Palmetto are again evident in the weekly wage assessment. With such a high percentage of employed, both currently and forecasted, in a sector for which the average weekly wage is less than local (County) or State averages has serious implications for affordable housing, public transportation, school funding and user fees among other matters.

This points out yet again the need to attract job opportunities with improved wages and to diversify the work force.

2.4 Personal Income by Type

Inventory

This section discusses the sources of personal income for County residents. It divides income earned into five types with respect to source. It also provides a measure of income flow in and out of Fulton County (residence adjustment). The income sources and measurement of income flow are defined as follows (source: DCA):

Wage and Salary – measures total income earned as compensation for working or rendering services.

Other Labor Income – measures total employer contributions to private pension or worker's compensation funds.

Proprietor's Income – measures total profits earned from partnerships and proprietorships.

Dividend, Investment, Rent and Interest Income – measures the total income from investments and rental property.

Transfer Payments – measures total income from payments by the government under many different programs (including Social Security, unemployment insurance, food stamps, veterans benefits, etc.)

Residence Adjustment – refers to people who earn their income in one county, in this case Fulton but live in another county. A negative number indicates a net flow of income out of the county into surrounding counties. A positive residence adjustment figure means there is a net flow of income into the county from surrounding counties. (DCA)

Table 2.12 below represents income earned and/or received in Fulton County from 1980 through 2000.

Table 2.12 – Personal Income by Type in Fulton County from 1980 to 2000 (thousands of 1996 constant dollars)

| Income | 1980 | 1985 | 1990 | 1995 | 2000 |
|------------------------------|--------------|--------------|--------------|--------------|--------------|
| Wages & Salaries | \$15,307,900 | \$18,293,400 | \$21,207,400 | \$24,307,700 | \$33,287,300 |
| Other Labor Income | 1,875,440 | 2,253,520 | 2,731,200 | 3,250,080 | 3,549,400 |
| Proprietor's Income | 1,088,910 | 1,360,440 | 2,126,510 | 3,068,430 | 4,576,620 |
| Dividends, Interest, & Rent | 1,993,510 | 3,087,500 | 4,535,080 | 5,177,860 | 6,552,660 |
| Transfer Payments to Persons | 1,319,480 | 1,426,390 | 1,621,550 | 2,277,630 | 2,325,570 |
| - Social Ins. Contributions | 832,262 | 1,196,910 | 1,519,670 | 1,815,990 | 2,511,400 |
| Residence Adjustment | -8,850,130 | -9,682,850 | -10,696,200 | -11,365,900 | -15,109,300 |
| Total | \$11,902,900 | \$15,541,500 | \$20,005,900 | \$33,899,900 | \$33,287,300 |

Source: Wood & Pool Economics, Inc.

In Fulton County total personal income increased 68% between 1980 and 1990 and by 66% between 1990 and 2000. That rate of increase is projected to increase at a much slower rate between 2000 and 2010 (18%) and 2010 through 2025 (32%) (Table 2.13). The residential adjustment increased by 20% between 1980 and 1990 and by 41% between 1990 and 2000. This shows that the number of persons who work in the County but do not live there increased.

**Table 2.13 – Personal Income by Type in Fulton County
2005 – 2025 (thousands of 1996 constant dollars)**

| Income | 2005 | 2010 | 2015 | 2020 | 2025 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Wages & Salaries | \$39,765,700 | \$39,948,700 | \$43,555,900 | \$47,739,800 | \$48,608,700 |
| Other Labor Income | 3,800,920 | 4,072,000 | 4,380,680 | 4,737,080 | 5,153,660 |
| Proprietor's Income | 4,898,460 | 5,266,460 | 5,685,590 | 6,167,480 | 6,728,380 |
| Dividends, Interest & Rent | 7,166,410 | 7,815,380 | 8,498,030 | 9,212,060 | 9,954,630 |
| Transfer Payments to Person | 2,593,510 | 2,899,380 | 3,247,410 | 3,643,940 | 4,096,340 |
| -Social Ins. Contributions | 2,835,680 | 3,203,430 | 3,617,150 | 4,086,360 | 4,623,070 |
| Residence Adjustment | -16,760,300 | -18,528,800 | -20,512,100 | -22,764,900 | -25,354,200 |
| Total | \$35,659,100 | \$38,269,700 | \$41,238,300 | \$44,649,100 | \$48,608,700 |

Source: Wood & Poole Economics, Inc.

Table 2.14 reflects a comparative review at five (5) year intervals for personal income by type for Fulton County and the State of Georgia.

**Table 2.14 – Personal Income by Type from 1980 to 2025 in Fulton County
and Georgia (thousands of 1996 constant dollars)**

| Income | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Wages & Salaries | | | | | | | | | | |
| Fulton | 128.6% | 117.7% | 106.0% | 97.6% | 101.8% | 103.2% | 104.4% | 105.6% | 106.9% | 108.3% |
| Georgia | 64.1% | 62.1% | 60.4% | 59.0% | 61.2% | 61.1% | 61.0% | 60.9% | 60.9% | 60.9% |
| Other Labor Income | | | | | | | | | | |
| Fulton | 15.8% | 14.5% | 13.6% | 13.0% | 10.6% | 10.6% | 10.6% | 10.6% | 10.6% | 10.6% |
| Georgia | 8.4% | 8.7% | 8.7% | 8.6% | 6.8% | 6.7% | 6.6% | 6.5% | 6.4% | 6.3% |
| Proprietor's Income | | | | | | | | | | |
| Fulton | 9.1% | 8.7% | 10.6% | 10.3% | 13.7% | 13.7% | 13.7% | 13.8% | 13.8% | 13.8% |
| Georgia | 6.5% | 6.9% | 7.1% | 7.9% | 8.6% | 8.5% | 8.4% | 8.3% | 8.2% | 8.2% |
| Dividends, Interest & Rent | | | | | | | | | | |
| Fulton | 16.7% | 19.9% | 22.7% | 20.8% | 19.7% | 20.1% | 20.4% | 20.6% | 20.6% | 20.5% |
| Georgia | 13.0% | 15.8% | 17.3% | 16.3% | 16.8% | 16.7% | 16.7% | 16.6% | 16.5% | 16.3% |
| Transfer Payments To Persons | | | | | | | | | | |
| Fulton | 11.1% | 9.2% | 8.1% | 9.1% | 6.9% | 7.3% | 7.6% | 7.9% | 8.1% | 8.4% |
| Georgia | 11.7% | 10.7% | 10.9% | 12.6% | 11.1% | 11.2% | 11.4% | 11.6% | 11.9% | 12.2% |
| -Social Ins. Contributions | | | | | | | | | | |
| Fulton | 6.9% | 7.7% | 7.6% | 7.3% | 7.5% | 7.9% | 8.4% | 8.7% | 9.1% | 9.5% |
| Georgia | 3.5% | 4.1% | 4.3% | 4.4% | 4.5% | 4.7% | 4.8% | 5.0% | 5.2% | 5.3% |
| Residence Adjustment | | | | | | | | | | |
| Fulton | -74.3% | -62.3% | -53.5% | -45.6% | -45.4% | -47.0% | -48.4% | -49.7% | -50.9% | -52.2% |
| Georgia | -0.2% | -0.2% | -0.1% | -0.1% | -0.1% | 0.3% | 0.7% | 1.0% | 1.21% | 1.35% |

Source: Woods & Poole Economics, Inc. from Fulton County Comprehensive Plan Draft

Not surprisingly the majority of personal income in the County and State comes from wages and salaries followed by dividends/interest/rent and then by other labor income (Table 2.14).

The limited data available for the City of Palmetto is presented in *Table 2.15* and *Table 2.16* which follow. The “income types” are aggregated differently than for the County and State data so direct comparisons are not as readily accommodated. However, it is important to inventory and assess this data understanding these limitations.

Table 2.15 – Palmetto City: Personal Income by Type (percent)

| Category | 1990 | 2000 |
|---|--------|--------|
| Total Income | 100.0% | 100.0% |
| Aggregate wage or salary income for households | 81.5% | 76.1% |
| Aggregate other types of income for households | 1.5% | 1.6% |
| Aggregate self employment income for households | 5.6% | 12.6% |
| Aggregate interest, dividends, or net rental income | 0.9% | 1.8% |
| Aggregate social security income for households | 6.0% | 5.4% |
| Aggregate public assistance income for households | 1.6% | 0.4% |
| Aggregate retirement income for households | 2.9% | 2.1% |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

Table 2.16 – Palmetto City: Personal Income by type (in Dollars)

| Category | 1990 | 2000 |
|---|--------------|--------------|
| Total Income | \$28,036,252 | \$47,147,100 |
| Aggregate wage or salary income for households | 22,845,559 | 35,900,400 |
| Aggregate other types of income for households | 423,074 | 742,600 |
| Aggregate self employment income for households | 1,575,336 | 5,930,400 |
| Aggregate interest, dividends, or net rental income | 243,191 | 869,800 |
| Aggregate social security income for households | 1,687,568 | 2,540,600 |
| Aggregate public assistance income for households | 435,272 | 183,500 |
| Aggregate retirement income for households | \$826,252 | \$979,800 |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

Reviewing *Table 2.15* several items are of particular interest including: wage and salary income decreased 5.4% as a percentage of the total income from 81.5% to 76.1% between 1990 and 2000; self employment income increased 7% as a percentage of the total income from 5.6% to 12.6% during the same period; and public assistance income decreased 1.2% as a percentage of the total income from 1.6% to 0.4% for the period. There were more modest increases/decreases in the percentage of total income for the other “income types.”

Reviewing *Table 2.16* items of note include that: between 1990 and 2000 total income increased by \$19,110,848 or 68.1%; wage/salary income increased by \$13,054,841 or 57.1%; other types of income increased \$319,526 or 75.5%; self employment income increased \$4,355,064 or 276.4%; interest/dividends/net rental income increased \$626,609 or 257.6%; social security income increased \$853,032 or 50.5%; public assistance income decreased -57.8%; and retirement income increased \$153,548 or 18.5%.

There is no data for residence adjustment at the City level.

Assessment

Projection data indicates the County will continue to see modest increases in wage and salaries from 2005 to 2025. A substantial amount of the income by type in the County comes from dividends, interest and rent (20%). This particular category of unearned from wages/salaries typically suggests a higher level of accumulated wealth. On the other hand about 15% of the County's personal income originates from transfer payments and social security which may suggest restricted or limited income and a lesser level of accumulated wealth for investment, etc.

However, the forecast for transfer payments in the County remains very low for the 2005 – 2025 period and does not portend a major decline in the County's overall relative prosperity when compared to trends statewide. Population data indicates an aging population which may also represent a portion of the transfer payments in the form retirement income (Social Security and private pensions) available to these older age groups. One note of caution, many private pensions for the troubled airline industry which represents a large part of the County's and region's work force are under duress. This could adversely affect the income of not only older but other residents engaged in this and allied employment fields.

The data for Palmetto shows similarities with the County's and State's current standing relative to income by type but also some important divergences. While wages and salaries have shown a healthy increase from 1990 to 2000 at 68% slightly exceeding the County's growth rate this income as a percentage of overall income decreased 5.4% to 76.1% in 2000. And, while Fulton County and the State have shown significant historical growth in dividends, interest and rent which is forecast to continue for Palmetto that income type represents only 1.8% of the overall total income in 2000.

Other items of interest from the Palmetto data include an increase of self employment income from \$1,575,336 in 1990 to \$5,930,400 in 2000. This jumped this personal income source from 5.6% to 12.6% as a percentage of total income. Public assistance income in Palmetto fell \$251,772 from 1980 to 1990 pushing down the percentage of total income for that income type from 1.6% in 1990 to 0.4% in 2000.

Comparing the Palmetto data to the Fulton and statewide data where there is sufficient similarity to do so it would suggest that: Palmetto residents are much more likely to be self employed in their own business enterprises; at 1.8% of the total income they derive much less income from dividends, interest and rent than the County or State although it did increase from 1990 to 2000; and public assistance income on a percentage of total income basis barely registers at less than one-half percent (1/2%) considerably below County and State levels.

The residential adjustment percentage of income earned shows many employees working in the County either choose for lifestyle reasons or cannot afford to reside in the County where they work. Where the decision is not a matter of lifestyle choice the most likely impediment to County residence is affordable housing. Palmetto and South Fulton may offer the best current opportunities for more affordable housing alternatives.

2.5 Major Economic Activities

Inventory

The City has initiated two (2) major public infrastructure projects to upgrade and prepare its water and wastewater systems for the next twenty (20) years and which will have a lasting positive affect on the City's ability to recruit and accommodate a wide range of economic development opportunities.

These projects have been described in some detail in the applicable elements of this document. By way of summary they include:

- Construction of a raw water supply reservoir, water treatment facility and transmission lines for member cities under the auspices of the South Fulton Municipal Regional Water and Sewer Authority of which the City is a member with Fairburn and Union City. Approximately \$41 million in revenue bonds have been issued for the project. It is now in the engineering design and permit application phase.
- Construction of upgraded treatment, pumping and collection components for the City's wastewater system. The City's current wastewater treatment plant will be decommissioned and the City will purchase 1.0 MGD of wastewater treatment capacity from Fulton County. Collection lines and pumping stations will be constructed to transport the wastewater from Palmetto to the Fulton County treatment plant. The City has issued \$9 million in combined utility revenue bonds to finance the project. The initial phase is in the bidding stage with construction estimated to begin in the very near future. Subsequent phases are in engineering design.

The Georgia Baptist Retirement Communities of Georgia is making a multi million dollar investment at a location they own in the City of Palmetto. The project will include a multi-level- 82,000 sq. ft. 150 unit elderly living facility with a common food service, activities center and chapel. Living quarters will be available for seniors with varying levels of assisted living requirements. The project also includes twenty-two (22) cottages (seven (7), two (2) unit cottages and fifteen (15), four (4) unit cottages).

This project will have significant socio-economic implications including population, income and employment demographics. It will create many job opportunities and attract businesses in allied areas which provide support services to the development.

The General Services Administration (GSA) Distribution Center was opened in Palmetto Industrial Park in the spring of 1989. The building occupies 32 acres. The facility is no longer utilized as a GSA distribution center but is leased to federal agencies for storage. This building has excellent potential to serve other governmental agencies and the City is actively exploring these possibilities.

Palmetto has several hundred acres currently zoned for industrial use with excellent road, rail and air access and all utilities. The water and wastewater improvements recently referenced will ensure a wide range of economic development projects can be adequately served.

Assessment

The City should continue to work with the various economic development agencies available to provide assistance including the Municipal Electric Authority of Georgia (MEAG), the South Fulton Chamber of Commerce, South Fulton Revitalization Incorporated; Fulton County; and State agencies to develop strategies for recruiting, attracting, locating new or retaining expanding existing businesses/industries.

The Georgia Baptist project will provide many opportunities to attract and locate support businesses for the development and the City should invite the management of the organization to work together to identify and attract such businesses/industries.

Even though there has been an overall decline in manufacturing, warehousing and distribution which is considered one of the mainstays of employment in South Fulton, the Palmetto industrial park offers a competitive location for these types of projects.

According to the Fulton County Comprehensive Plan the Department of Economic Development is working to develop a business plan for South Fulton and includes as an essential component Class A office space in South Fulton. The City should work closely with the County to identify opportunities for this development in Palmetto.

2.6 Special or Unique Activities

There are no special or unique economic activities not previously described in preceding sections.

2.7 Labor Force

2.8 Employment by Occupation

Inventory

Employment by occupation is collected from residents of the County during the decennial census and includes the jobs held by residents of persons living within the County, regardless of where they work. *Table 2.17* below provides employment by occupation from information collected in the 1990 and 2000 census.

Table 2.17 – Fulton County Employment by Occupation in 1990 and 2000

| Category | 1990 | 1990 Percent | 2000 | 2000 Percent |
|--|--------|--------------|--------|--------------|
| Executive, Administrative & Managerial | 53,051 | 16.5% | 81,784 | 20.8% |
| Professional and Technical Specialty | 48,573 | 15.2% | 89,212 | 22.7% |
| Technicians & Related Support | 11,919 | 3.7% | NA | NA |

| Category | 1990 | 1990 Percent | 2000 | 2000 Percent |
|--|---------|--------------|---------|--------------|
| Sales Occupations | 46,191 | 14.4% | 54,007 | 13.7% |
| Administrative Support, including Clerical | 54,893 | 17.1% | 54,813 | 13.9% |
| Private Household Service | 2,496 | 0.8% | NA | NA |
| Protective Service | 5,167 | 1.6% | NA | NA |
| Service Occupations, Other | 36,825 | 11.5% | 50,372 | 12.8% |
| Farming, Fishing & Forestry | 3,240 | 1.0% | 640 | 0.2% |
| Precision Production, Craft & Repair | 21,255 | 6.6% | 15,628 | 4.0% |
| Machine Operators, Assemblers, Inspectors | 12,899 | 4.0% | 23,508 | 6.0% |
| Transportation & Material Moving | 11,323 | 3.5% | 20,014 | 5.1% |
| Handlers, Equipment Cleaners, Laborers | 12,317 | 3.8% | NA | NA |
| Total Employed Over the Age of 16 Years | 320,149 | 100% | 392,627 | 100% |

Source: U.S. Bureau of Census, Georgia DCA Plan Builder from the Fulton County Comprehensive Plan Draft

In 1990 the largest category of employment in Fulton County was administrative support, including clerical followed by these other major categories in descending order: executive, administrative and management; professional and technical specialty; sales occupations; service occupations – others; and precision productions, craft and repair. At the low end of the occupation categories for Fulton County were private household service; farming; fishing and forestry; and protective services.

In 2000 these rankings changed in the County with professional and technical specialty claiming the top employment category with executive, administrative and management moving to second and the 1990 leader administrative support, including clerical falling to third. Other major employment categories in descending order were sales occupations; service occupations, other; machine operators, assemblers, inspectors; and transportation and material moving. The technicians and related support category was not available for 2000. The lesser categories of employment included farming, fishing and foresting and precision production craft and repair.

Overall the number of jobs held by Fulton County residents increased by 72,478 from 1990 to 2000.

Table 2.18 below offers an opportunity to compare and contrast employment by occupation data from 1990 – 2000 among Fulton County, the State of Georgia and the U.S.

Table 2.18 – US, Georgia and Fulton County Employment by Occupation

| Category | 1990 | | | 2000 | | |
|---|-------|-------|--------|-------|-------|--------|
| | US | GA | Fulton | US | GA | Fulton |
| Executive, Administrative & Managerial (not Farm) | 12.3% | 12.3% | 16.5% | 13.4% | 14.0% | 20.8% |
| Professional & Technical Specialty | 14.1% | 12.4% | 15.2% | 20.2% | 18.7% | 22.7% |
| Technicians & Related Support | 3.7% | 3.6% | 3.7% | NA | NA | NA |
| Sales | 11.8% | 12.3% | 14.4% | 11.2% | 11.6% | 13.7% |
| Clerical & Administrative Support | 16.3% | 16.0% | 17.1% | 15.4% | 15.1% | 13.9% |
| Private Household Services | 0.45% | 0.5% | 0.8% | NA | NA | NA |
| Protective Service | 1.7% | 1.7% | 1.6% | NA | NA | NA |

| | US | GA | Fulton | US | GA | Fulton |
|--|-------|-------|--------|-------|-------|--------|
| Service Occupations (not Protective & Household) | 11.0% | 9.8% | 11.5% | 12.0% | 11.6% | 12.8% |
| Farming, Fishing & Forestry | 2.5% | 2.2% | 1.0% | 0.7% | 0.6% | 0.2% |
| Precision Production, Craft & Repair | 11.3% | 11.9% | 6.6% | 8.5% | 9.0% | 4.0% |
| Machine Operators, Assemblers & Inspectors | 6.8% | 8.5% | 4.0% | 9.4% | 10.8% | 6.0% |
| Transportation & Material Moving | 4.1% | 4.6% | 3.5% | 6.1% | 6.6% | 5.1% |
| Handlers, Equipment Cleaners, Helpers & Laborers | 3.9% | 4.3% | 3.8% | NA | NA | NA |

Source: U.S. Bureau of Census, Georgia Plan Builder from the Fulton County Comprehensive Plan Draft

In terms of ranking employment by occupation categories in Fulton County, Georgia and the U.S. remain consistent in 1990 with clerical and administrative support the highest in each entity. Executive, administrative and managerial were next highest for the respective entities in 1990 followed by professional and technical support in each entity. It should be noted that Fulton County's percentage of employment in each of these occupation categories is higher than both those of the U.S. and Georgia. Sales were also a strong occupation in all entities for 1990.

Moving to 2000 once again Fulton County, Georgia and the U.S. occupation highest rankings were the same although the order of rank changed. For this period professional and technical specialty was first for each entity followed by clerical and administrative support and executive, administrative and managerial. Fulton County's percentages of the professional/technical specialty and executive/administrative/managerial categories were higher than those of its counterparts. The clerical and administrative support percentage of employment in this category shows both the U.S. and Georgia higher than Fulton County. Other categories with percentage of employment increases include services, machine operators, assemblers and transportation and material moving. Declining percentages of employment were found in sales, farming, fishing and forestry.

It is difficult to draw precise comparative parallels for the employment by occupation status in Palmetto given the absence of a consistent database. However, based on the data from employment by industry for Palmetto it appears that the occupation base for the City would lean and trend more toward categories most directly associated with manufacturing, construction, retail trade and most particularly services. There does not seem to be the percentage of occupations in the professional/technical specialty, executive/administrative/managerial and clerical administrative reflected in the County data.

Assessment

Fulton County has a strong base of professional, technical and skilled employees. It is a reflection in part to the education levels and employee expertise in the County. The increase in

service employment is consistent with the previous assessment in the sector section. Palmetto’s strengths lie in manufacturing, construction, retail trade and services. Each re-emphasizes the necessity of employment diversity, the importance of employee skills, job training and a strategy to identify, recruit and locate businesses/industries which utilize job skills which command competitive compensation and benefits for their employees.

2.9 Employment Status

Inventory

The employment status section looks at the status of the entire labor force, civilian and military, male and female. The data inventories deals with Fulton County, the State of Georgia and the U.S.A. There is no comparably replicated data at the City level.

Table 2.19 inventories the Fulton County labor force participator for years 1990 and 2000.

Table 2.19 – Fulton County Labor Force Participation in 1990 - 2000

| Category | 1990 | | 2000 | |
|---------------------------|----------------|-------------|----------------|-------------|
| | Number | Percent | Number | Percent |
| In Labor Force | 344,956 | 67.8% | 431,553 | 67.7% |
| Civilian Labor Force | 343,768 | 67.6% | 430,872 | 67.6% |
| Civilian Employed Force | 320,149 | 62.5% | 392,627 | 61.6% |
| Civilian Force Unemployed | 23,619 | 4.6% | 38,245 | 6.0% |
| In Armed Forces | 1,188 | 0.23% | 681 | 0.1% |
| Not in Labor Force | 163,638 | 37.2% | 205,464 | 32.2% |
| Total | 508,594 | 100% | 637,017 | 100% |
| Males | | | | |
| In Labor Force | 179,749 | 75.4% | 232,858 | 75.2% |
| Civilian Labor Force | 178,793 | 75.0% | 232,343 | 75.0% |
| Civilian Employed Force | 166,991 | 70.0% | 211,687 | 68.3% |
| Civilian Force Unemployed | 11,802 | 4.9% | 20,656 | 6.7% |
| In Armed Forces | 956 | 0.4% | 515 | 0.2% |
| Not in Labor Force | 58,637 | 24.6% | 76,832 | 24.8% |
| Total Males | 238,386 | 100% | 309,690 | 100% |
| Females | | | | |
| In Labor Force | 165,207 | 61.1% | 198,695 | 60.7% |
| Civilian Labor Force | 164,975 | 61.0% | 198,529 | 60.6% |
| Civilian Employed Force | 153,158 | 56.7% | 180,940 | 55.3% |
| Civilian Force Unemployed | 11,817 | 4.4% | 17,589 | 5.4% |
| In Armed Forces | 232 | 0.1% | 166 | 0.0% |
| Not in Labor Force | 105,001 | 38.9% | 128,632 | 39.3% |
| Total Females | 270,208 | | 327,327 | |

Source: U.S. Bureau of Census and Georgia DCA Plan Builder, Fulton County Comprehensive Plan Draft

For the respective employment status categories presented, the table shows labor force grew by 25%. During that same period the Civilian Labor Force remained constant at 67.6% in both the designated periods. Civilian Employment dropped only very slightly (less than 1%) between the two periods. The Military Employed also suffered a small decrease from 1990 to 2000. The Unemployment rate rose 1.4% from 1990 to 2000 (4.6% to 6.0%). The Female Labor Force decreased from 61.1% to 60.7% over the period while the Male Labor Force also declined an even lesser percentage. Civilian Unemployment also increased between 1990 and 2000 from 4.4% to 6.7%. Among females the Civilian Unemployment also increased between 1990 and 2000 from 4.4% to 5.4% not quite as sharply as the male increase.

Table 2.20 expands the employment status database to incorporate not only Fulton County but also the State of Georgia and the U.S.A.

**Table 2.20 – Employment Status in USA, Georgia & Fulton County
1990-2000**

| Category | 1990 | | | 2000 | | |
|----------------------------|------|---------|--------|------|---------|--------|
| | USA | Georgia | Fulton | USA | Georgia | Fulton |
| In Labor Force | 65.3 | 67.9 | 67.8 | 63.9 | 66.0 | 67.7 |
| Civilian Labor Force | 64.4 | 66.4 | 67.6 | 63.4 | 65.0 | 67.6 |
| Civilian Employment | 60.3 | 62.6 | 62.9 | 59.7 | 61.4 | 61.6 |
| Civilian Unemployment | 4.0 | 3.8 | 4.6 | 3.7 | 3.6 | 6.00 |
| In Armed Forces | 0.9 | 1.5 | 0.2 | 0.5 | 1.0 | 0.1 |
| Not in Labor Force | 34.7 | 32.1 | 32.2 | 36.0 | 33.9 | 32.2 |
| Male Civilian Labor Force | 72.8 | 73.9 | 75 | 69.8 | 71.2 | 75. |
| Male Civilian Unemployed | 4.6 | 3.80 | 4.9 | 3.9 | 3.5 | 6.6 |
| Female Labor Force | 56.8 | 55.8 | 61.1 | 57.5 | 55.6 | 60.7 |
| Female Civilian Unemployed | 3.5 | 3.8 | 4.3 | 3.3 | 3.6 | 5.4 |

Source: U.S. Bureau of Census, Georgia DCA Plan Builder, Fulton County Comprehensive Plan Draft

For the respective employment status categories presented, *Table 2.20* shows that for all represented entities (Fulton, State, USA) there were small declines in the percentage of the population in the Labor Force between 1990 and 2000. Fulton’s decrease was the least, followed by the USA and State with nearly identical decreases. Fulton had the highest percentage of civilian population in the labor force in both 1990 and 2000. Georgia’s percentages were second in both 1990 and 2000. The USA percentage was last for both reporting years. Fulton County had a lower percentage of its population in the Armed Forces in the labor force for both years while the State of Georgia had the highest percentage of the population in the Armed Forces in both years. The USA had the smallest percentage both years. The percentage of population not in the work force was lowest for Fulton County both years (exactly the same at 32.3%). The State of Georgia had the next lowest although it did increase from 1990 (32.1%) to 2000 (33.9%). The USA percentage was highest at 34.7% in 1990 and 36.0% in 2000.

In 2000 the County had a higher percentage of its female population in the labor force (60.7%) than the USA with 57.5% and the State of Georgia at 55.6%. However, the County’s percentage was a small decrease from the 1990 percentage of 61.1%. Georgia saw a similar small decrease from the 1990 percentage of 55.8% while the USA percentage constituted an increase from 1990 percentage of 56.8%. The Male Civilian Labor Force decreased somewhat from Georgia and the USA between 1990 and 2000. In Fulton the percentage remained unchanged at 75% in both 1990 and 2000. The Employed Civilian’s percentage decreased in Fulton County, Georgia and the USA from 1990 to 2000.

Assessment

Assessment of the data in this section indicates that Fulton County benefits from a number of attributes relevant to enhancing job opportunities. Therefore, it is not surprising that the County has a greater percentage of its population in the labor force than the geographic areas compared and contrasted. Those attributes include the abundant availability of job

opportunities; a skilled workforce; an attractive lifestyle; economic diversity and therefore job diversity; and generally attractive tax considerations for newly locating and expanding business/industries.

It is also instructional to note the high percentage of the female population in the labor force in Fulton County. This is likely a result of several contributing factors including; the percentage of females in the population base; the education levels and/or job skills of the female work force; the continuing inclusion of females in a more diverse range of professional occupations; and females entering the labor force either as a second wage earner or the primary breadwinner.

It is also instructional to observe the consistency over time of Fulton County’s labor force strength. The County has facilitated an environment which is sufficiently diverse to see its way through setbacks in targeted areas of the economy or labor force. This diversity and stability has provided the support to encourage the continuing investment which creates job opportunities.

2.10 Unemployment Rates

Inventory

Unemployment data is collected and tabulated at the County level by the Georgia Department of Labor. Fulton County rates for 1990 through 2005 and Fulton County, Georgia, and the USA rates for 1994 through 2005 are the basis for the inventory and subsequent assessment.

Fulton County’s unemployment rate has ranged from a low of 3.7% in 1990 to a high of 6.7% in 2003. The average for the period is 5.43%. For the most recent reporting period in 2005 the unemployment rates for the County is 5.6%. (Table 2.21)

Table 2.21 – Fulton County Unemployment Rates 1990 - 2005

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 341,032 | 321,756 | 19,276 | 5.7% |
| 1995 | 363,188 | 343,427 | 19,761 | 5.4% |
| 2000 | 410,281 | 395,164 | 15,117 | 3.7% |
| 2003 | 436,798 | 407,466 | 29,332 | 6.7% |
| 2004 | 433,218 | 409,309 | 23,909 | 5.5% |
| 2005 | 427,044 | 402,932 | 24,112 | 5.6% |

Source: Georgia Department of Labor

Compared with the State of Georgia and the USA for the period of 1994 through 2000 the Fulton County unemployment rate typically exceeded the Georgia rate (they were the same in 2000) but lower than the USA rates. However, beginning in 2003 the County rate exceeded the State rate and the USA rate in 2003 and 2005. In 2004 the County rate exceeded the State rate but was just slightly below the USA rate. (Table 2.22)

Table 2.22 – Unemployment Rates for USA and Georgia

| Government | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2003 | 2004 | 2005 |
|------------|------|------|------|------|------|------|------|------|------|------|
| USA | 6.1% | 5.6% | 5.4% | 4.9% | 4.5% | 4.2% | 4.0% | 6.3% | 5.6% | 5.2% |
| Georgia | 5.2% | 4.9% | 4.6% | 4.5% | 4.2% | 4.0% | 3.7% | 5.4% | 4.6% | 5.0% |
| Fulton | 5.8% | 5.4% | 5.0% | 4.6% | 4.1% | 3.9% | 3.7% | 6.7% | 5.5% | 5.6% |

Source: U.S. Department of Labor

On a regional basis Fulton County had the highest unemployment rate from 1994 to 2000. Since 2003 Clayton County has had the highest rate. Fayette County had the lowest.

Assessment

While Fulton County produces the greatest number of jobs in the region and is an economic catalyst for the area this data shows that unemployment rates have been problematic from time to time. Likely influences on the rate include periodic downturns in the overall economic conditions of the State, region or nation which adversely affect broad employment sectors; an uncharacteristically catastrophic downturn in one specific industry or cluster of allied industries (e.g. aviation, technology, manufacturing, etc.); labor force problems; unemployment or underemployment among certain employment sectors; and population growth swelling the labor force faster than job expansion.

2.11 Commuting Patterns

Inventory

In 1990, approximately 70 percent of Fulton County residents worked in Fulton County. This is down from 84 percent in 1970 and 78 percent in 1980. That percentage is 69.9% in 2000. (Table 2.23)

Table 2.23 – Labor Force by Place of Work

| Category | 1990 | | 2000 | |
|---------------------------------------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent |
| Worked in County of Residence | 221,309 | 70.9% | 265,870 | 69.9% |
| Worked outside of County of Residence | 90,740 | 29.1% | 114,471 | 30.1% |

Source: U.S. Bureau of Census

As Table 2.24 indicates most persons working in Fulton County live in Fulton, adjacent counties and other counties within the region.

Table 2.24 – County of Residence of Persons Working in Fulton County, 2000

| County | Number | % of Total |
|----------|---------|------------|
| Fulton | 265,870 | 37% |
| Dekalb | 121,921 | 17% |
| Cobb | 92,014 | 13% |
| Gwinnett | 57,737 | 8% |

| County | Number | % of Total |
|--------------|----------------|------------|
| Clayton | 40,271 | 6% |
| Cherokee | 17,494 | 2% |
| Forsyth | 15,251 | 2% |
| Fayette | 14,745 | 2% |
| Douglas | 14,253 | 2% |
| Henry | 14,157 | 2% |
| Coweta | 8,855 | 1% |
| Paulding | 7,432 | 1% |
| Rockdale | 4,792 | 1% |
| Total | 674,792 | 94% |

Source: U.S. Bureau of the Census

Limited, though not exactly mirroring the Fulton County data, is certain information on the City of Palmetto labor force by place of work (Table 2.25). In 1990 of the labor force working in the State 14.8% worked in their place of residence, Palmetto. The remaining 85.2% worked outside their place of residence many likely in Fulton County. By 2000 the number working in their place of residence had fallen to 10.2% with 89.8% working outside their place of residence.

Table 2.25 – Palmetto City: Labor Force by Place of Work

| Category | 1990 | 2000 |
|--------------------------------------|------|------|
| Total Population | 2612 | 3400 |
| Worked in State of Residence | 1330 | 1313 |
| Worked in Place of Residence | 197 | 134 |
| Worked Outside of Place of Residence | 1133 | 1179 |
| Worked Outside of State of Residence | 0 | 0 |

Source: U.S. Bureau of the Census, Georgia DCA Plan Builder

Assessment

Commuting patterns such as these are representative of counties located in metropolitan areas where employment opportunities are abundant and spatially dispersed. Fulton County is the employment center which draws workers from all surrounding counties (and beyond).

As for the City of Palmetto it is clear that vast majority of the work force works outside of the City (85.2% in 1990 and 89.8% in 2000) a modest increase. Nevertheless, the trend to employment outside the City is growing. It is likely that many of these residents worked in Fulton County or perhaps Coweta County.

One of the obvious and primary influences of this commuting pattern is its impact on traffic, congestion, accidents, loss of productivity and degradation of life quality within in the County and region. Given the population increases for the County and City this is likely to become an even more invasive problem.

Transportation improvements and alternatives will be critical in the economic development equation for the County and Palmetto as will the location of housing centers near employment

and/or alternative transportation means. These alternatives to traditional vehicular commuting are primarily public transit, private/quasi-public transit; car pooling, telecommuting, etc.

2.12 Local Economic Development Resources

2.13 Local Development Agencies

Inventory

- South Fulton Chamber of Commerce. The Chamber provides recruitment, networking, business promotions, and coordination with other economic development agencies.
- The South Fulton Revitalization, Inc. is involved in a number of initiatives affecting South Fulton and Palmetto to promote economic and community development. They provide a wide range of economic, demographic housing, population, industrial properties, information on South Fulton and Palmetto via website and brochures. They also coordinate area wide planning activities in support of community and economic development.
- The Palmetto Downtown Development Authority was formed to plan and undertake certain economic development activities in the designated downtown area of Palmetto.
- The Palmetto Industrial Authority works with the South Fulton Chamber of Commerce, South Fulton Revitalization, Inc. and State economic development agencies do provide industrial properties, infrastructure and recruitment assistance for the City.

The Georgia Department of Community Affairs (DCA) is the primary State contact for local governments in providing economic development resources. Listed below are the programs available. Each potential participant should consult with DCA for more specific eligibility requirements.

| Program Title | Program Description |
|--|--|
| The Redevelopment Fund Program | The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. |
| Employment Incentive Program | The Employment Incentive Program is a Community development and Block Grant funded grant program designed to support local government projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income. |
| Georgia Job Tax Credit Program | The Job Tax Credit Program provides a tax credit on Georgia income taxes for eligible businesses that create new jobs in counties or "less-developed" census tract areas. |
| Business Retention & Expansion Process | The Business Retention and Expansion Process provides a process for local governments, chambers and/or development authorities to survey existing industries and identify the perceptions and potential problems of private sector firms concerning issues like future plans, international trade, labor and manpower, local government services, energy requirements, and community linkages. |

| | |
|--|--|
| Regional Assistance Program (RAP) | The Regional Assistance Program (RAP) is a collaborative effort of DCA and GEFA to support multi-county and regional collaboration in economic development. The RAP program provides grants to local governments and local government authorities for multi-county activities important to regional economic development. |
| Bond Allocation Program | For businesses and individuals seeking long-term, low-interest rate financing for the construction or improvements of manufacturing facilities, single and multi-family housing projects, exempt financing is available both at the state and local level. DCA is responsible for implementing a system for allocating the use of private-activity bonds, as permitted by federal law, in order to further the economic development of the state, to further the provision of safe, sanitary, and affordable housing, and otherwise to further the purposes of the laws of the state which provide for the issuance of such bonds. |
| Regional Economic Assistance Projects (REAP) | Regional Economic Assistance Projects (REAP) provide a mechanism for local and state governments and the private sector to cooperate on large-scale tourism-related projects with multiple uses that will create jobs and enhance the local tax base. Upon meeting the requirements of the REAP statute and the REAP Rules, a developer of a certified REAP project may apply to the Georgia Department of Revenue for a state license for the sale of malt beverages, wine, or distilled spirits by the drink for consumption on the premises only. |
| Georgia Main Street/Better Hometown Program | The Main Street/Better Hometown Program is a self-help community development program designed to improve a downtown's quality of life and is modeled on the Main Street Four Point Approach™ to downtown revitalization. The Main Street/Better Hometown Program focuses on economic development through downtown revitalization, historic preservation and restoring a sense of place. |
| Georgia Academy for Economic Development | The Academy is a consortium of public and private economic development organizations providing economic development training throughout Georgia. These professionals serve as the Academy's program leaders and resource experts. |

Source: Georgia Department of Community Affairs

Assessment

Fulton County, local area economic development organizations and the State of Georgia, particularly through the Georgia Department of Community Affairs, provide a wealth of economic development resources which are readily accessible. In addition, these organizations/agencies can provide referrals/access to many private entities providing such resources.

2.14 Economic Development Programs or Tools

Inventory

- Palmetto Downtown Development Authority
- Palmetto Industrial Development Authority
- Development Authority of Fulton County
- Community Improvement District (CID)
- Community Development Block Grant Program (CDBG)
- The Enterprise Zone Employment Act of 1997

Assessment

Many of the agencies listed in the previous “Resources” Section also serve as programs or tools for the community. Each of the programs referenced above has specific authority through bond allocations, grants, tax incentives and other methodologies to assist the City of Palmetto in economic development activities.

2.15 Education and Training Opportunities

Inventory

The City of Palmetto relies primarily on private, state and county sponsored programs for workforce education and training. According to information from Fulton County those resources include:

- Fulton County Human Services Department: The Fulton County Workforce Preparation Employment Service offers a variety of services through four “one-stop” career centers and 22 electronic access network sites strategically located throughout Fulton County. Employment and training services, as well as associated supportive services are provided at these to area youth, adults and dislocated workers.
- Electronic Access Network: The Georgia Department of labor has developed an automated system that supports the delivery of Workforce Investment Act (WIA) services. These automated systems are part of Georgia’s One Stop Career Network and are known in Fulton County as the Electronic Access Network Sites.
- Private Assistance: There are numerous social service agencies which provide job training and job finding assistance to people as well as help in taking their GED.
- Youth Services: The Youth Services Program (provided by the Fulton County Human Services Department) is designed to provide assistance to youth in obtaining vocational training and unsubsidized employment. The program targets in-school, out of school and at-risk youth.
- Atlanta Regional Workforce Board: The Atlanta Regional Commission coordinates the local regional workforce board which provides job training and job seeking resources to Atlanta Region residents, including Fulton County.
- Vocational and Technical Schools: Numerous vocation and technical schools in the Metro Atlanta area, such as Atlanta Area Tech, teach students skills in a broad range of occupations including technical, service, administrative, clerical, health care, real estate, construction, media and accounting to list-a representative sampling.

Assessment

The importance of a skilled educated and well trained workforce is critical to sustaining and enhancing the location, relocation and expansion of industries/businesses in Palmetto and greater Fulton County. County wide there is generally a significant percent of the residents with requisite skills, education and training. However, there are residents, including those within Palmetto who require assistance in acquiring and improving education, skills and training. As it relates to South Fulton in general and Palmetto in particular according to the Fulton County Economic Development Department there is an effort to attract a local state and/or private college campus to the area and to build the skill capacities of South Fulton residents to attract corporate headquarters and offices to the area.

2.16 Assessment of Current and Future Needs

The decades of 1980 to 1990 and 1990 to 2000 reveal diametrically different stories in the economic development progress of Palmetto. Between 1980 and 1990 jobs increased by 59.8%. Between 1990 and 2000 growth was virtually static. In fact jobs decreased a very small amount by four (4) jobs or .003%.

The 1990 to 2000 period also marked the emergence of the service history industry as the primary job sector in Palmetto (and Fulton County). In Palmetto the percentage of service type employees increased from 21% in 1990 to 32.3% in 2000. While manufacturing and construction remain secondarily strong, service jobs now lead the employment sector in Palmetto (and Fulton County). However, the overall Fulton County employment picture shows a greater percentage in typically higher earning jobs such as finance, insurance and real estate while Palmetto's percentage of these type jobs has decreased over time. Palmetto does show considerable strength in the self employment category and manufacturing/construction jobs remain mainstays of its job base.

Palmetto's economic development status must be assessed in the context of Fulton County and the Metropolitan Atlanta region. By sheer numbers, and even with projected growth, Palmetto is only a relatively small influencing factor in the overall region. Obviously, Palmetto's economic destiny is more likely to be influenced by Fulton County and the Metropolitan Atlanta region rather than vice versa.

However, by most all socio-economic data South Fulton and Palmetto lag somewhat behind Fulton County as a whole and the Metropolitan region. Accordingly, it is extremely important that Palmetto maximize its advantages and opportunities (and there are several) to achieve economic parity. Additionally the City must take advantage of the myriad of opportunities to improve its standing in those areas which will enhance its economic stature and competitiveness.

Fulton County is the largest generator of jobs in the Metropolitan area. Palmetto must be poised to take advantage of that fact. In several respects it is ahead of the growth curve in doing so. Two (2) major public works projects for water and wastewater improvements will secure the City's ability to provide (with incremental, phased upgrades) for the foreseeable future. In addition, its other primary community facilities are adequate and/or expandable to meet planning period needs. There is a satisfactory inventory of industrial property with excellent road, rail and air access to attract new and expanding businesses/industries. There is also more than adequate economic development programs and tools to facilitate the City's efforts in this regard as outlined in this section.

The overriding concern for Palmetto, Fulton County and the region is to aggressively seek and maintain economic diversity within the local communities, the County and the region. The emergence of the service sector as the dominant employment sector in Palmetto and Fulton County and the fact that the weekly salary for these jobs is below the average wage for other jobs is of concern. All jurisdictions must guard against an

employment base concentrated too greatly in any one sector and therefore subject to narrowly concentrated economic upheavals.

Clearly the gross number of jobs to be created in Palmetto alone over the next 25 years (629) will not adequately serve the projected population increase in the community. However, the projected job increases for Fulton County will. To ensure Palmetto residents are prepared to participate in this job growth prosperity there must be continued and increased emphasis on job training, education and skills. Palmetto's best opportunity to increase its residents job opportunities is a combination of growing jobs within the community as described in this section and by preparing its residents to be adequately trained and educated to avail themselves of the employment opportunities in the City, County and region.

South Fulton's availability of land at price points generally less than other parts of the County, its improving transportation access (South Fulton Parkway, et.al.) the projected population growth, upgraded infrastructure, and targeted economic incentives all bode favorably for economic growth in the area.

Since 1990 about 70% of Fulton County's population was employed in the County. That percentage is almost the same today. Most of the employees commuting to the County are from immediately adjacent counties. In Palmetto the vast number of employees commute outside their place of residence. That percentage was 85% in 1990 and almost 90% in 2000. Resolution of traffic congestion and related problems created by these commutes and transportation alternatives are major issues to be addressed to ensure the continuing economic viability of the respective jurisdictions in this region.

3. HOUSING ELEMENT

One of the best indicators of a community’s quality of life is its housing stock. An adequate supply of structurally sound, uncrowded, and affordable housing is a prerequisite for a high quality of life. The following analysis of housing conditions of the City of Palmetto, Georgia represents a critical first step in the community’s ongoing efforts to provide and maintain adequate housing for its residents. The analysis includes an inventory of Palmetto’s past and present housing conditions and an evaluation of the its current and future housing needs in light of the community’s projected population growth and economic development goals. The housing analysis serves as the basis for the formulation of housing goals and implementation programs.

3.1 Housing by Type

Table 3.1 presents data from the 1990 and 2000 Census of Housing regarding the type of housing units in Palmetto, Georgia. The total number of housing units in the community increased by nearly 20% in a decade. The only types of housing units not increasing over the ten year period were 1 unit attached and 2 unit structures. From 1990 to 2000 structures containing 10 to 19 units increased by 600% from 4 to 24 structures. The largest absolute increase in types of housing was 98 new 1 unit detached structures. The dominant type of housing in the community is the 1 unit detached structure that represented over 70% of the total housing inventory in 2000. The percent of 1 unit detached structures is indicative of the common preference for single family detached housing. In the State of Georgia, 1 unit, detached housing structures comprise 64% of all the housing stock and even in the heavily urbanized Fulton County they represent nearly one-half of all housing structures.

Table 3.1: Types of Housing Units 1900 - 2000

| Housing Type | 1990 | | 2000 | | # Increase or Decrease | % Increase or Decrease |
|------------------------|-------|--------|-------|--------|------------------------|------------------------|
| | # | % | # | % | | |
| 1 unit, detached | 766 | 74.51% | 864 | 70.53% | 98 | 12.79% |
| 1 unit attached | 21 | 2.04% | 7 | 0.57% | -14 | -66.67% |
| 2 units | 114 | 11.09% | 100 | 8.16% | -14 | -12.28% |
| 3 or 4 units | 76 | 7.39% | 110 | 8.98% | 34 | 44.74% |
| 5 to 9 units | 41 | 3.99% | 98 | 8.00% | 57 | 139.02% |
| 10 to 19 units | 4 | 0.39% | 28 | 2.29% | 24 | 600.00% |
| 20 to 49 units | 0 | 0.00% | 10 | 0.82% | 10 | X |
| 50 or more units | 0 | 0.00% | 8 | 0.65% | 8 | X |
| Mobile home or trailer | 6 | 0.58% | 0 | 0.00% | -6 | -100.00% |
| TOTAL of all types | 1,028 | 100% | 1,225 | 100% | 197 | 19.16% |

Source: U.S. Census Bureau

3.2 Age and Condition of Housing Units

Age and the lack of complete plumbing and kitchen facilities are features often used to evaluate the condition of a community's housing stock. Tables 3.2 and 3.3 present data regarding the age of Palmetto's housing stock. Although age alone is not a definitive indicator of the quality of housing, it does provide some clues about the state of a community's housing stock. Older units are often in need of renovation and repair or saddle the occupants with higher maintenance cost. One special concern about older housing is the presence of lead based paints. Lead based paint was banned in 1979 due to its potential toxicity and harmful effects on the development of children. Slightly over one-half or 52.33% of the current housing units in the City of Palmetto were built prior to 1979. This is slightly over Georgia's rate of 50.14%. The age of the housing stock in Palmetto is similar to the age of the housing stock in the surrounding area and the state as a whole. The greatest differences between the age of Palmetto's housing and the surrounding areas occur when they are compared with Coweta County. Due to extremely rapid population growth since 1980, a large percent of Coweta County's housing stock is new.

Table 3.2: Age of Housing Units 1990 for Palmetto and Surrounding Areas

| Year Built | Palmetto | | Fulton | | Coweta | | Georgia | |
|--------------------|----------|-------|---------|-------|--------|-------|-----------|-------|
| | Number | % | Number | % | Number | % | Number | % |
| 1989 to March 1990 | 21 | 2.04 | 8,901 | 2.99 | 1,208 | 5.92 | 92,438 | 3.50 |
| 1985 to 1988 | 170 | 16.54 | 32,297 | 10.86 | 3,961 | 19.40 | 405,556 | 15.37 |
| 1980 to 1984 | 103 | 10.02 | 27,724 | 9.32 | 2,708 | 13.27 | 349,315 | 13.24 |
| 1970 to 1979 | 222 | 21.60 | 56,804 | 19.09 | 4,681 | 22.93 | 646,094 | 24.49 |
| 1960 to 1969 | 162 | 15.76 | 61,508 | 20.67 | 2,855 | 13.99 | 453,853 | 17.20 |
| 1950 to 1959 | 148 | 14.40 | 46,207 | 15.53 | 1,731 | 8.48 | 309,335 | 11.72 |
| 1940 to 1949 | 74 | 7.20 | 28,699 | 9.65 | 1,054 | 5.16 | 168,889 | 6.40 |
| 1939 or earlier | 128 | 12.45 | 35,363 | 11.89 | 2,215 | 10.85 | 212,938 | 8.07 |
| TOTAL | 1,028 | 100 | 297,503 | 100 | 20,413 | 100 | 2,638,418 | 100 |

Source: U.S. Census Bureau

Table 3.3: Age of Housing Units 2000 for Palmetto and Surrounding Areas

| Year Built | Palmetto | | Fulton | | Coweta | | Georgia | |
|--------------------|----------|-------|---------|-------|--------|-------|-----------|-------|
| | # | % | # | % | # | % | # | % |
| 1999 to March 2000 | 59 | 4.82 | 9,519 | 2.73 | 2,584 | 7.79 | 130,695 | 3.98 |
| 1995 to 1998 | 222 | 18.12 | 35,497 | 10.18 | 6,545 | 19.72 | 413,557 | 12.60 |
| 1990 to 1994 | 59 | 4.82 | 33,119 | 9.50 | 5,888 | 17.74 | 370,878 | 11.30 |
| 1980 to 1989 | 244 | 19.92 | 63,177 | 18.12 | 6,388 | 19.25 | 721,174 | 21.98 |
| 1970 to 1979 | 159 | 12.98 | 55,608 | 15.95 | 4,028 | 12.14 | 608,926 | 18.55 |
| 1960 to 1969 | 142 | 11.59 | 56,928 | 16.33 | 2,486 | 7.49 | 416,047 | 12.68 |
| 1950 to 1959 | 78 | 6.37 | 41,579 | 11.93 | 1,861 | 5.61 | 283,424 | 8.64 |
| 1940 to 1949 | 96 | 7.84 | 22,048 | 6.32 | 1,216 | 3.66 | 144,064 | 4.39 |
| 1939 or earlier | 166 | 13.55 | 31,157 | 8.94 | 2,186 | 6.59 | 192,972 | 5.88 |
| TOTAL | 1,225 | 100 | 348,632 | 100 | 33,182 | 100 | 3,281,737 | 100 |

Source: U.S. Census Bureau

The City of Palmetto does not have a problem with housing structures lacking complete plumbing and kitchen facilities. Less than one percent of all housing units in the City lack complete plumbing and kitchen facilities. The portion of units lacking complete plumbing facilities is exactly the state rate and the percent of units lacking complete kitchen facilities matches regional rates.

Table 3.4: Plumbing and Kitchen Facilities 1990 – 2000 for Palmetto and Surrounding Areas

| Housing Unit Characteristic | City of Palmetto | | Fulton County | | Coweta County | | State of Georgia | |
|--------------------------------------|------------------|------|---------------|------|---------------|------|------------------|------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Lacking Complete Plumbing Facilities | 0.39% | .60% | 0.60% | .60% | 1.45% | .60% | 1.08% | .60% |
| Lacking Complete Kitchen Facilities | 0.00% | .60% | 0.65% | .70% | 1.45% | .60% | 0.91% | .50% |

Source: U.S. Census Bureau

3.3 Occupancy Characteristics

Table 3.5 provides information about the type of housing structures in the City of Palmetto. The owner occupied housing market in Palmetto is dominated by 1 unit, detached structures. The mix of owner occupied housing types has remained fairly constant between 1990 and 2000. The 1 unit, detached structure is a common housing choice among homeowners in suburban locations such as Palmetto. The 1 unit, detached structure also is popular in the rental housing market. In 1990 nearly 45% of all rental units in Palmetto were 1 unit, detached structures. Between 1990 and 2000 over 100 new multi family rental units were added to the community's housing stock. Multi family structures now comprise over 60% of all the rental housing units.

Table 3.5: Tenure by Housing Type 1990 – 2000

| Type of Unit | Owner Occupied | | | | Renter Occupied | | | |
|----------------------|----------------|--------|------|--------|-----------------|--------|------|--------|
| | 1990 | | 2000 | | 1990 | | 2000 | |
| | # | % | # | % | # | % | # | % |
| 1 unit, detached | 582 | 89.54 | 617 | 91.00 | 143 | 44.41 | 190 | 39.42 |
| 1 unit, attached | 21 | 3.23 | 7 | 1.03 | 0 | 0.00 | 0 | 0.00 |
| Multi family | 41 | 6.31 | 46 | 6.78 | 179 | 55.59 | 292 | 60.58 |
| Mobile home or other | 6 | 0.92 | 8 | 1.18 | 0 | 0.00 | 0 | 0.00 |
| TOTAL | 650 | 100.00 | 678 | 100.00 | 322 | 100.00 | 482 | 100.00 |

Source: U.S. Census Bureau

Palmetto's housing vacancy rate, see Table 3.6, remained constant between 1990 and 2000. The community's vacancy rate is slightly lower than Fulton County and the State of Georgia and slightly higher than rapidly growing Coweta County. Palmetto has an especially tight rental housing market that is much lower than the surrounding counties and the state as a whole. See Table 3.7.

Table 3.6: Occupied and Vacant Housing Units 1990 – 2000 for Palmetto and Surroundings Areas

| Jurisdiction | Occupied Housing Units | | | | Vacant Housing Units | | | |
|------------------|------------------------|-------|-----------|-------|----------------------|-------|---------|------|
| | 1990 | | 2000 | | 1990 | | 2000 | |
| | # | % | # | % | # | % | # | % |
| City of Palmetto | 972 | 94.55 | 1,160 | 94.69 | 56 | 5.45 | 65 | 5.31 |
| Fulton County | 257,140 | 86.43 | 321,242 | 92.14 | 40,363 | 13.57 | 27,390 | 7.86 |
| Coweta County | 18,930 | 92.74 | 31,442 | 94.76 | 1,483 | 7.26 | 1,740 | 5.24 |
| State of Georgia | 236,615 | 46.54 | 3,006,369 | 91.61 | 271,803 | 53.46 | 275,368 | 8.39 |

Source: U.S. Census Bureau

Table 3.7: Vacancy Rates by Occupancy Type 2000 for Palmetto and Surrounding Areas

| Occupancy Type | City of Palmetto | Fulton County | Coweta County | State of Georgia |
|---|------------------|---------------|---------------|------------------|
| For rent | 0 | 12,668 | 398 | 90,320 |
| For sale only | 65 | 5,438 | 572 | 46,425 |
| Rented or sold, not occupied | 0 | 2,214 | 189 | 23,327 |
| For seasonal, recreational, or occasional use | 0 | 2,416 | 139 | 57,847 |
| For migrant workers | 0 | 68 | 64 | 1,290 |
| Other vacant | 0 | 4,586 | 378 | 56,159 |
| TOTAL | 65 | 27,390 | 1,740 | 275,368 |
| HOMEOWNER VACANCY RATE | 2.80% | 2.70% | 1.90% | 1.90% |
| RENTAL VACANCY RATE | 1.90% | 7.10% | 6.00% | 8.20% |

Source: U.S. Census Bureau

3.4 Housing Cost

Few things say more about the state of housing in a community than cost. Tables 3.8 present a summary of owner-occupied housing cost in Palmetto and its surrounding areas. Over 80% of Palmetto's owner occupied housing was priced less than \$100,000 per unit in 2000. Owner-occupied housing in Palmetto is less expensive than in the surrounding counties and the State of Georgia as a whole. The median housing value in Palmetto in 2000 was \$82,000 per unit which was over \$18,000 less than the State mean and over \$93,000 less than Fulton County's median price.

Table 3.8: Value of Owner-Occupied Housing Units 2000 for Palmetto and Surrounding Area

| Range of Value | City of Palmetto | | Fulton County | | Coweta County | | State of Georgia | |
|------------------------|------------------|---------|---------------|---------|---------------|---------|------------------|---------|
| | # | % | # | % | # | % | # | % |
| Less than \$50,000 | 97 | 14.31% | 7,712 | 4.61% | 1,733 | 7.06% | 342,066 | 16.86% |
| \$50,000 to \$99,999 | 460 | 67.85% | 38,600 | 23.10% | 6,888 | 28.08% | 666,086 | 32.82% |
| \$100,000 to \$149,999 | 114 | 16.81% | 24,944 | 14.93% | 8,082 | 32.94% | 458,862 | 22.61% |
| \$150,000 to \$199,999 | 7 | 1.03% | 22,793 | 13.64% | 4,166 | 16.98% | 239,312 | 11.79% |
| \$200,000 to \$299,999 | 0 | 0.00% | 30,115 | 18.02% | 2,511 | 10.24% | 188,461 | 9.29% |
| \$300,000 or greater | 0 | 0.00% | 42,947 | 25.70% | 1,153 | 4.70% | 134,506 | 6.63% |
| TOTAL | 678 | 100.00% | 167,111 | 100.00% | 24,533 | 100.00% | 2,029,293 | 100.00% |
| Median Value (\$) | 82,300 | | 175,800 | | 121,400 | | 100,600 | |

Source: U.S. Census Bureau

Table 3.9 presents data about gross rent in the City of Palmetto and its surrounding areas. In 2000 over 90% of all rental units in Palmetto rented for less than \$750 per month and less than 2% rented for over \$1,000 per month. Approximately one-half of all rental units in Palmetto rent for \$500 to \$749 per month. The median gross rent in the City was less than the 2000 State median and the Coweta County median and over \$100 per month less than Fulton County's 2000 median gross rent.

Table 3.9: Gross Rent 2000 for Palmetto and Surrounding Areas

| Gross Rent | City of Palmetto | | Fulton County | | Coweta County | | State of Georgia | |
|------------------------|------------------|---------|---------------|---------|---------------|---------|------------------|---------|
| | # | % | # | % | # | % | # | % |
| Less than \$250 | 29 | 6.02% | 15,302 | 10.16% | 528 | 8.47% | 84,279 | 9.30% |
| \$250 to \$499 | 152 | 31.54% | 23,103 | 15.34% | 1,502 | 24.09% | 231,100 | 25.51% |
| \$500 to \$749 | 256 | 53.11% | 44,179 | 29.34% | 2,091 | 33.53% | 301,088 | 33.24% |
| \$750 to %999 | 38 | 7.88% | 41,361 | 27.47% | 1,474 | 23.64% | 200,611 | 22.14% |
| \$1,000 or more | 7 | 1.45% | 26,623 | 17.68% | 641 | 10.28% | 88,835 | 9.81% |
| No cash rent | 0 | 0.00% | 3,210 | 2.13% | 440 | 7.06% | 58,533 | 6.46% |
| TOTAL with cash rent | 482 | 100.00% | 150,568 | 100.00% | 6,236 | 100.00% | 905,913 | 100.00% |
| TOTAL units | 482 | | 153778 | | 6676 | | 964446 | |
| Median Gross Rent (\$) | 588 | | 709 | | 628 | | 613 | |

Source: U.S. Census Bureau

3.5 Cost Burdened Households

Housing costs are relative to the wealth of the residents of a community. Table 3.10 presents data on housing cost burdens for the inhabitants of Palmetto. Figures for gross rent incorporate utility payments by renters. Selected owner expenses such as mortgage payments, utilities, property taxes, and homeowners insurance are incorporated into owner-occupied housing costs.

Households that pay over 30% of their income for housing expenses are considered to be cost burdened. Those households that pay over 50% of their monthly income on housing expenses are considered to be severely cost burdened. A smaller portion of Palmetto's renters are cost burdened than in the surrounding counties and the state as a whole. Cost burdened homeowners represent 21.81% of all homeowner in the City which is nearly identical to the portion of cost burdened homeowners in the state as a whole.

Table 3.10: Cost Burdened and Severely Cost Burdened Households by Tenure 1999 for Palmetto and Surrounding Areas

| Rental Units | City of Palmetto | Fulton County | Coweta County | State of Georgia |
|--|------------------|---------------|---------------|------------------|
| Gross Rent > 30% of Household Income in 1999 | 150 | 58893 | 2407 | 341484 |
| % Total Rental Units | 31.12 | 38.30 | 36.05 | 35.41 |
| Gross Rent > 50% of Household Income in 1999 | 54 | 27794 | 1013 | 158922 |
| % Rental Units | 11.20 | 18.07 | 15.17 | 16.48 |
| TOTAL Rental Units | 482 | 153,778 | 6,676 | 964,446 |
| Owner Occupied Units with a Mortgage | City of Palmetto | Fulton County | Coweta County | State of Georgia |
| Owner Cost > 30% of Household Income in 1999 | 96 | 32911 | 3663 | 295715 |
| % of Total Owner Occupied Units with a Mortgage | 25.95 | 27.86 | 21.06 | 24.61 |
| Owner Cost > 50% of Household Income in 1999 | 4 | 13060 | 1103 | 103568 |
| % of Total Owner Occupied Units with a Mortgage | 1.08 | 11.06 | 6.34 | 8.62 |
| TOTAL Owner Occupied Units with a Mortgage | 370 | 118,113 | 17,393 | 1,201,569 |
| Owner Occupied Units without a Mortgage | City of Palmetto | Fulton County | Coweta County | State of Georgia |
| Owner Cost > 30% of Household Income in 1999 | 32 | 4501 | 421 | 47151 |
| % of Total Owner Occupied Units without a Mortgage | 14.75 | 15.70 | 11.58 | 11.94 |
| Owner Cost > 50% of Household Income in 1999 | 0 | 1680 | 133 | 15911 |
| % of Total Owner Occupied Units without a Mortgage | 0.00% | 5.86 | 3.66 | 4.03 |
| TOTAL Owner Occupied Units without a Mortgage | 217 | 28,670 | 3,636 | 394,839 |
| All Owner Occupied Units | City of Palmetto | Fulton County | Coweta County | State of Georgia |
| Owner Cost > 30% of Household Income in 1999 | 128 | 37412 | 4084 | 342866 |
| % of Total Owner Occupied Units | 21.81 | 25.49 | 19.42 | 21.48 |
| Owner Cost > 50% of Household Income in 1999 | 4 | 14740 | 1236 | 119479 |
| % of Total Owner Occupied Units | 0.68 | 10.04 | 5.88 | 7.48 |
| TOTAL Owner Occupied | 587 | 146783 | 21029 | 1596408 |

Source: U.S. Census Bureau

3.6 Crowding

Overcrowding is another measurement of the quality of a community's housing stock. Traditionally, any housing unit with more than one person per room is considered to be overcrowded. As Table 3.6 indicates, in the City of Palmetto 2.49% of the rental units and 6.93% of the owner occupied units were overcrowded according to the *2000 U.S Census of Population and Housing*. The rate of overcrowding in rental units is considerably lower than in the surrounding counties and the State of Georgia as a whole. The rate of overcrowding in owner occupied units is much higher than the in the surrounding counties and the state as a whole.

Table 3.11 Overcrowded Housing Units by Tenure 2000 for Palmetto and Surrounding Areas

| Units | Palmetto | Fulton | Coweta | Georgia |
|-----------------------------|----------|--------|--------|---------|
| Overcrowded Renter Occupied | 12 | 15,819 | 503 | 95,520 |
| % Total Renter Occupied | 2.49 | 10.26 | 7.28 | 9.78 |
| Overcrowded Owner Occupied | 47 | 3,104 | 534 | 49,715 |
| % Total Owner Occupied | 6.93 | 1.86 | 2.18 | 2.45 |

Source: U. S. Census Bureau

3.7 Housing for Special Needs Populations

3.7.1 Public Housing Programs

The Palmetto Housing Authority operates 20 units of government owned public housing in the community but does not operate a HUD Section 8 housing voucher program. Table 3.12 provides data about the 20 units of public housing operated by the authority. The public housing units range in size from 1 to 4 bedrooms and every unit is occupied. The average monthly income of residents in the public housing units is \$934.34. The average adjusted monthly income of residents is \$869.33 or \$65.00 less than the actual income.

Table 3.12: Palmetto Housing Authority Income Analysis by Room Size

| Room Size | # of Units | Occupied Units | Average Income | Average Adjusted Income |
|-----------|------------|----------------|----------------|-------------------------|
| 1 | 4 | 4 | \$ 609.25 | \$575.91 |
| 2 | 8 | 8 | \$ 711.38 | \$663.04 |
| 3 | 5 | 5 | \$1,210.49 | \$1,075.83 |
| 4 | 3 | 3 | \$1,502.08 | \$1,426.52 |
| TOTAL | 20 | 20 | \$934.34 | \$869.33 |

Source: Palmetto Fairburn Union City Housing Authorities

Housing needs among local residents are measured as a portion of the Area Median Income (AMI). Palmetto is in the Atlanta Metropolitan Area. The United States Department of Housing and Urban Development (HUD) reports that the fiscal Year 2005 median family income for the Atlanta area is \$70,250. HUD makes adjustments to median family income for family size. The HUD FY 05 income limits for 30%, 50%, and 80% of the Median Income per number in a household are listed below in Table 3.13. Those following within the in the 50% to 80% category are considered low income. Those following at or below the 50% category are considered to be very low income.

Table 3.13: Income Limits by Percentage of Palmetto Area Median Income and Number of Persons in Household

| Number of Persons | 30% AMI | 50% AMI | 80% AMI |
|-------------------|----------|----------|----------|
| 1 | \$14,950 | \$24,900 | \$39,850 |
| 2 | \$17,100 | \$28,500 | \$45,550 |
| 3 | \$19,200 | \$32,050 | \$51,250 |
| 4 | \$21,350 | \$35,600 | \$56,950 |
| 5 | \$23,050 | \$38,450 | \$61,500 |
| 6 | \$24,800 | \$41,300 | \$66,050 |
| 7 | \$26,500 | \$44,150 | \$70,650 |
| 8 | \$28,200 | \$47,000 | \$75,200 |

Source: U.S. Department of Housing and Urban Development

Table 3.14 presents data on the level of poverty in the City of Palmetto. The U. S. Census Bureau reported that 11.29% of all the residents of Palmetto fell below the poverty level in 1999. Over one-half of all those living below the poverty level were in the 18 to 64 years age bracket. The rates of poverty among the very young, under 5 years old, and the elderly, over 64 years old, were not high. The relatively high level of poverty among 18 to 64 year olds, generally considered to be the prime wage earning years, may indicate a need to implement a rental voucher program in the community.

Table 3.14: Poverty Status in 1999 by Age for Palmetto

| Age | # | % |
|-------------------------------------|-------|---------|
| Total: | 3,207 | 100.00% |
| Income in 1999 below poverty level: | 362 | 11.29% |
| Under 5 years | 43 | 1.34% |
| 5 years | 8 | 0.25% |
| 6 to 11 years | 70 | 2.18% |
| 12 to 17 years | 38 | 1.18% |
| 18 to 64 years | 184 | 5.74% |
| 65 to 74 years | 9 | 0.28% |
| 75 years and over | 10 | 0.31% |

Source: U.S. Census Bureau

3.7.2 Homeless Population

An accurate count of the homeless population within the City of Palmetto is not available at this time. Nationwide, homeless persons are some of the most difficult individuals to enumerate. Although no specific data are available for homeless residents in Palmetto, the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness conducted a one-day census on of the homeless for its service area on March 12, 2003. The Tri-Jurisdictional Collaborative’s service area includes the City of Atlanta, Fulton County, and DeKalb County. The results of the homeless census are reported below in Table 3.15. As the census indicates, the vast majority of the homeless in the Atlanta area resided within the City of Atlanta. Based on the work of the Tri-Jurisdictional Collaborative and the location and size of the City of Palmetto, one could reasonably assume that homelessness is not a major problem in the community.

Table 3.15: Homeless Census Population Totals by Jurisdiction

| Jurisdiction | Unsheltered Homeless | Sheltered Homeless | Total | % |
|--------------------------|----------------------|--------------------|-------|------|
| City of Atlanta | 1,943 | 3,984 | 5,927 | 85.2 |
| Balance of DeKalb Count | 126 | 587 | 713 | 10.3 |
| Balance of Fulton County | 84 | 232 | 316 | 4.5 |
| Totals | 2,153 | 4,803 | 6,956 | 100 |

Source: The 2003 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Survey

3.7.3 Disabled Population

The disabled represent another segment of the overall population that often requires special housing needs. Table 3.16 presents data on the extent and type of disabled citizens in the City of Palmetto. With over 1 in 5 residents in the community classified as having some type of disability there is reason to assume that the City should devote some attention to the special housing needs of this group.

Table 3.16 Disability Status of the Civilian Noninstitutionalized Population

| Category | Status |
|---|--------|
| With a disability | 627 |
| Percent with a disability | 21.7 |
| Population 5 to 15 years | 550 |
| With a disability | 24 |
| Percent with a disability | 4.4 |
| Sensory | 0 |
| Physical | 0 |
| Mental | 24 |
| Self-care | 0 |
| Population 16 to 64 years | 2,054 |
| With a disability | 531 |
| Percent with a disability | 25.9 |
| Sensory | 66 |
| Physical | 152 |
| Mental | 127 |
| Self-care | 9 |
| Going outside the home | 175 |
| Employment disability | 374 |
| Population 65 years and over | 280 |
| With a disability | 72 |
| Percent with a disability | 25.7 |
| Sensory | 46 |
| Physical | 55 |
| Mental | 18 |
| Self-care | 0 |
| Going outside the home | 33 |
| Population 18 to 34 years | 835 |
| With a disability | 213 |
| Percent enrolled in college or graduate school | 5.2 |
| Percent not enrolled and with a bachelor's degree or higher | 0 |
| No disability | 622 |
| Percent enrolled in college or graduate school | 6.1 |
| Percent not enrolled and with a bachelor's degree or higher | 4.3 |
| Population 21 to 64 years | 1,815 |
| With a disability | 455 |
| Percent employed | 44.2 |
| No disability | 1,360 |
| Percent employed | 75.4 |

3.8 Assessment and Future Housing Needs

The Georgia Department of Community Affairs has calculated projections of future housing needs for the City of Palmetto through the year 2025. The projections indicate that from 2000 to 2025 the City will need to increase its overall housing stock from 1,225 units to 1,830 units. The projected needed units represent nearly a 50% increase in housing stock. The projections also indicate that the city will experience increases in nearly all types of structures; however, the rate of increase in multi family units will be greater than the rate of increase in single family detached units. One could assume that most single unit, detached structures will be owner occupied while most multi family structure will be renter occupied. The increase in multi family housing seems reasonable considering the rapid growth in the South Atlanta Metropolitan area where Palmetto is located.

The housing projections presented here only represent a starting point for addressing future housing needs. Palmetto's location close to Hartsfield-Jackson International Airport and the economic activities that it generates could create a need for many more housing units than the Department of Community Affairs has projected. The City should closely monitor housing conditions throughout the 20 year planning horizon of this plan in order to insure that the housing needs of its residents are being meet. Zoning ordinances and other land use regulations along with capital budgets should be designed to provide the land and infrastructure necessary to meet the community's housing needs.

Table 3.17: Palmetto's Future Housing Needs 2005 – 2025

| Category | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------------|-------|-------|-------|-------|-------|
| TOTAL Housing Units | 1,485 | 2,216 | 2,705 | 3,305 | 4,039 |
| Single Units (detached) | 1,006 | 1,507 | 1,785 | 2,148 | 2,625 |
| Single Units (attached) | 7 | 11 | 11 | 13 | 16 |
| Double Units | 117 | 177 | 216 | 264 | 323 |
| 3 to 9 Units | 277 | 443 | 595 | 760 | 969 |
| 10 to 19 Units | 29 | 44 | 54 | 66 | 81 |
| 20 to 49 Units | 0 | 0 | 0 | 0 | 0 |
| 50 or more Units | 15 | 22 | 27 | 33 | 40 |
| Mobile Home or Trailer | 10 | 15 | 22 | 26 | 36 |
| All Other | 0 | 0 | 0 | 0 | 0 |

Source: *City of Palmetto and Keck & Wood, Inc. and, The Collaborative Firm, LLC.*

4. NATURAL AND CULTURAL RESOURCES ELEMENT

The Natural and Cultural Resources Element of the plan inventories sensitive, historic, archeological and cultural resources within the City. It assesses the need for protection and management of these resources and goals/strategies for appropriate use of same.

4.0 Natural Resources

4.1 Public Water Supply Sources

Inventory

The City of Palmetto's water supply is taken from two reservoirs located west of the City in the Cedar Creek basin from which the Georgia Environmental Protection Division (GA EPD) has permitted the City to withdraw up to 576,000 gallons of water per day. The older of the reservoirs is located on property owned by the Georgia Baptist Children's Home and north of the water treatment plant. This reservoir is utilized through an agreement with the property owner. This reservoir has a high water surface level of approximately 24 million gallons. Its drainage area is around ½ square mile. The second reservoir is west of the first reservoir at the confluence of five (5) streams. The City owns this reservoir. This facility has a drainage area of approximately three (3) square miles and a storage volume when new of about 60 million gallons.

Stormwater runoff is the primary cause of most pollution in the waterways of Metropolitan Atlanta. Heavy erosion and sediment deposits/silt degrade the streams ability to support aquatic habitats. Existing regulations and programs are in place to address stormwater runoff including Soil and Erosion Control Ordinances; the model ordinances and implementation schedule by the Metropolitan North Georgia Water District to assist local governments effectively address stormwater management issues; and the Adopt A-Stream Programs.

Escalating growth continues to put pressure on an already limited water supply in the State and South Fulton area. The extended drought from 1998 through 2002 created serious shortages. The ongoing Georgia, Alabama and Florida water allocation negotiations for the Apalachicola-Flint and Alabama-Coosa – Tallapoosa river systems will dictate future water withdrawals.

Following the extended drought many of Georgia's drinking water reservoirs were at dangerously low levels. Outdoor watering bans and even more restrictive limitations were put in place by the State and/or localities. An ongoing odd-even restriction on non essential outdoor watering currently applies.

The Cities of Palmetto, Fairburn and Union City have joined together to form the South Fulton Municipal Regional Water and Sewer Authority (created by the General Assembly in 2000). The Authority's purpose is to acquire and develop adequate sources of water

supply including reservoirs, treatment facilities, transmission lines and the treatment of wastewater for its member cities.

Engineering studies have determined an additional reliable water supply is a future need for the member cities due to the problems facing the Atlanta Water System and the anticipated future growth of the area. In 2003 the Authority issued revenue bonds for the development of a reservoir, treatment plant and transmission lines to serve the member cities. The project is currently in the engineering design and permit application phase.

Assessment

Raw water supply from the City's two (2) drinking water reservoirs and the several water treatment plant expansions and upgrades have provided an adequate water supply capacity for the immediate future. However, for the long term the City will require additional raw water supply and treatment capacity. This is being addressed through the activities of the South Fulton Municipal Regional Water and Sewer Authority which is in the design/permit application phase of developing a regional water supply reservoir and related facilities.

The City recognizes the impact of various factors on its public water system and the raw water supply in particular. Through appropriate ordinances, regulations and enforcement the City will continue to address the most significant problem of stormwater runoff through erosion control and sedimentation and stormwater management measures.

The City also recognizes the impact of unpredictable drought conditions, population growth and development on water supplies and will continue State imposed water conservation measures through odd-even limitations on non-essential outdoor watering.

4.2 Water Supply Watersheds

Inventory

A watershed is defined as a ridge dividing two drainage areas and the area drained by a river. The Georgia Department of Natural Resources (DNR) defines water supply watersheds as "those areas of land upstream from a governmentally owned public drinking intake." DNR has two (2) categories of watersheds: Large which is more than 100 square miles and small which is fewer than 100 square miles.

According to data obtained from DNR, parts of Palmetto are within three different watersheds: Line Creek, Cedar Creek, and Alexander Creek. The Line Creek water supply watershed supplies water to Fayette County and the City of Newnan. The Cedar Creek watershed supplies Palmetto with water as does Coweta County's Alexander Creek watershed. According to DNR minimum planning criteria, these watersheds are considered small water supply watersheds.

Protection of water supply watersheds are critical to ensuring safe, reliable drinking water quality. As part of the Georgia Planning Act, DNR established minimum criteria for protection of watersheds and water supply. The City of Palmetto adopted a Water Supply Watershed District. The District is established as an overlay of the City's Zoning Ordinance and defined by the ridgelines of the respective watersheds and the boundary of a radius of seven (7) miles upstream of the city water supply reservoirs. These overlays are further delineated on the Water Supply Watershed Protection District Overlay map. The protection criteria includes:

- Maintain 100-foot buffer and 150-foot setback on each side of perennial stream (within 7-mile radius).
- New hazardous materials handlers must perform operations on impermeable pad having a spill and leak collection system.
- No septic tanks or drainfields are allowed within a 150-foot stream setback area.
- Limited impervious surfaces to 25% of total watershed land area.
- New hazardous waste treatment or disposal facilities are prohibited.
- New sanitary landfills are allowed only if they have synthetic liner and leachate collection systems.
- Maintain a 150-foot buffer around reservoirs.

Exempted land uses of the ordinance include:

- Land use permitted prior to the adoption of the ordinance.
- Utilities that cannot be located outside the stream corridor.
- Forestry, agricultural and mining activities within approved Best Management Practices.

Assessment

The Water Supply Watershed District enacted by the City of Palmetto establishes measures to protect the quality of the City's water supply. In addition, Fulton County has adopted a South Fulton Stream Protection Ordinance which establish regulations that address development within water supply watersheds in unincorporated Fulton County which places emphasis on buffer and setbacks and has a collateral positive impact on the City water supply.

The problem of stormwater runoff is not solved by the City's Watershed District alone. The City must continue to emphasize soil erosion and sedimentation control measures and move forward within the model ordinances, or comparable regulations, controlling stormwater runoff required by the Metropolitan North Georgia Water District.

4.3 Groundwater Recharge Areas

Groundwater recharge is the replenishment of an aquifer with water from the land surface. In addition to precipitation, other sources of recharge to an aquifer are stream

and lake or pond seepage, irrigation return flow (both from canals and fields), interaquifer flows, and urban recharge (from water mains, septic tanks, sewers, drainage ditches). These recharge areas usually occur on large flat surfaces where soils are thick.

The Georgia DNR has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution. DNR's map indicates that none of the identified groundwater recharge areas are located in the City of Palmetto.

Assessment

There are five (5) ground recharge areas identified by the Georgia DNR in Fulton County. None are located within the City of Palmetto or in immediate proximity thereto.

4.4 Wetlands

Inventory

The Federal Water Pollution Control Act Amendments in 1972 established the Section 404 Regulatory Program. Under the Act, it is unlawful to discharge dredged or fill material into waters of the United States, without prior authorization from the US Army Corps of Engineers (COE). "Waters of the United States" includes lakes, streams, tidal waters, as well as wetlands."

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses.

The U.S. Fish and Wildlife Service define wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year". Wetlands usually lie in low-lying areas or along rivers, lakes or creeks where they are subject to cyclic flooding.

According to the National Wetlands Inventory conducted by the U.S. Fish and Wildlife Service, wetlands within Palmetto occur generally in the areas surrounding the city's major streams (Shoal Creek and Little Bear Creek).

Assessment

Any development proposed for location in a wetland must be reviewed and authorized by the United States Army Corp or Engineers (COE). The City will continue to closely monitor the identified wetland areas within the City in order to protect those locations from becoming filled and destroyed. The City should review the County's Watershed Protection Ordinance (or similar ordinance) for potential incorporation into the City's development regulations.

4.5 Protected Mountains

No lands within Palmetto fall within Georgia DNR's definition of a "protected mountain".

Assessment

This section is not applicable to the City of Palmetto.

4.6 Protected River Corridors

Palmetto is not located in a protected river corridor.

Assessment

This section is not applicable to the City of Palmetto.

4.7 Coastal Resources

Palmetto is not located in a protected coastal resource area.

Assessment

This section is not applicable to the City of Palmetto.

4.8 Flood Plains

Inventory

A floodplain area is a relatively flat land area which may be adjacent to an active stream or adjacent to a river channel that is typically formed by deposition of sediments during major floods. The Federal Emergency Management Agency (FEMA) identifies and maps most areas in the City that may be subject to flooding. FEMA uses the 100-year flood (1% statistical chance of flooding every year) as the measurement standard.

Areas that are mapped within 100-year flood plain are restricted in the type and intensity of development. These restrictions prevent the placement of structures or fill grading which would either be damaged by a flood or increase the potential of upstream or downstream flooding.

Floodplains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity causing water elevation to rise and results in the flooding of previously dry land.

The 100-year floodplain limits development only in the northwest section of Palmetto. The floodplain is located along Little Bear Creek and occupies approximately fifty (50) acres of land between Toombs Street and where the creek exits the incorporated area near the sewage treatment plant.

Assessment

The City of Palmetto carefully monitors development to ensure that land development and associated activities do not adversely affect the functionality of floodplains. The City's plan review process includes a review component to check if the project is within a designated flood plain area.

4.9 Soil Types

Inventory

The predominant soils within the area of Palmetto are in the Cecil and Lloyd series. These soils, where undisturbed, generally consist of sandy or clay loamy surface soils and red clay subsoils. Also found in the area, but in far less quantities, are soils in the Madison, Appling, Chewacla series, and mixed alluvial soils. The Cecil, Lloyd, Madison and Appling series soils are upland soils, which the Chewacla and mixed alluvial soils are found in the wetland areas along the creeks.

Assessment

The runoff of sedimentation due primarily to the impact of development land disturbing activities (clearing, grubbing, grading, etc.) and to a lesser degree flooding is the principle negative impact to the quality of topsoil surfaces. Accordingly, the City must continue to aggressively enforce the provisions of its Soil and Erosion and Sedimentation Ordinance by continuing a thorough plan review process to ensure adequate mitigation measures and adequate inspection staff to police enforcement in the field.

4.10 Steep Slopes

Inventory

The physiographic features in the South Fulton County area are dominated by the ridge that extends from Atlanta through Palmetto. The ridge top elevations in the area of Palmetto range from approximately 1,000 feet to 1,050 feet above mean sea level. The land slopes to the northwest approximately eight miles until reaching the Chattahoochee River at an elevation of 700 feet (+/-). The elevations within the incorporated area of Palmetto range between approximately 900 feet and 1,050 feet above the mean sea level. The general surface features of the area are characterized by rolling to hilly and broad smooth uplands to steep V-shaped valleys along the drainage courses. Most of these areas are forested or covered with other forms of protective vegetation.

Assessment

Steep slopes are generally more prevalent along drainage courses including stream banks. The City's Watershed Supply District provides protection to many of these areas by means of buffer requirements. The City's Soil Erosion and Sedimentation Ordinance require steep slope stabilization. The City should continue to carefully monitor any land disturbance activities and development impacting steep slopes. The provisions of the ordinances referenced above should be used as tools to mitigate the adverse affect of such activities on steep slopes.

4.11 Prime Agricultural and Forest Land

Inventory

This section includes acres valued for agricultural or forestry production that may warrant special management practices. The primary uses in this category are farming, timber production and mineral recovery. A land use survey conducted in 1987 indicated that approximately 220 acres of land in Palmetto were classified as agricultural. Much of the land so classified at that time consisted of small family farming operations. In the ensuing years since that study the amount of land used for agricultural or forestry production in Palmetto has decreased to minimal levels. According to U.S. Bureau of Census information in 2000 only nine (9) persons or 0.7% of the population in Palmetto were involved in employment which would fall within the classification. According to the Fulton County Comprehensive Plan, Fulton County land area in farms has fallen from 62.49% in 1930 to 8.26% in 2002. In the City of Palmetto for the year 2002 only 0.13% of the land use was for agricultural purposes according to the Georgia Department of Revenue Consolidated Summary of the City's tax digest.

While that percentage has decreased dramatically the same source reports that there are parts of South Fulton with concentrations of prime agricultural and forest land. However, the City of Palmetto is not the location of significant large concentrations. Additionally,

the future Land Use Plan does not contemplate this is a significant land use moving forward.

The City does, however, recognize that the preservation of open spaces, both private and public in an urbanized environment is desirable for the general welfare of the populace. Accordingly, the City has adopted a Conservation Subdivision/Open Space Overlay District and Greenspace requirements for certain residential zoning districts. That ordinance does protect existing healthy native forests of at least one (1) contiguous acre; individual existing healthy trees greater than eight (8) inches, as measured at a point four and a half feet above the ground; and any prime agricultural lands of at least five (5) acres of contiguous area.

Assessment

The City of Palmetto does not have significant large concentrations of prime agricultural and farm lands consistent with the definitions of this section. However, where small dispersed areas may exist the City has in place a Conservation Subdivision/Open Space Overlay District to protect this land use within specified residential zoning districts. The City should continue to carefully monitor development subject to the provisions of this overlay district and apply protective limitations as appropriate.

4.12 Plant and Animal Habitats

Inventory

The United States Congress passed the Endangered Species Act in 1973. Following that, the State of Georgia passed first the Wildflower Preservation Act of 1973 and the Endangered Wildlife Act of 1973. As a result of these laws, the Georgia Department of Natural Resources (DNR) began efforts to list native species of plants and animals that are considered endangered, threatened, rare, or unusual, therefore designating these as “protected species”.

Both the United States Fish and Wildlife Service and Georgia DNR’s Natural Heritage Inventory Program continue to refine the inventory of plants, animals, and natural habitats that are listed as threatened or endangered. As a result, four (4) animal species and seven (7) plant species have been identified.

| <i>Species</i> | <i>Habitat</i> |
|---|--|
| Animal | |
| Bald eagle <i>Haliaeetus leucocephalus</i> | Inland waterways and estuarine areas in Georgia |
| Bluestripe shiner <i>Cyprinella callitaema</i> | Brownwater streams |
| Highscale shiner <i>Notropis hysilepis</i> | Blackwater and brownwater streams |
| Greater Jumprock <i>Scartomyzon lachneri</i> | Small to large streams in swift current over rocky substrate |

| <i>Plants</i> | |
|---|---|
| Bay star-vine <i>Schisandra glabra</i> | Twining on subcanopy and understory trees/shrubs in rich alluvial woods |
| Piedmont barren strawberry <i>Waldseinia lobata</i> | Rocy acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods |
| Pool Sprite, Snorkelwort <i>Amphianthus pusillus</i> | Shallow pools on granite outcrops, where water collects after a rain. Pools are less than 1 foot deep and rock rimmed |
| Missouri Rockcress <i>Arabis missouriensis</i> | Granite and amphibolite outcrops |
| Large-flowered Yellow Ladyslipper <i>Cypripedium parviflorum var. pubescens</i> | Upland oak-hickory-pine forest; mixed hardwood forests |
| Pink Ladyslipper <i>Cypripedium acaule</i> | Upland oak-hickory-pine forest; piney woods |
| American Ginsent <i>Panax quinquefolius</i> | Mesic hardwood forests; cove hardwood forests |

Source: United States Fish & Wildlife Services, Georgia Department of Natural Resources

Assessment

The City's Conservation Subdivision/Open Space Development Overlay District specifically protects identified populations of endangered or threatened species, or the habitat for such species. The City should continue to carefully monitor development in areas where habitats vulnerable to land development are potentially jeopardized and utilize the provisions of this ordinance and other available state/federal regulations to mitigate adverse impact. The City should explore planning criteria to expand the influence of the Overlay District referenced herein to regulate land development surrounding habitat areas in other parts of the City.

4.13 Major Parks, Recreation and Conservation Areas

Inventory

There are no major federal, state or regional Park, Recreation or Conservation areas within the corporate limits of Palmetto. The City's existing parks are local neighborhood in nature and consist of approximately eight (8) acres. Adjacent to the City is a Fulton County Community Park totaling thirty (30) acres which provides a wide range of recreation facilities and activities. This topic is discussed in greater detail in the Community Facilities Element of the Plan.

Assessment

The City has a relatively small number of acres dedicated to public recreation but these facilities are centrally located, well designed and layed out so as to provide multi-activity opportunities. In addition, the availability of the Fulton County Community Park immediately adjacent to the City limits offering a wide range of facilities and activities

effectively raises the availability of such services to Palmetto residents. The City needs to explore the possibility of expanding its neighborhood park inventory and working closely with Fulton County to ensure the continued availability and enhancement of the adjacent Community Park. The City should also explore the need for a recreation facility for “inside” activities in the form of a multi-use gymnasium facility. The City should explore the potential for passive recreation opportunities in conjunction with the Greenspace Conservation Subdivision regulations.

4.14 Scenic Views and Sites

Inventory

No scenic view or sites have been identified in Palmetto which warrant special consideration. However, the Georgia Department of Transportation has designated three (3) roads in South Fulton as Georgia Scenic Byways. The designation area for two of these roads, Hutcheson Ferry and Cochran Mill, while not within the corporate limits of Palmetto, abut the City’s eastern corporate limits at their intersection. In addition, the City is a participant in the Roosevelt Highway (U.S. 29) Corridor Enhancement Plan sponsored by South Fulton Revitalization Incorporated.

Assessment

While there are no identified scenic views or sites within the City limits of Palmetto multiple approaches to the City are either Scenic Byways designations or are under assessment for corridor enhancement improvements. The City should cooperate with Fulton County in their process of identifying and protecting tree canopies, scenic vistas, outcroppings and other elements along these approaches. The City should be prepared to participate more directly if any of these areas are annexed by the City. The City should continue to participate in the Roosevelt Highway (U.S. 29) Corridor Enhancement Study.

4.15 Cultural Resources

4.16 Residential Resources

Only two (2) properties in the City of Palmetto, both residential in nature, are listed on the National Register of Historic Places. The first is the Thomas P. Arnold House, located at 518 S. Main Street. This house was listed in the register on May 10, 1984. The second property, the Levi Ballard House, is located at U. S. 29 and S.R. 154. The house was listed on the National Register on October 22, 1980.

As the Housing Element more completely inventories and assesses the most dominant type of housing in the community is the single unit detached structure (70% of the total inventory in 2000). The remainder of the housing stock is primarily some type of multi-family. Just over one-half (52.3%) of the current housing stock was built before 1979.

Just less than 30% of the housing stock was built before 1950 and 13.5% was built before 1939.

There are a number of distinct residential styles most often reflective of the period in which they were constructed. The residential area contiguous to downtown show similar architectural styles and character from the historic origins of the community. In other areas, residential properties range from the smaller units of the first generation of merchant, service, railroad workers and tradesman who represented the transition from a farming community to a mercantile based community. Subsequent residential styles included single family detached one level “ranch” type houses of the typical tract subdivision. More recent styles include represent styles from more contemporary subdivisions and smaller lot, higher density multi-story structures.

Assessment

While there are only two (2) residential properties on the National Register of Historic Places given the age and diversity of the housing stock and the transition in the community’s economic base there are likely other structures which would also qualify.

A comprehensive survey to identify all historically significant residential properties followed by a plan to identify structures for their preservation should be considered. Some of the older houses are endangered due to their poor condition.

4.17 Commercial Resources

The City of Palmetto has three (3) primary commercial type resources; the downtown district (which is likely eligible for a local or National Historic designation); typical strip type commercial centers; and stand alone commercial type structures. The downtown commercial district is characterized by small, specialty shops, professional/service offices, retail and older architecturally unique structures.

Strip Commercial development occurs primarily along Main Street (U.S. 29/S.R.14) and to a lesser extent along portions of Fayetteville Road south of the railroad tracks. This type of development does not exhibit any uniformity in appearance and characteristically has extensive paved areas with bright signage.

Stand alone commercial type structures occur primarily along the U.S. 29/S.R.14 approaches to the City and the portion known as Main Street which passes through the heart of the City. These structures may range from recently constructed buildings to long established locations or conversions from residential to commercial use. Structures may be metal buildings, remodeled and converted residential units, or more aesthetically pleasing class A commercial space. These range from repair/service to retail and professional.

Assessment

There has been some interest expressed in designating the downtown area as either a local historic district or proposing its nomination for the National Register. The City should consult downtown property owners, business operators and other stakeholders to determine the level of interest and formulate an evaluation and implementation strategy for this action.

The City should consider a corridor overlay district to more effectively control the appearance of commercial development along primary entry ways to the City, the maintenance of these developments over time and improved traffic safety, access control and traffic movement.

4.18 Industrial Resources

Industrial type resources are limited in the City of Palmetto. The major exception is Spurlin Industries which produces whirlpool baths and employees 75 persons. In 2000 manufacturing employees represented 18.1% of those in the workforce from Palmetto. There are no industrial resources of historical significance in the City. For a more detailed discussion see the Economic Development Element of this plan.

Assessment

At present industrial resources within the corporate limits of Palmetto represent a small percentage of the land use and moderate percentage of the employment sector. Only one manufacturing facility ranks in the top ten (10) employers in the City. There is no indication of historically significant historical properties. For a more detail discussion see the Economic Development Element of this plan.

4.19 Institutional Resources

Inventory

Institutional resources in Palmetto fall into three (3) primary categories: 1) government buildings; 2) churches or religious affiliated organizations; and 3) schools. None of the identified institutional resources have been determined eligible for local or Nation Register historic designation. The public and quasi-public institutional buildings are identified, inventoried, described and assessed in the Community Facilities Element of this plan.

Assessment

While no institutional properties have been identified as historically significant they have never been formally inventoried. As part of the comprehensive historical survey

suggested as part of the residential resource section institutional properties should also be included.

4.20 Transportation Resources

Inventory

CSX Railroad which bisects the City is an important transportation asset and there are commercial associations as well as some historical significance. What was then the Atlanta and LaGrange Railroad was completed to Palmetto in 1851. The railroad was built on a high ridge of land which runs on an easterly parallel to the Chattahoochee River from Atlanta to West Point. Palmetto which had been primarily a farming town, found itself becoming a railroad town. Associated with the railroad there are three (3) overpasses (in poor condition) located at the railroad track and Church Street, the railroad track and Fayetteville Road and the railroad track and Thornton Road. In addition there is an abandoned depot building adjacent to the railroad track on Main Street (U.S. 29/SR 14) owned by the City.

As previously noted there is a Scenic Byway designation for two (2) roads, Hutcheson Ferry and Cochran Mill which while not currently extended into the City of Palmetto adjoins the corporate limits east of the City.

There are no formal historical designations for any of the locations referenced in this section.

Assessment

As part of the suggested comprehensive historical survey previously suggested these transportation resources should be included.

4.21 Rural Resources

Inventory

Fulton County and the City of Palmetto originally developed as farming (agricultural) areas which could be considered to be rural resources. However, the City has transitioned from primarily a farming town to first a railroad town, then subsequently a mercantile center and now a more diverse economic center. As the City has developed, there are few, if any, rural resources remaining within the City.

Assessment

There are no identified rural resources requiring special attention within the City of Palmetto.

4.22 Other Historical, Archaeological and Cultural Resources

Inventory

The City of Palmetto has a rich history beginning with the first know development in the area that was eventually to become Palmetto in 1833. The next step in the process of development was the arrival in the 1840's of Willis P. Menefee who is sometimes called the "father of the town". On February 18, 1854 the town of Palmetto was granted a Charter by the State Legislature. Palmetto was primarily a farming town until under the influence of the railroad found itself becoming a railroad community. The City has since transitioned to a mercantile center and subsequently to a more diverse economic center. There are, however, no areas known to possess archeological or cultural significance identified by responsible agencies private or public.

Assessment

The City should give consideration to initiating surveying the community for any unidentified archeological resources associated with the old history of the community.

4.23 Assessment of Current and Future Needs

- The City's public water supply sources and water supply watersheds are critical natural resources. The City has proactively taken appropriate regulatory, protection and enforcement steps to guard these natural resources in the form of a water supply watershed overlay district which provides certain protection on criteria addressing buffers, setbacks, septic tanks, impervious surfaces, etc. and in the form of a Conservation Subdivision/Open Space Development Overly District which is intended to provide for the preservation of open space and greenspace for watershed protection and the nonstructural management of stormwater runoff.
- As it relates to other important natural resources such as wetlands, steep slopes, agricultural lands/forest, plant/animal habitats, archaeological sites, and scenic viewsheds, the Conservation Subdivision/Open Space ordinance also places these resources where found, or if identified in the future, in either primary or secondary conservation areas for their protection.

- The City must continue to be vigilant in applying these ordinances as applicable in its land development review process and appropriately enforcing its provisions in actual practice. Adequate and properly trained staff (or outside resources) will be necessary to continue this activity. The City will need to periodically review and update the ordinances as appropriate. Local elected officials and staff should continue to keep themselves informed and trained in evolving regulations, standards, tools, etc. in this field.
- The City must continue to address stormwater runoff not only through the existing ordinances in place, such as the Soil Erosion and Sedimentation Control Ordinance, but also by adopting the appropriate and applicable model ordinances of the Metropolitan North Georgia Water District addressing this matter. Adequate and properly trained staff (or outside resources) must be available.
- The 100 year floodplain limits development only in the northwest section of Palmetto. The floodplain is located along Little Bear Creek and occupies approximately fifty (50) acres of land between Toombs Street and where the creek exits the incorporated area near the sewage treatment plant.
- Limitations of soils are primarily slope related and could, in many instances, be overcome. Due to the chance of flooding, the Chewacla and mixed alluvial soils are not suited for building development, but could support seasonal passive recreational activities.
- Two (2) residential properties in the City have been identified and placed on the National Register of Historic Places. There has been some discussion regarding a local or National Historic designation for the downtown area. The inventory of cultural historic residential, commercial, industrial, transportation, rural and archaeological resources found no additional identified resources of historical significance.
- The City could likely benefit from a comprehensive survey, particularly for residential and downtown resources and for certain of the other cultural resources listed above, to identify all historically significant properties followed by a plan to identify strategies for their preservation. This step could be augmented by a public awareness/education component to encourage participation in preservation activities.
- The City has taken proactive steps to ensure the adequacy of its long-term water supply as a member of the South Fulton Municipal Water and Sewer Authority. Engineering and permit application is

proceeding by the Authority on the development of a water supply reservoir, treatment plant and transmission lines to serve Palmetto, Fairburn and Union City.

5. COMMUNITY FACILITIES AND SERVICES ELEMENT

This element provides an assessment of a wide range of community facilities and services and examines their adequacy for serving the present and future needs of the public. The information gathered in this analysis is helpful in coordinating the planning of public facilities and services, thus enabling the City to make the most efficient use of existing infrastructure as well as determining future investments for capital improvements, long-term operations and maintenance costs.

5.0 Transportation Network

See Transportation Element

5.1 Water Supply and Treatment

Inventory

The City of Palmetto presently owns and operates an approximately 560,000-gallon per day water treatment plant. Constructed in three phases, the plant is a conventional surface treatment facility utilizing pre chemical addition, flocculation, settling, filtration and disinfection. The City's raw water supply is taken from two reservoirs located west of the city in the Cedar Creek basin from which the Environmental Protection Division of the Department of Natural Resources permitted the City to withdrawal of up to 576,000 gallons per day. The older of the reservoirs is located on property owned by the Georgia Baptist Children's Home and north of the treatment plant. With a high water surface level of approximately 25 acres, the reservoir storage capacity is approximately 24 million gallons. Its drainage area is around ½ square miles augmenting the reported spring feed. The other reservoir is west of the first reservoir at the confluence of five streams. This facility has a drainage area of approximately 3 square miles and, when new, had a storage volume of about 60 million gallons. Historical water plant production data is presented in *Table 5.1*. Peak production rates remain within the permitted plant capacity. Water production rates have remained constant during the past five years, primarily reflecting changes in customer usage. For 2003, the average monthly production was 0.34 MGD.

High-service pumps at the water plant deliver water to the distribution system. The system consists of approximately 27 miles of 6-inch, 8-inch, and 12-inch mains. The mains are in generally good condition with breaks receiving immediate repair.

TABLE 5.1 – City of Palmetto Water Production

| <u>Year</u> | <u>Minimum MGD</u> | <u>Average MGD</u> | <u>Maximum MGD</u> |
|-------------|------------------------|------------------------|------------------------|
| 2001 | 0.27 | 0.34 | 0.43 |
| 2002 | 0.23 | 0.35 | 0.49 |
| 2003 | 0.29 | 0.34 | 0.51 |
| 2004 Jan | 0.30 | 0.33 | 0.42 |
| Feb | 0.30 | 0.32 | 0.41 |
| Mar | 0.31 | 0.33 | 0.38 |
| Apr | 0.31 | 0.33 | 0.40 |
| May | 0.33 | 0.36 | 0.40 |
| June | 0.31 | 0.35 | 0.43 |
| July | 0.32 | 0.39 | 0.41 |
| Aug | 0.33 | 0.38 | 0.49 |
| Sept | 0.32 | 0.38 | 0.44 |
| Oct | 0.33 | 0.37 | 0.44 |
| Nov | 0.31 | 0.33 | 0.38 |
| Dec | 0.30 | 0.33 | 0.39 |

Source: City of Palmetto, Monthly Operating Reports

This distribution system supplies water to all developed areas within the limits of the City and to several developed areas immediately adjacent to the limits. Historical water system customer growth during the last five years is presented in *Table 5.2*. The system currently has approximately 1,243 residential and 186 non-residential customers. *Table 5.3* provides a list of the largest water users.

Two elevated tanks provide water storage. The oldest is a 75,000-gallon unit constructed in 1935. The second is a 250,000-gallon tank erected in 1970. Both are in good condition and well maintained.

TABLE 5.2 – Water System Customers

| Year | Residential | Commercial/Industrial | Total |
|------|-------------|-----------------------|-------|
| 1999 | 1,075 | 126 | 1,203 |
| 2000 | 1,081 | 133 | 1,214 |
| 2001 | 1,097 | 158 | 1,255 |
| 2002 | 1,157 | 156 | 1,313 |
| 2003 | 1,243 | 186 | 1,429 |

Source: City of Palmetto

TABLE 5.3 – Largest Water Customers - 2003-2004

| <u>Customer</u> | <u>Total Annual Usage, 1000 gal</u> | <u>Total Annual Billing</u> |
|---------------------------------|-------------------------------------|-----------------------------|
| Genesis Garden Apartments | 7,113 | \$ 21,491 |
| Georgia Baptist Children’s Home | 5,461 | \$ 16,526 |
| Fulton County | 2,281 | \$ 7,078 |
| Ballard Crossing Chevron | 1,247 | \$ 3,904 |
| Pine Grove Apartments | 1,167 | \$ 3,546 |
| Spurlin Industries | 997 | \$ 3,034 |
| Bojangles | 861 | \$ 2,628 |
| Dairy Queen | 769 | \$ 2,352 |
| Bradley’s Big Buy | 691 | \$ 2,169 |
| Palmetto Coin Laundry | 643 | \$ 1,974 |

Source: City of Palmetto

Assessment

The approximately 27 miles of 6-inch, 8-inch and 12-inch water mains are in generally good condition with breaks receiving immediate repair. The two (2) elevated water storage tanks are in good condition and well maintained.

The several water treatment plant expansions and upgrades have provided a generous treated water supply capability for the immediate future. Before such capacity can be utilized, additional clear well storage and high service pumping will be needed. These facilities can be installed when need arises.

However, Palmetto and its neighboring municipalities in South Fulton (Fairburn and Union City) are concerned about the long-term adequacy of their respective and cumulative raw water supplies and treatment capacity. The urban growth of the metropolitan Atlanta area and the capacity of existing water systems to support same will surpass the present resources ability to provide an adequate water supply for future demand.

Due to these concerns and recurring water outages on the City of Atlanta System, the three (3) South Fulton cities formed the South Fulton Municipal Regional Water and Sewer Authority to define alternative water sources for the area's growing water supply needs. It is anticipated the regional water system will enable the Authority's members, including Palmetto, to meet growing future water supply needs. A population, household and water consumption analysis has documented that consumption demand will require an additional water supply resources and treatment capacity beyond 2030 and through 2050.

A preliminary engineering report has explored water supply alternatives and facilities. A reservoir site with a 12.0 MGD withdrawal rate has been identified.

To utilize the reservoir described above a water treatment plant is needed to process reservoir water into potable water needed to serve the Authority's member cities. The exact location of the facility has not yet been firmly selected but will be in the area north of U.S. Highway 29 between Fairburn and Palmetto. Approximately 50 acres will be required to accommodate the treatment plant and a raw water storage impoundment.

Initial capacity of the plant will be a 2.0 million gallon per day conventional rate (2 gallons per square foot of filter area) facility with the ability to operate at a high rate level of 4.0 MGD (4gallons per square foot of filter area). Based on current projections, the initial treatment facility should be adequate until 2015. The planning period for the initial facility is less than normally considered adequate for a water treatment plant. However, because the Authority is in its formative years, it is necessary to keep cost as minimal as possible to allow the Authority to begin operations and generate a revenue base. It should be anticipated that not long after the initial plant is placed in operation, the planning for the next expansion will be necessary.

The treatment will include a number of components. An intake station will be located on the reservoir. The tentative site for the station is on its northeast side in the vicinity of S.R. 70. The station will include a pair of submerged intake screens in the middle of the reservoir with water pumps, each of 4.0 MGD capacity will be in the station structure along with associated electrical gear and controls. For security the facility will be enclosed in a chain link fence topped with barbed wire.

From the pumping station, an 18 inch raw water main will transfer water to a small raw water reservoir located on the plant grounds. Capacity of the plant reservoir is set at three days or 12 million gallons. Depending on the final selection of a plant site, the length the raw water main may vary from the length used in this planning document of 46500 feet. The raw water main will be either ductile iron or C905 PVC.

The treatment plant will be a standard surface water treatment plant designed to meet current EPA Safe Drinking Water Act regulations. Processes will include flocculation, settling, filtration, disinfection and distributing pumping. Plant design will be in accordance with *Minimum Standards for Public Water Systems* as published by the Drinking Water Permitting & Engineering Program of the Georgia Environmental Protection Division.

To transport treated water from the plant to the Authority's member cities a system of transmission mains are needed. While actual main lengths may vary depending on the final plant site selection from those used in this report, that variation should not significantly effect overall system planning.

Two finished water transmission mains will be necessary, one feeding Palmetto and a second feeding Fairburn and then Union City. The main to Palmetto is sized at 12 inches with an anticipated length of 12,000 feet. The main to Fairburn and Union City is sized at 16 inches up to the interconnect point with the Fairburn distribution system and from that point to Union City a 14 inch main. To reach Fairburn a length of 30,000 feet is anticipated. From there to Union City a length of 15,000 feet is planned. Exact routing has not been selected due to ongoing studies of the different possibilities and the varying impact of those possibilities. Finished water transmission mains will be either ductile iron or C900 PVC as appropriate for size. As with other component design, the finished water transmission mains will be designed in accordance with *Minimum Standards for Public Water Systems* as published by the Drinking Water Permitting & Engineering Program of the Georgia Environmental Protection Division.

The Authority has issued bonds in the amount of \$41,630,000 for the project which is currently in the engineering design and permit application phase.

5.2 Sewerage System and Wastewater Treatment

Inventory

The Palmetto Wastewater Treatment Facility was constructed and placed into service in 1969 for a design capacity of 0.60 million gallons per day. It is located off Carlton Road on the north side of the City and discharges to Little Bear Creek. The facility is an activated sludge treatment plant, which consists of influent screening, raw wastewater pumping, polymer conditioning, and dewatering on sludge drying beds.

Improvements that have been made to the treatment plant over the past five years include new sludge drying beds, a new polymer feed system, building to house the polymer feed, and dechlorination facilities. While these improvements provided adequate facilities for solids handling and controlling residual, very little has been done to change the main treatment process equipment in 35 years. It is now significantly beyond its useful life, and thus is sorely in need of replacement.

As indicated by the plant performance data presented in *Table 5.4*, the plant currently processes an average daily flow of 0.55 million gallons per day (MGD) for the first seven months of 2004. Peak flows as high as 1.5 MGD were recorded during wet weather periods during 2004, but have reached as high as 2.4 MGD in June 2003 during an extended wet period. High wet weather peaks are attributed to infiltration of groundwater and inflow of storm water during rainfall periods. The high wet weather flows hydraulically overload treatment facility components and are very disruptive in plant treatment processes due to washout of solids, and in particular of infiltration/inflow (I/I); however, this program is still under way, with a few more specific areas requiring isolation and either repairs or replacement to further reduce I/I.

During wet weather periods, the effectiveness of treatment is badly compromised by solids washout, which leads to unwanted discharges of pollutants and violations of the City's effluent discharge permit. In addition, most of the treatment plant hardware is very old, in some state of disrepair and in need of replacement. Since July 2003, the City has been under consent order executed by the EPD, which as resulted in fines, a moratorium of new sewer service connections other than those few that meet certain specific conditions, and development of a compliance plan consisting of long-term corrective actions required to bring the existing treatment facility back into compliance.

Palmetto's wastewater collection system includes 20 miles of 8-inch-diameter through 15-inch-diameter gravity sewers and twelve publicly owned sewage pumping stations. Within the last five years, the City has replaced approximately 8,000 feet of old, deteriorated sewers, which has resulted in the reduction of I/I. The program of sewer replacement is still under way, with only a few more specific areas requiring isolation and either repairs or replacement to further reduce I/I. Based on visual inspection, the collection systems of two mobile home parks have been identified as sources of I/I. The City met with the mobile home park owners, who agreed to make repairs that resulted in reducing nearly 50% of the I/I.

TABLE 5.4 – Wastewater Plant Performance

| Year | | Flow MGD | BOD5 mg/l | | Suspended Solids, mg/l | |
|-------|---------|-------------|--------------|----------|---------------------------|----------|
| | | | Influent | Effluent | Influent | Effluent |
| 2000 | Minimum | 0.13 | 96 | 2 | 85 | 3 |
| | Average | 0.45 | 185 | 9 | 150 | 12 |
| | Maximum | 0.94 | 354 | 33 | 286 | 34 |
| 2001 | Minimum | 0.13 | 48 | 3 | 40 | <5 |
| | Average | 0.49 | 85 | 6 | 142 | 8 |
| | Maximum | 1.5 | 250 | 24 | 500 | 34 |
| 2002 | Minimum | 0.25 | 37 | <5 | 30 | <5 |
| | Average | 0.47 | 131 | 11 | 118 | 22 |
| | Maximum | 1.1 | 337 | 62 | 390 | 72 |
| 2003 | Minimum | 0.21 | 31 | 2 | 30 | 1 |
| | Average | 0.65 | 188 | 12 | 127 | 13 |
| | Maximum | 2.42 | 378 | 62 | 501 | 65 |
| 2004* | Minimum | 0.40 | 83 | 3 | 72 | 2 |
| | Average | 0.55 | 268 | 13 | 154 | 17 |
| | Maximum | 1.50 | 539 | 48 | 325 | 83 |

Source: City of Palmetto, Monthly Operating Reports

* Jan-Jul 2004

The City has upgraded and renovated four of its pump stations in the last five years, including the addition of generators for standby power. In addition, the City is planning to upgrade three more of its pump stations in the next three years. Five pump stations are scheduled for having new autodialers installed, four of them by September 2005, and the fifth by August 2006.

As shown in *Table 5.5*, the number of sewer system customers has grown nearly 22% over for the past five years, with most of that growth occurring in 2002 and 2003, reaching a total of 1,388 customers in 2003. There are no areas within the city limits that are not served by the collection system. Of the 1,207 residential customers, 2 are located outside the City limits; and of the 181 commercial/industrial, only 3 are outside the City. *Table 5.6* presents the list of largest sewer customers.

TABLE 5.5 – Sewer System Customers

| <u>Year</u> | <u>Residential</u> | <u>Commercial/Industrial</u> | <u>Total</u> |
|-------------|--------------------|------------------------------|--------------|
| 1999 | 1,021 | 119 | 1,140 |
| 2000 | 1,029 | 127 | 1,156 |
| 2001 | 1,034 | 155 | 1,189 |
| 2002 | 1,119 | 153 | 1,272 |
| 2003 | 1,207 | 181 | 1,388 |

Source: City of Palmetto

TABLE 5.6 – Largest Sewer Customers – 2003-2004

| <u>Customer</u> | <u>Total Annual Flow, 1000 gal</u> | <u>Total Annual Billing</u> |
|---------------------------------|------------------------------------|-----------------------------|
| South Oaks Mobile Home Park | 17,970 | \$ 62,929 |
| Sweet Briar Mobile Home Park | 10,366 | \$ 36,208 |
| Genesis Garden Apartments | 7,113 | \$ 25,046 |
| Georgia Baptist Children's Home | 5,461 | \$ 19,147 |
| Fulton County School | 2,281 | \$ 8,050 |
| Ballard Crossing Chevron | 1,247 | \$ 4,398 |
| Pine Grove Apartments | 1,167 | \$ 4,118 |
| Spurlin Industries | 997 | \$ 3,523 |
| Bojangles | 861 | \$ 3,047 |
| Dairy Queen | <u>769</u> | \$ <u>2,725</u> |
| | 48,232 | \$ 169,191 |

Source: City of Palmetto

Assessment

Recent growth has been virtually halted by a moratorium on sewer connections as stipulated in the EPD Consent Order. This has generated a significant backlog of development, which is being stopped until public sewer service becomes available. The lifting of the sewer connection moratorium will trigger accelerated growth. That growth is expected to reach the level in 2010 that had been previously projected in the Comprehensive Plan for 2010.

A major public works project is required immediately to correct existing wastewater treatment and disposal deficiencies, and to provide a wastewater system necessary to meet existing needs and accommodate future growth. After considering the option of constructing and operating a new treatment plant, the City has moved forward with a plan to pump its wastewater to the Fulton County trunk system for treatment at the County's Camp Creek wastewater treatment facility, and decommission its existing wastewater treatment plant. This project is the embodiment of the City's plan for solving the compliance problems that led to consent order being issued by the Environmental Protection Division of the Georgia Department of Natural Resources.

This plan includes the construction of a new main pump station at the existing treatment plant site, and a new force main to a point where it can connect into the Fulton County wastewater collection system. Thus the City has agreed to purchase a share of the Camp Creek wastewater treatment facility, and construct the necessary wastewater transmission system to get the wastewater into the Fulton County system. These two elements are the City's portion of improvements for which capital must be raised.

The City has further developed a plan with the County, whereby the City leads the construction of a portion of County-owned infrastructure that is required for the City to connect to the County's system. Specially that embodies acceleration of construction of the County's Hobgood Road pump station, force main and gravity sewer to connect it to the County's Line Creek Interceptor near the McClure Road crossing.

Planned project improvements include the following items:

City's Wastewater System

- Construct a new main pump station at the site of the existing wastewater treatment plant. This structure of the new pump station will be capable of housing either a duplex or triplex pump arrangement, depending on which arrangement will provide the most appropriate near-term solution.
- Construct a new 23,300-ft force main to deliver wastewater from the new main pump station to terminus manhole in a proposed segment of the Fulton County sewer. The force main alignment will be generally to the east-northeast of the existing plant site, first crossing the swamp through which Little Bear Creek flows, through the Carlton Woods subdivision, cross-county to Cascade Palmetto

Highway, then running northward parallel in the highway's right-of-way to its intersection with Ono Road, then running northeast along Ono Road to its terminus in a proposed manhole at the intersection with Hobgood Road.

- Purchase for the City 1.0-MGD capacity at Fulton County's Camp Creek Wastewater Treatment Facility for treatment and disposal of the City's wastewater.
- Upgrade one existing wastewater pump stations, including the installation of standby generators: Walnut Way Pump Station.
- Rehabilitate existing sewers through replacement of deteriorated pipes in the following locations:
 - Locke Street from Phillips Drive to Carlton Road
 - Phillips Drive from Griffith Drive to Locke Street
 - Thurmond Street to Taylor Hill Pump Station
 - Mixon Avenue

Fulton County Wastewater System

- In conjunction with Fulton County, the City will construct a 3,500-ft segment of sanitary sewer along Hobgood Road, from the new force main terminus at the intersection with Ono Road to a new pump station on the north side of Bear Creek.
- In conjunction with Fulton County, the City will construct a new pump station on the northwest quadrant of the intersection of Hobgood Road and Bear Creek.
- In conjunction with Fulton County, the City will construct a new 10,700-ft force main to deliver wastewater from the new Hobgood Road pump station to a terminus manhole in a proposed gravity sewer leading to the Line Creek Interceptor. The force main alignment will be north along Hobgood Road to its intersection with Rivertown Road, then east along Rivertown Road to its intersection with Cedar Grove Road, then approximately 900 ft north along Cedar Grove Road to the terminus manhole.
- In conjunction with Fulton County, the City will construct a new 11,000-ft gravity sewer, with approximately 2,500-ft north along Cedar Grove Road, then northeast across the Parks at Cedar Grove subdivision, along the alignment of the existing subdivision sewer to Line Cree, and parallel to the Line Creek interceptor to a manhole on the interceptor north of McClure Road.
- In conjunction with Fulton County if the County elects to do so, the City will also construct two segments of gravity sewer at a total of 7,500 ft along Bear Creek

and a tributary to serve as a new interceptor sewer for the Upper Bear Creek watershed.

The estimated budget as presented in *Table 5.7* includes engineering, inspection and contingency costs for the City’s wastewater system improvements outlined in the previous section. It should be noted the entire cost of the City’s wastewater system improvements – main pump station, force main, and capacity at the Camp Creek Wastewater Treatment Facility – will be paid by the City. Only these costs to the City are included in the project budget for the bond. The entire cost of the County’s wastewater system improvements – Hobgood Road Pump Station, force main, and all gravity sewer segments – will be paid by the County from other sources, and therefore are not included in the budget for the bond.

TABLE 5.7 – City of Palmetto Estimated Project Budget

| <u>Project Element</u> | <u>Estimated Cost</u> |
|---|-----------------------|
| <u>City’s Wastewater System</u> | |
| • Construct Main Pump Station | \$1,740,000 |
| • Construct Force Main to Hobgood Road | 2,240,000 |
| • Purchase Capacity at Camp Creek Wastewater Treatment Facility | 4,250,000 |
| • Upgrade Walnut Way Pump Station | 200,000 |
| • Rehabilitate existing sewers | <u>570,000</u> |
| TOTAL BUDGET | \$ 9,000,000 |

To fund the project improvements, the City has elected to issue combined public utility revenue bonds for the \$9,000,000 in project costs.

The initial phase of the project is now in bid phase with construction slated to begin in the near future. Subsequently components of the project are in the final engineering design phase.

5.3 Solid Waste Management

Inventory

The State of Georgia requires each local government to prepare a Solid Waste Management Plan. The City of Palmetto approved retaining a consultant to complete the Solid Waste Plan by October 2005. This plan is being completed concurrently with the Comprehensive Plan process. In addition, solid waste is included in this element.

The City of Palmetto currently contracts with a private entity (Waste Management of Atlanta-South) to provide both residential MSW and residential recycling. The contract was most recently awarded in January 2004 and the term of same continues until September 30, 2007. New base rates to the City were established at the time of the extension and are subject to an annual rate adjustment by a percentage equal to the Consumer Price Index for the prior year. Waste Management of Atlanta-South services approximately 1,300 residential customers in Palmetto.

Residential collection is provided two (2) times per week (Tuesdays and Fridays), and recyclables collection one (1) time per week (Tuesdays). Residential Municipal Solid Waste (MSW) collection is accomplished by means of collecting approved 32 gallon garbage bags placed at curbside on designated collection days. Every calendar year the City provides 100 collection bags at no charge to each subscribing residential customer. Additional approved bags beyond the initial 100 may be purchased at selected locations within the City for a fee. Collection fees to the residential customer by the City is a \$13.50 monthly flat fee per residential unit. For recycling the fee is a \$3.00 per month flat fee per residential unit.

Recyclable collection is provided by means of recycling bins placed at curbside on the designated collection days. Acceptable recyclable products include specified paper, aluminum and plastics. Recyclable collections for residences who do not subscribe to the private provider's MSW collection service is \$3.00 per month. There is a one-time \$5.00 recycling bin charge for all recycling customers.

All residential MSW collected in the City by the private provider is transported to one of three (3) transfer stations located around the City. All those facilities transport the collected MSW to either Pine Bluff Landfill in Cherokee County, Georgia and/or R & B Landfill in Banks County, Georgia.

Additional commercial and industrial MSW collection is available directly by agreement between other private collection providers and the respective local user. There is no city-wide contract for these services. Collection methods typically include 2, 4, 6 and 8 yd front-loading "greenbox" containers and various sized roll off containers. In addition to Waste Management one additional private firm (BFI) provides significant commercial/industrial service within the City. Collected MSW from this private provider is transported to the BFI – Richland Creek Landfill in Buford, Georgia.

In addition to the City contracted residential MSW/recyclable collections and privately contracted commercial/industrial collection previously described there are two (2) additional types of collection/recycling utilized in the City.

The first consists of unstaffed drop-off collection bins for newspaper recycling only located at the City’s Community Center and operated by the Volunteer Palmetto Community Association.

The second consists of a City provided yard trimmings collection program. Operated under the auspice of the City’s Public Works Department residential yard trimmings meeting local and state limitations are picked up at curbside by appointment only. Trimmings must be bagged in biodegradable bags. Residents call the Public Works Department and schedule a pick-up date. The cost is \$25.00 per standard dump truck load. The City has in place the necessary equipment and manpower to provide this service. All collections under this program are authorized and tracked by written work order and detailed records are maintained. All trimmings collected are disposed of in an approved C&D landfill – Safeguard Landfill Management in Fairburn, Georgia.

In addition to this regular program of yard trimmings collection once a year in April the City sponsors a Community Clean-Up Weekend where all qualifying MSW and yard trimmings are collected at no charge.

As previously noted the City of Palmetto currently contracts with Waste Management of Atlanta-South to provide both residential MSW and recyclable collection/disposal. Waste Management Atlanta-South hauls all MSW collected in the City of Palmetto to one of three (3) transfer stations located around the City. All these facilities transport the collected MSW to either Pine Bluff Landfill in Cherokee County, Georgia and/or R. & B Landfill in Banks County, Georgia. BFI transports MSW collections from the City to the BFI – Richland Creek Road Landfill in Buford, Georgia.

The City of Palmetto under the auspices of the Public Works Department operates a residential yard trimming collection/disposal program. All trimmings are disposed of in the Safeguard Landfill Management C&D Landfill in Fairburn, Georgia.

Table 5.8 reflects the type, remaining life, ownership, types of wastes accepted in each disposal facility and other pertinent information used by the City and its contract private solid waste collection/disposal provider.

TABLE 5.8 – Landfills Receiving City of Palmetto Solid Waste

| Name/Location | Type | Ownership | Remaining Life (Years) | Remaining Life (CY) |
|---|------|-----------|------------------------|---------------------|
| Cherokee Co. – Pine Bluff Landfill, Inc. Cherokee County, GA | MSW | Private | 56 | 52787458 |

| Name/Location | Type | Ownership | Remaining Life (Years) | Remaining Life (CY) |
|---|------|-----------|------------------------|---------------------|
| Chambers Road B Landfill Site #2 Banks County, GA | MSW | Private | 36 | 22147641 |
| Safeguard Landfill Management C&D Fairburn, GA | C&D | Private | 4 | 2261814 |
| BFI – Richland Creek Road Landfill Buford, GA | MSW | Private | 19 | 216622121 |

Assessment

In order to meet State planning requirements for solid waste, to assess the current and future level of service for solid waste management and meet the State’s 25% per capita pounds per day reduction goal the City is working with a consultant to update the City’s solid waste plan. Key elements of that study include: Waste stream analysis; waste reduction; collections; disposal; land limitation; education/public involvement; and implementation strategy.

Preliminary assessments from that process find that the City’s collection programs are collectively adequate to serve the City of Palmetto. The residential MSW collection system made available under the City contract helps ensure the broad spectrum of residences will have safe, reliable and reasonably priced collection services. The system of open market competition for commercial/industrial MSW collection services, where service demands may be more specialized and customers more familiar with service products, seems appropriately suited to that particular market.

Similarly, all residences have access to a City contracted curbside recycling program which provides perhaps the most convenient and effective recycling option available (as well as a volunteer newspaper drop-off recycling alternative) while commercial/industrial users with greater volumes and more specialized recyclable products can negotiate for service on the open market.

Overall, appropriate and adequate service is consistently available to the entire population of the City. There are no topographic or similar conditions which adversely effect or limit normal service provisions.

It also finds that existing disposal facilities will be adequate for MSW disposal for at least ten (10) years (capacity letter of assurance provided by private contractor) but that the City will have to explore additional capacity at an alternative disposal site for C&D disposal during the ten (10) year period.

5.4 General Government

Inventory

The City of Palmetto, incorporated in 1853, is located in south Fulton County and northern Coweta County. The City is approximately 25 miles southwest of downtown Atlanta. Since its charter the City has experienced continuous expansion and today encompasses approximately 3,581 acres.

Palmetto is governed by a Mayor and City Council form of government with a full-time City Administrator. Other key administrative positions include the Chief of Police and Director of Public Works.

The City of Palmetto owns and/or operates the following general government type facilities:

| <u>Description</u> | <u>Location</u> |
|--------------------------------------|-----------------------------|
| City Hall | 509 Toombs Street |
| Public Works Shop | 611 Main Street |
| Fire/EMS Station | 501 Menefee |
| Police Department | 401 Carlton Road |
| Water Treatment Plant | 9425 Water Works Road |
| *Wastewater Plant | 601 Carlton Road |
| Community Center | 595 Main Street |
| **Old School/Seniors Bldg. | 206 School Street |
| Wayside City Park/ Veteran's Park | Park Street/Virginia Avenue |
| Train Depot | Main Street |

* To be abandoned when City connect to Fulton County System.

** Abandoned school and former Senior Center now vacant.

In addition to these facilities, Fulton County owns a Senior Center at 510 Turner Avenue and operates the facility cooperatively with the City of Palmetto.

Assessment

In 1994 the City's Administrative Offices, Police Department and Public Works Department were all located in a partially renovated train depot station on Main Street. In 1994 the City purchased the former Burnett Bank building located at 509 Toombs Street. Renovation to the building was completed in 1995 and serves as City Hall housing all of the City's general administration functions. Also, the same general time frame the City purchased another property at 611 Main Street, known as Cooper and Son Lumber Company, for use as the Public Works Department facility. It was occupied for this purpose in 1995. It has an outside storage area for equipment and materials. With

these acquisitions, renovations and relocations, the Police Department was left to occupy the Main Street depot location.

According to City officials, the facilities now housing City administrative and Public Works operations will provide adequate space through 2015 with no expansions or new construction. Both facilities are located on sites which will accommodate significant expansion as necessary. The service area is incorporated Palmetto and utility customers adjacent to the corporate limits.

The Police Department has also since located to a new facility which will be addressed in the Public Safety section as will Fire/EMS facilities/services.

The Community Center located at 595 Main Street is a former Fulton County property donated to the City, extensively renovated primarily by City forces and opened to the public in 2004. It contains a large community meeting/activity room, smaller break-out meeting space and kitchen facilities. According to City officials, this facility is adequate through 2015 with room for expansion as necessary at the present location. The service area is the City of Palmetto.

The Water and Wastewater facilities and services were previously addressed in some detail in their respective sections including capacity analysis, evaluation of options and service areas.

The park facilities will be addressed in the Recreation Facilities Section. The Senior Center building is owned by Fulton County.

5.5 Public Safety

5.5.1 Police Department

Inventory

Police services are provided by the Palmetto Police Department located in the City owned Police Department Building at 401 Carlton Road. The facility is a multi-story structure which previously housed a medical clinic. It was acquired by the City in 2001 and renovated for use as the Police Department's Main Station for occupancy in 2002. Included in the renovation is space for all normal police operations including a squad room with lockers, administrative offices, a municipal court room, evidence room, kitchen, temporary holding cell, lobby area, storage area, arsenal room and support functions such as restrooms. The holding cell is only for temporary detention of arrestees. The City participates in the South Fulton Regional Jail in Union City and utilizes that facility for longer term detention. One entire floor of the Police Department building is vacant and that along with available space elsewhere in the building make the location adequate for the entirety of the planning period. If some extraordinary occurrence should require expansion there is more than sufficient property to allow for same. No other options were seriously considered for the Police Department building

inasmuch as the location, purchase price, availability, absence of comparable space, functionality and renovation expense make it a superior choice to new construction.

The service area for the Palmetto Police Department is the corporate limits of the City. The Department has a compliment of fourteen (14) personnel which includes twelve (12) full-time certified sworn officers and two (2) administrative personnel. The Department owns and operates seven (7) patrol vehicles and one (1) administrative/command vehicle. The Department performs basic police functions including patrol, criminal investigation, command, administration and municipal court. Many of these duties are shared staffing responsibilities. Backup and additional support services for emergency cases are provided by Fulton County Police Department.

Assessment

As noted, in terms of physical facilities the existing police building is adequate through the planning period with property for expansion available as a contingency should extraordinary circumstances so dictate.

Response time is satisfactory at less than four (4) minutes or average. Based on national averages, the police officer to population ratio is 2.2 sworn officers per 1,000 residents. As stated previously, Palmetto currently has a force of twelve (12) full-time certified sworn officers. With an estimated 2005 population of 3,980 that represents an average of 3.01 officers per 1,000 residents which is below the national average.

As the City's population grows as projected the number of sworn certified police officers will need to increase proportionally ideally at a level to meet or exceed the national average of officers per 1,000 population. In addition, the Department will likely have to reorganize to more effectively address functions such as criminal investigation, court administration, special operations, crime prevention, traffic enforcement, etc. to ensure the continuation of a high level of police protection for the growing populace. The option to self provided police service is to have the Fulton County Police Department serve the City on a policy and service basis. The City does not prefer this option.

5.5.2 Fire Protection

Inventory

The City of Palmetto and Fulton County work cooperatively under a shared services agreement to provide fire protection to the City of Palmetto and portions of South Fulton. The service area is the City of Palmetto corporate limits and portions of South Fulton. Fulton County provides an engine company of full-time firefighters and the City of Palmetto augments that manpower with fourteen (14) volunteer firefighters. Fulton County provides a fully equipped Class A pumper engine, an administrative support vehicle and support equipment. The City of Palmetto provides a two (2) bay fire station at 501 Menefee Street. The City owns the Fire Station building.

In addition to fire suppression as part of the Fulton County Fire Department additional services providing include: emergency medical services; community risk reduction; fire code enforcement; hazardous material response/mitigation; technical rescue; and permit inspection. According to the Fulton County Fire Department the Palmetto Station responded to a total of 984 calls in 2003. The average response time is four (4) minutes or less.

Options for the City to provide fire protection service include: 1) no service; 2) all volunteer service; and 3) full-time paid service. Options 2 and 3 would require the City purchasing the necessary firefighting equipment. Option 3 would require the City pay personnel costs for a full-time engine company on duty 24 hours a day. None of these options is as service and cost and service effective as the shared service agreement with Fulton County.

Assessment

The Insurance Service Organization (ISO) has established a fire protection rating system based on a number of pertinent factors such as equipment, manpower, water availability, training, etc. These ratings range from 1-10 are used by insurance companies in calculating insurance rates for covered structures. The lower the ISO rating the more effective the fire protection in the community and generally the lower the insurance rate. The ISO rating in the incorporated area of the City is 4.

As the City continues to grow the efficient service area calculable by ISO (two and one-half miles in any direction from the station) will begin to decline. Responding to previous additions to the City's physical size and the likelihood that the size will continue to expand City officials have planned for the addition of a second fire station. Property has been acquired on Carlton Road adjacent to the Police Department for this purpose. The City will engage in discussions with Fulton County to revise the shared service agreement to staff this facility. It is anticipated the station will be constructed within the next two (2) years. This is consistent with Fulton County's plan to locate additional stations in South Fulton.

5.6 Emergency Management Agency (EMA)

The Atlanta-Fulton County Emergency Agency is a joint cooperative effort between the City of Atlanta and Fulton County. The Agency's responsibilities to local governments are disaster mitigation preparedness; response and recovery functions. All services are provided County wide, inclusive of all municipalities. The services provided by the Agency include: coordinate/develop/implement the Emergency Operation Plan; provide 24 hour/365 day Emergency Operations Center; provide coordination and support to the Fulton County Local Emergency Planning Committee; provide hazardous material facilities monitoring; and provide EMA training courses.

There is no viable option for the City of Palmetto to provide this service.

Assessment

According to Fulton County EMA the Agency's operational center is currently at its operational limit. More space is needed to coordinate additional state and federal agencies that are expected to respond to an event in Fulton County particularly since the event of 9/11 and creation of the new National Response Plan.

5.7 Emergency Medical Services (EMS)

Inventory

Emergency Medical Services (EMS) are provided to the City of Palmetto through the Fulton County Office of Emergency Medical Services (EMS). The office regulates ambulance response to County generated 911 requests for emergency medical services.

The County established a county wide EMS Service delivery strategy which includes contracting with independent ambulance contractors to serve the State mandated EMS zones in the County. All zone ambulance providers are designated by the State Department of Human Resources, Division of Public Health. However, the zone providers are obligated to contract with Fulton County to respond to all 911 calls within the County in accordance with Fulton County standards. The Program Manger of the Office of Emergency Medical Services serves as the County contract administrator for the zone providers and overall regulator of State EMS laws enforced in Fulton County.

All EMS services are provided County wide, inclusive of all municipalities.

Typically a EMS unit is assigned and stationed at the Palmetto Fire Department Station at 501 Meneffee.

There is no viable option for the City of Palmetto to provide this service.

Assessment

According to Fulton County the current demands to provide contracted ambulance services there are no additional needs for EMS. Current service levels are accommodated with annual reviews of the contracts with Rural Metro Ambulance and Grady EMS. Based upon population projections for the planning period demand will increase disproportionately compared to current service delivery with larger population growth in South and Southwest Fulton County. Other anticipated needs are call taker and dispatch staff and additional transmit/receive towers for the countywide 800MH2 radio system particularly in the South Fulton coverage area.

5.8 Recreation Facilities

Inventory

There are approximately eight (8) acres of neighborhood parks located within the City Limits. Wayside City Park and Veterans Park are located in central Palmetto. The City owns these parks. The parks have playground equipment; picnic pavilions/tables; lighted tennis courts; jogging/walking trails; and open play areas. In addition, a thirty (30) acre community park (Wilkerson Mill-Farris Park) owned and operated by Fulton County is located at the corner of Wilkerson Mill and U.S. Highway 29 adjacent to the Palmetto City Limits. It contains lighted ball fields, restrooms, auxiliary building and parking facilities.

The Fulton County Board of Education maintains recreation/sports facilities at Palmetto Elementary School.

In evaluating options the City has determined owning and operating neighborhood parks and related local recreation facilities is its most appropriate role. There are larger community, regional and specialty County owned and operated parks accessible within reasonable proximity to Palmetto citizens to round out overall recreation needs.

Assessment

National Standards require there be one (1) acre of park square per 200 people. By this standard and based on the 2005 population estimate of 3,980 Palmetto should have approximately 20 acres of parkland. The existing neighborhood parks and the adjacent community park exceed this criteria.

As the population grows in Palmetto and South Fulton as suggested in this plan the City will need to further evaluate the type/location of recreation/leisure services facilities and the scope of services. The increased population will not only add additional demands by quantity alone but will also have demands for a more diverse range of facilities and activities. The City has determined there is a near immediate need for an indoor multi-use gymnasium facility and land has been reserved for same on Carlton Road. The City should consider preparation of a comprehensive recreation plan to more completely assess and prepare for future recreation needs.

5.9 Hospitals and Other Public Health Facilities

Inventory

There is one general health care facility in Palmetto, the Family Doctor Medical Practice on Park Avenue. This is a private practice physician office. There is not a hospital or public health clinic located within the corporate limits of Palmetto. However, there are

numerous health care facilities, nursing homes, personal care homes, private physician practices, and hospitals in close proximity.

The following hospitals are most accessible by Palmetto residents:

- South Fulton Hospital located in East Point, Georgia approximately 19 miles from Palmetto.
- Emory Peachtree Regional Hospital located in Newnan, Georgia approximately 15 miles from Palmetto.
- Fayette Community Hospital located in Fayetteville, Georgia approximately 14 miles from Palmetto.

The nearest community public health clinic is the Fairburn Regional Health Center located in Fairburn, Georgia approximately 5 miles from Palmetto. This clinic, operated by Fulton County, provides breast/cervical cancer screening; child health/child health exams; eye/ear/dental screenings/school certificates; family planning; immunizations child/adult; nutrition/WIC; prenatal case management; pregnancy related services; pregnancy testing; refugee health; and TB testing.

None of the facilities described in this section are owned by the City of Palmetto. The service areas vary. It is not a viable option for the City to own and operate a hospital or public health facility.

Assessment

There is reasonable access to hospitals, private practice physicians and community public health proximate to Palmetto. These provide a wide range of tertiary and specialty/critical care/services. There is also reasonable access to nursing home and personal care facilities. In the greater Metropolitan Atlanta area there is access to some of the most advanced healthcare facilities and services in the state and region.

There is a limited presence of private practice physicians in the community. As the City grows as projected the City may want to consider more actively recruiting physicians to locate in the community. One alternative is for the City to partner with an area hospital to jointly recruit a hospital affiliated physician(s) for the community.

According to the Fulton County Health and Wellness Department, replacement of the Fairburn Regional Health Center is part of the Agency's Short-Term-Replacement Plan on a proposed site owned by the County. The design phase is complete. The total estimated replacement cost for this facility is \$6,128,661.

5.10 Educational Facilities

Inventory

The Fulton County School System was founded in 1871. It is one of the oldest and the fourth largest school districts in Georgia. The system serves the cities of Alpharetta, Roswell, Mountain Park, College Park, East Point, Fairburn, Hapeville, Union City, Palmetto and unincorporated Fulton County.

There are approximately 9,900 full-time employees, 5,400 of whom are teachers and other certified personnel, who work throughout the county in 88-schools and other administrative buildings. More than 75,000 students attend classes in 50-elementary schools, 18-middle schools, 12-high schools, 2-alternative schools and 4-charter schools. Two (2) elementary schools operate on a year-round calendar.

One (1) facility of the Fulton County School System is located in the City of Palmetto, Palmetto Elementary School. Palmetto Elementary is located at 505 Carlton Road. It is owned by the Fulton County School System. The service area is that portion of Palmetto located in Fulton County and the immediate area proximate to Palmetto located in Fulton County. According to information from the Fulton County Board of Education, Palmetto Elementary is located in the Creekside/Westside cluster and has an enrollment of 534 in 2004-2005. The forecast student enrollment by 2009-2010 is 840. The Georgia Department of Education (GADOE) Inventory Capacity for the facility is 625. The system projects that by 2009 enrollment for South Fulton elementary, middle and high school levels will exceed the State's capacity. The system's Capital Improvement Program (CIP) for South Fulton indicates a number of renovations and new construction projects but does not include Palmetto Elementary.

Post-secondary educational opportunities are offered by a number of technical schools, colleges and universities including:

- Atlanta Technical College approximately 23 miles from Palmetto
- Clark Atlanta University approximately 24 miles from Palmetto
- Morehouse College approximately 24 miles from Palmetto
- Morris Brown College approximately 24 miles from Palmetto
- Clayton College and State University approximately 24 miles from Palmetto

Assessment

The Fulton County School System analysis indicates the Palmetto Elementary School in particular and South Fulton elementary, middle and high schools in general will exceed GA DOE inventory capacities by the 2009-2010 school year (the system is currently appealing what it considers discrepancies in the State's inventory capacity). The Palmetto Elementary School is not listed as a project in the system's CIP.

Given this data and the anticipated population increase in Palmetto the City may want to consult with the Fulton County School System to determine in greater specificity as to how plans for accommodating this growth will impact Palmetto Elementary and/or when potential education facilities proximate to Palmetto.

The citizens of Palmetto have adequate access to post-secondary and college/university education facilities within reasonable proximity to the community.

5.11 Libraries and Other Cultural Facilities

Inventory

The Atlanta-Fulton Public Library System serves all residents of Fulton County whether residing in municipalities including Palmetto, or the unincorporated areas. As of April 2005, there were 434,421 registered library cardholders. The Library has a collection over 2.3 million items for adults and children including, but not limited to, books, magazines, microforms, CDs, DVDs, and videocassettes. The Library provides 1,368 hours of library services per week. The Library system maintains 34 librarians.

There is no public library in Palmetto. The nearest public library is the Hobgood-Palmer Library Branch located some five (5) miles from Palmetto at 60 Valley View Drive in Fairburn, Georgia. This facility was built in 1975 and covers 7,800 square feet. A second library, South Fulton Branch, is located at 4055 Flat Shoals Road in Union City, Georgia approximately ten (10) miles from Palmetto. This facility was constructed in 1992 and encompasses 15,000 square feet. The Fairburn facility is classified as a neighborhood library and the Union City location is classified as an area library.

Assessment

According to information from the Library System regarding the life expectancy and general conditions of library facilities, the Fairburn Branch is a “replacement candidate” and the Union City location life expectancy extends through 2064. The Library System assessment of their facilities and services in the 2005 Fulton County Comprehensive Plan Draft document also states that there are current library facility needs in several locations with projected high growth rates including Palmetto. The City may want to initiate discussions with the Library System as to the possible location of a library facility in Palmetto.

The Library System’s own analysis specifically concludes that based on previous and anticipated growth a library facility is needed in the Palmetto area.

5.11.1 Community Center

As previously noted this former Fulton County property located at 595 Main Street was donated to the City of Palmetto and extensively renovated and opened to the public in late 2004. It contains a large community meeting/activity room which can accommodate cultural events from concerts, exhibits, performances, presentations, etc. by community

and invited groups. It also has smaller break-out meeting rooms and kitchen facilities. The grounds are also suitable for outside concert/performance events. According to City officials the facility is adequate through 2015 with room for expansion as necessary at the present location. The service area is primarily the City of Palmetto although it is anticipated there will be guests, patrons, supporters, and users from the surrounding area.

Assessment

The Community Center fills a major facility void for the City of Palmetto. Heretofore there was no publicly owned facility capable of accommodating large community gatherings for a wide range of activities including cultural arts, continuing education, group meetings, civic projects, public hearings, etc. This facility will be the focal point for community based activities and add significantly to the opportunities available to residents of Palmetto and its environs.

In addition, as part of the Atlanta Metropolitan area, Palmetto residents have access to the premier cultural facilities, attractions and performances in the region.

5.12 Assessment of Current and Future Needs

The City of Palmetto has proactively undertaken planning and public works projects to meet both current water/wastewater needs and future needs for essentially all of the planning period. Specifically, the City has joined the South Fulton Municipal Regional Water and Sewer Authority to undertake a project to develop a water supply reservoir, water treatment plant and transmission lines to meet the water supply/treatment/delivery needs of the Authority's member cities (Palmetto, Fairburn and Union City) beyond 2030 based on initial construction plans and incremental phased upgrades to system facilities. The Authority has issued over \$40 million in revenue bonds for this project which is in the engineering design/permit application phase.

Similarly, the City has begun a major public works project to upgrade and modify its sewerage system and wastewater treatment to meet current and future needs. The City has issued \$9 million in utility revenue bonds for a project which will decommission the existing City operated wastewater treatment plant and pump its wastewater to the Fulton County trunk system for treatment at the County's Camp Creek Wastewater Treatment Facility. The plan includes the construction of a new main pump station at the existing treatment plant and a new force main to the Fulton County connect point. The City has agreed to purchase 1.0 MGD capacity at the Camp Creek Wastewater Treatment Facility. In conjunction with Fulton County, the City will lead the construction of certain County-owned infrastructure to connect to the County system.

This project will correct current problems with the City's wastewater system and provide for collection, pumping and treatment capabilities through the planning period with the ability to incrementally upgrade facilities by phased improvements.

This project is in the bid phase with construction expected to begin in the near future. Subsequent components to the project are in the final engineering design phase.

As noted, financing for both the water and wastewater projects has been secured through the issuance of bonds which requires a comprehensive and exacting financial review to confirm the fiscal and technical soundness of the projects.

The City's Solid Waste Management facilities and services are adequate for current needs. Residential curbside collection (and disposal) of MSW is provided by a private firm under contract to the City. The same private contractor provides mandatory curbside recycling. The City intends to continue to outsource these services to the private sector. The City will periodically review its contract for these services to ensure cooperativeness with market costs and monitor the efficiency of the service.

The collection (and disposal) of commercial and industrial solid waste by private providers who contract directly with private businesses is satisfactorily meeting current needs and the City intends to continue this private market approach.

The private contract provider to the City has confirmed there is adequate disposal capacity for the City's MSW for at least ten (10) years. A review of available landfill capacity documented by GA EPD includes that capacity extends through the planning period.

The City disposes of yard trimmings, construction debris at a C&D landfill which has only four (4) years of remaining capacity. The City will need to identify an alternative C&D landfill for this waste.

The City needs to develop a better record keeping system for private non-contract MSW collectors in the City. The City also needs to evaluate grinding yard trimmings for mulch rather than landfilling this waste.

Because of actions taken over the previous ten (10) years or so the City has positioned itself well in regards to facility adequacy for most general government activities. A vacant bank building was purchased in 1994 and renovated as the City Hall facility. During the same general period, the City purchased a vacant lumber supply location and renovated that building and grounds as home for the City's Public Works Department. Both these facilities will provide adequate space through 2015. Both facilities are located on sites which will accommodate expansion as necessary. The City will need to monitor and assess space adequacy prior to 2015 and plan any necessary renovations/expansions as may be applicable.

The Community Center is a 2004 addition to the facilities inventory. It was donated by Fulton County and renovated as a Community Center. It is anticipated to have adequate capacity through 2015. There is room for expansion on site if necessary. The City will need to monitor and assess space adequacy for this facility prior to 2015 and plan any necessary renovations/expansions as may be applicable.

As with so many of its facilities the City acquired a vacant medical clinic building and renovated the structure for use as the Police Department in 2002. This multi-story building is adequate to physically accommodate the needs of the Department through the planning period. The City's police officer to population is currently below national averages. As the community grows the City will need to address upgrading these manpower levels.

The Fire Department is a cooperative shared services agreement between Fulton County and the City. Based on ISO rating criteria and projected growth the single fire station at its present location will not be adequate to provide the current level of fire services over the planning period. Expanding at the present location is not an option because the geographical location will not provide the necessary coverage and response time. The City has recognized this need and owns property in a geographically appropriate area for construction of a new fire station. The City needs to proceed with developing plans for this facility.

Emergency Management and Emergency Medical Services appear to be adequate based on assessments from those agencies contained in Fulton County Comprehensive Plan Draft. These services are provided by the County to all Fulton municipalities including Palmetto. Emergency Management cites a need for the expansion of its operations center. The new Palmetto fire station will provide a base for the EMS Unit located in South Fulton.

The City's recreation facilities located within the city limits when combined with the adjacent community park meet current national standards for park space per population. The City has determined an indoor multi-use gymnasium facility is a needed recreation facility and has acquired property for its location. As the population grows as projected it is anticipated there will not only be a demand for the quantity of recreation facilities/sources but also for a more diverse range of facilities services. The City needs to consider developing a comprehensive recreation plan for future recreation needs.

There is currently adequate access to most health care facilities by the residents of Palmetto. Hospitals, public health clinics, nursing homes and personal care homes are proximate to the residents of Palmetto. There is only one (1) private practice physician in the City. The health care industry as a rule is typically responsive to population growth and shifts and the market will respond to the growth projected in Palmetto and South Fulton. The plan to replace the Fairburn Regional Public Health Center is needed as it is the nearest such facility to Palmetto. The City needs to review strategies for ensuring adequate private practice physicians in the City as growth occurs. One potential strategy is to partner with an area hospital to jointly recruit a hospital affiliated physician for the community.

From Fulton County School System information contained in the Fulton County Comprehensive Plan Draft, it appears as though Palmetto Elementary School while currently adequate will exceed its capacity of 625 prior to 2009-2010. The school is not

among those listed for improvements in the system's CIP. The City needs to consult with the system to determine plans for accommodating estimated growth which will affect this facility.

The Atlanta-Fulton Public Library System notes in its section of the Fulton County Comprehensive plan that there is an existing need for a library facility in Palmetto. The City needs to initiate discussions with the system on possible locations for such a facility in Palmetto.

6. LAND USE

6.1 PURPOSE OF THE LAND USE ELEMENT

The land use section of the Comprehensive Plan examines and details the city's current land use patterns and recommends a course of action for future development that are consistent with the city's qualities. Transportation, energy consumption, property tax rates, how land adjoining developments is used, and options for future growth can hinge on established land use patterns.

The plan looks at how land is presently being used and historical land use trends to determine the future developments needed by the community and a plan for establishing these developments. The goals for land use reinforce the economic, housing, community service, and natural and cultural policies of the plan. The Future Land Use Plan tells a city how land use patterns can be used in future growth. Though the Land Use Plan is a guideline for the city to follow for developing to its full potential, as changes occur, it can be amended if necessary as long as public hearings and justification for the amendments are presented.

When deciding where to locate public facilities or making decisions on private development proposals, the City of Palmetto will rely on the land use section of this plan. The Land Use section of the Comprehensive Plan serves as the foundation for zoning and subdivision regulations and the Capital Improvements Program, which puts the Goals and Policies into action. The land use plan serves as a general and long-range policy guide regarding developing future land. Communities have to base changes to zoning or subdivision policies on land use patterns that are shown on the future land use map.

By adopting these policies, the city accepts them as the governing principles regarding land use decisions. The policy may only be changed through amendments. The plan is also used as a forecaster for future land needs. Forecasts are usually made for twenty years into the future, but the land use plan is only expected to be accurate for five to six years; therefore, it needs to be periodically reviewed and most often amended every five years, despite the state's mandate to update every ten years.

Requirements set forth by the Georgia Department of Community Affairs (DCA) outlining a standard land category system shown for different land uses are outlined below.

6.2 LAND USE CLASSIFICATION CATEGORIES

The Department of Community Affairs recommends that land use classification in local plans are consistent with the standard system established for the State of Georgia. Local governments are free to develop additional, more detailed categories; however they must be grouped under one of these nine standard categories. These categories are as follows:

Agriculture: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture; land is not used for commercial purposes.

Forestry: This category includes land dedicated to commercial timber or pulpwood harvesting and woodlands not in commercial use.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction facilities, or other similar uses.

Parks/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, and similar uses.

Public/Institutional: This category includes certain state, federal, or local government uses, and institutional land uses. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. Government uses in this category include City Halls or government building complexes, police and fire stations, libraries, prisons, post offices, schools, and military installations.

Residential: The predominant use of land within the residential category is for single family and multi-family dwellings.

Transportation/Communication/Utilities: Also referred to as “TCU,” this category encompasses various land use types associated with transportation, communication, and utilities. This category includes major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, airports, water authority facilities and similar uses. However, it should be noted that much of the TCU acreage is accounted for in other categories, particularly roads and their right-of-ways, which are absorbed into the context of a more dominant land use.

Palmetto does not use all of these categories, as they are not applicable in all cases. For example, there is no forestry or agricultural land uses in Palmetto.

6.3 EXISTING LAND USE

6.3.1 Methodology

The Existing Land Use Map outlines current land use patterns of the city. It is a base for developing the future land use plan and zoning map. The types of land use within the City of Palmetto were verified and brought up to date by conducting an existing land use survey. The first step in this all inclusive survey of existing land uses was to review aerial photos taken in 2003, which are considered accurate. Next, data was verified by conducting a field inventory involving site visits to specific portions of land throughout Palmetto. The field work was recorded and coded on tax parcel maps and photos according to its primary land use. They were then transferred to a large base map; thus, creating an updated Existing Land Use Map. The updated map was then presented for public review and comment.

6.3.2 Existing Land Uses

The primary existing land use in Palmetto is vacant land, over 34% of the total land mass is made up of vacant land. Much of this vacant land does have development planned, but not permitted due to a long standing sewer moratorium which will be lifted in 2005. The secondary land use for the City is made up of residences; 32.05% with 29.54% Low Density Residential, .24% Medium Density Residential, and 2.27% High Density Residential. Most of the multifamily units are located in the central and northern portions of the city. Only one large multi-family development is located in the southern panhandle of the city.

The following categories are shown on the City of Palmetto Existing Land Use Map and are in accordance with State DCA guidelines:

Low Density Residential – This category includes individual homes, many of which are located within organized subdivisions.

Medium Density Residential- This category includes all attached residential buildings that are not owner occupied. Developments in this category contain a duplex.

High Density Residential – This category includes all attached residential buildings that are not owner occupied with more than 2 units per dwelling.

Commercial – This category includes basic uses such as establishments that offer goods or merchandise for sale, or rent and other commercial uses that do not operate in office settings. The primary corridor for commercial development is along Roosevelt Highway.

Public Institutional – This category includes local government uses and quasi-public institutions are included in this category. Governmental uses include: police, fire, City Hall, public works, libraries, post office, and public schools. Institutional uses include churches, cemeteries and other private non-profit uses.

Industrial - This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. The majority of the industrial land runs along the railroad, south of Roosevelt Highway. This is one of the few areas left within South Fulton that has the possibility of a Railroad Spur.

Transportation/Communication/Utilities - This category includes such uses as power lines, transmission towers, highways, right of way along roadways, and a small private airport at the northeast corner of the City.

Parks/Recreation/Conservation - This category includes city parks, land donated to the city from Private Developers, and land acquired through the State greenspace program. These lands are owned by the local government and protected and or created for recreational enjoyment of the citizens.

Vacant/Unused – This category is largest primary existing land use within the City limits. The largest vacant parcels are owned by private citizens. Much of this vacant land has been zoned and will be developed as soon as the sewer moratorium is lifted. The primary development for the city will be for residential units.

The existing land use distribution is included below. Land use categories have been depicted in acres, and each category is expressed as a percentage of the total city area. This survey is useful for pointing out existing estimated land use acreage and potential available land for future development. In addition, a map of existing land uses is provided in Map 8.

Table 6.1 Existing Land Use Acreage Totals, City of Palmetto

| Land Use Type | Number of Acres | Percentage |
|----------------------------|-----------------|------------|
| Low Density Residential | 1,002 | 29.54 |
| Medium Density Residential | 8 | .24 |
| High Density Residential | 77 | 2.27 |
| Industrial | 142 | 4.21 |
| Vacant | 1,178 | 34.72 |
| Commercial | 120 | 3.54 |
| Public/Institutional | 619 | 18.26 |
| PRC | 7 | .21 |
| TCU | 238 | 7.01 |
| Totals | 3,391 | 100% |

6.3.3 Historical Factors for Current Development Patterns

Like most municipalities, Palmetto's first commercial and residential developments took place adjacent to the railroad. Today, many of the structures that once lined the street along Roosevelt Highway no longer stand. The structures left standing are vibrant and are generally in good condition.

Other trends which lead to the City's current boundaries included the annexation of three large parcels at the western edge of the City that increased the amount of land within the city limits by approximately 1,300 acres. This property is now being developed Georgia Baptist Ministries to include retirement living that ranges from independent living, assisted living and medical assisted living.

Industrial Development is primarily located along the railroad, at the eastern edge of the City. This industrial area, south of Roosevelt Highway is one of the last areas in South Fulton County that has the capability of including a railroad spur. This industrial area is well placed and is placed in a transitional location that will cause fewer impacts on residential developments yet should continue to thrive as an economic base for residents.

6.4 FUTURE LAND USE

6.4.1 Purpose of the Land Use Plan

Preparing the Future Land Use Plan has two basic steps. First, decide how much of the different land use categories are needed to support expected future growth. Second, decide which areas of the city benefits best from a particular land use activity.

The Comprehensive Plan contains a future land use map that directs growth as plans for land uses mature. The future land use plan should be looked to when making decisions regarding future modifications to zoning ordinances, considering development proposals, rezoning requests, variance requests, or any other planning and development concern.

6.4.2 The Importance of the Land Use Plan

The Future Land Use Plan is a depiction of the city when it is fully developed. Development should not occur all at once, but rather in a timeframe that is agreeable with environmental policies, infrastructure capabilities and other pertinent matters.

The plan does carry legal weight because it forms the basis for zoning ordinances, subdivision regulations and other implementation documents; however, it is not considered a legal tool. It also serves as a guide when deliberating on changes to the zoning ordinance, official zoning map, subdivision ordinance, public improvement programs and capital improvement budgets.

Departing from the future land use map could lead to inconsistency on planning and development matters; therefore, decisions should be made with care. The city should

avoid decisions made in direct conflict with the strategies presented in the Future Land Use Map, so as not to undermine the long term objectives of the city.

This is not to say the City can never change its course of action. Deviations from the Future Land Use Map may be appropriate if detailed information can be presented and there is no adverse affect on the overall intent or purpose of the plan. In case of proposed deviations that would significantly alter the directions set by the plan, the Future Land Use Map will have to be updated. An amendment will have to be made to approve developments that are not consistent with the adopted Future Land Use Map.

Land use forecasts are made for up to twenty years. The actual life expectancy of a Land Use Plan for a rapidly growing area is five to six years. To maintain accuracy and applicability and to deal with unforeseen events, plans should be reviewed periodically. This provides an opportunity to adjust the plan before reaching the target year.

6.4.3 Methodology

The following criteria were considered with creating the Future Land Use Map: existing land use patterns, growth trends, zoning patterns, projected future land use needs based on projected future population and employment converted to the number of acres needed to accommodate projected growth levels, flood plains, excessive slopes (over 20 percent), and soil types, location of major streets/roads and open space, public input, building permit trends, and land use policies.

It is important that these criteria are considered since this Land Use Plan will be used as a policy tool for guiding decisions on land use.

6.5 DEVELOPMENT ISSUES

Based on the analysis of the existing conditions, socio-economic statistics, and public input, several planning assumptions were made and listed below indicating the anticipated and desired future land use trends and requirements for Palmetto over the next twenty years. There are several factors that will influence the land use patterns including the existing land use patterns, redevelopment opportunities, public service and facilities, environmentally sensitive areas, future growth projections, and land needs.

6.5.1 Redevelopment Opportunities

The public identified several areas as being in need of redevelopment, rehabilitation, or reuse. Residential, and Commercial land uses were identified showing areas of decline or in need of repair.

6.5.2.1 Residential

Community participation aided to help consider how residential areas of the City of Palmetto would be developed over the following twenty years. Single-family units were viewed by the public as generally well maintained. However, isolated houses do exist with the City that have substantial problems. These homes were identified as aging homes that were in need of repair or restoration. According to the Visual Preference Survey (VPS), in which the Citizens participated, it was illustrated that the most undesired types of homes were high density residential housing with no architectural character, sidewalks (not pedestrian friendly), and little lighting. Residential redevelopment areas were primarily identified to be located in aging multi-family or high density properties that met these same undesirable characteristics. These areas were primarily located along Carlton Road and Roosevelt Highway (US 29).

6.5.2.2 Commercial

Commercial development is essential in order for a City to maintain or increase its economic base. The redevelopment of the City of Palmetto's commercial areas has become a top priority. According to the VPS, the Citizens would prefer the redevelopment of commercial areas, along Roosevelt Highway (US 29) and State Route 85 to follow these guidelines: an interactive community environment, structure with a mix of uses/at least two stories, pedestrian friendly atmosphere (large sidewalks), uniform architectural design features, and zero setbacks that frame the buildings to the streets). If these commercial areas are left untouched, they can pose a loss of revenue for the City through disinvestments. However, redevelopment of these areas can lead to maximizing the resources and capitalizing on the advantages such as existing infrastructure (water, sewer, and roads) for the community at large.

6.5.2.3 Environmentally Sensitive Areas

The future projections predict that by 2025 the total population of the City of Palmetto will be 10,260; thus, a tremendous increase in housing will be needed, totaling approximately 4,039 housing units by the same year. As the growth within the City of Palmetto occurs, environmental protection must be stressed. Educational awareness and the protection and allocation of greenspace must become a top priority for the Citizens and government of the City of Palmetto. Environmental protection can be utilized to enhance the quality of life for the people of Palmetto. The VPS suggests that more passive recreation amenities should be available, these include, walking and bicycle trails and the preservation of vegetation such as, trees and grassy areas, which appeal to all ages.

Watershed/Wetland Protection: There are an array of streams that run through the City that are protected by State mandates and locally mandated buffer zones. As the development and redevelopment processes begin, it is imperative that the City of Palmetto take into great consideration that the destruction of these watersheds and streams not only destroys the natural beauty of the City of Palmetto, but also removes

many essential ecosystems; thus, the environmental protection of these areas is fundamental. These ecosystems include all types of wildlife and their habitats. Most of these environmentally sensitive areas are located to the northwest region of the City. The expansion of residential, low density homes in this area poses a threat to the natural landscape. As more residential homes are constructed in this region, as suggested by the Future Land Use Map, environmental protection must be of great concern and not removed. See the Natural and Cultural Resources Chapter for these environmentally sensitive areas.

6.6 PROJECTED LAND USE NEEDS

6.6.1 Projected Residential Acreage Needs

Population projections are useful in developing quantitative recommendations for each broad land use category. Residential densities reflected in the Land Use Plan include low density of 3 or less units per acre, medium density of 4 to 6 units per acre, and high density at more than 6 units per acre. Much of this land use plan identifies areas for higher density infill development that were identified as blighted areas or are adjacent to neighborhood commercial areas.

In order to determine future residential acreage, it is necessary to use a projected person per household ratio. The projections show a decrease from 2005-2025, with the house size decreasing back to a constant number of 2.32 persons per household by 2025. One reason for this decline is that family sizes over the last two decades decreased from 1980 to 1990, and that trend is anticipated to take place again over the next decade with a constant number being recompensed over the next twenty years.

Using a projected persons per household ratio of 2.32 and applying it to the projected increase in the city's population of 6,280 from 2000 to 2025, 2,554 additional dwelling units will be needed in Palmetto by 2025. Assuming that the present citywide dwelling units per acre ratio will remain the same in 2025, this ratio (3 dwelling units per acre) is applied to the number of projected additional dwelling units (2,554) needed to accommodate the additional city population of 6,280 for 2025. Applying these numbers yields 902 additional residential acres needed in 2025 over that which exists today. The amount of land needed to accommodate the projected residential growth at current density levels is available in the city. The current level of density should increase in order to prevent sprawled growth. This increase in density per acre will also alleviate an overburdened service system (infrastructure such as water, sewer, transportation and services such as refuse collection, police and fire services) on the citizens. Most recently, the City of Palmetto has been proactive and the newest developments have all been denser.

6.6.2 Projected Commercial/Industrial Acreage Needs

Since a growth in population almost always creates a corresponding growth in employment, projections of commercial and industrial acreage needs are based upon the premise that the future need for commercial and industrial acreage is proportionate to the growth of the population of the city. The current commercial and industrial acreage is 262 acres.

The current job per acre ratio on commercial and industrial land is 5.4 jobs per acre. The projected employment growth excluding government is 485 jobs. This places the projected new commercial and industrial land needs at 89 acres. This amount of land is projected within the Future Land Use Plan.

To estimate commercial land use needs for 2025, it is necessary to determine the current ratio of commercial employees per commercial acre with the presupposition that the same ratio will apply in 2025. This presupposition recognizes the fact that percentages of different land uses tend not to vary greatly over time. The problem in calculating the employees per acre ratio is that the 2000 Census Employment by Industry Sector figures reflects only the employment of County residents; therefore, the census tract level data was extrapolated to find the estimated employment projections based on industry. However, there is no data available to determine these numbers with any degree of accuracy. For the purposes of this plan, it is also assumed that the future commercial employment needs of the population in the study area will be met within that study area.

6.7 Future Land Use Classifications

There were eight land use classifications used to describe the future land use recommendations for Palmetto. The land use classifications are represented by color coding, as depicted on the Future Land Use Map (Map 9). Pictures scored favorably in the visual preference survey conducted as part of the Palmetto Comprehensive Plan have been included as a means of illustrating the desired pattern of growth in the city. The land use classifications include:

LOW DENSITY RESIDENTIAL (yellow):
Includes single-family detached unit residential development at the lowest density within the city at less than 4 units per acre.



MEDIUM DENSITY RESIDENTIAL (orange):
Includes single-family detached, single family attached, apartments, townhomes and condominiums within the city at 4 to 6 units per acre.



HIGH DENSITY RESIDENTIAL (brown):
Can include single family detached, single family attached, apartments, town homes, and condominiums at more than 6 units per acre. All existing multi-family dwellings were coded as high density residential.



COMMERCIAL (red): This district is intended for a variety of retail and service businesses. These businesses are primarily intended to serve city residents for all of tier service, food, and auto-oriented needs. Uses would include: banks, drycleaners, video rental shops, salons, and drug stores as well as auto dealerships, professional and medical offices, grocery stores, restaurants and large retail centers. These areas are appropriate for non-industrial business uses, including retail sales, office, service, and entertainment facilities.

INDUSTRIAL (light gray): Includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

PUBLIC/INSTITUTIONAL (blue): Overall, the concept for this land use category is to maintain and enhance existing public and institutional uses and facilities and provide additional uses and facilities based on anticipated needs. Appropriate uses in this category includes churches, schools, major institutional uses, cemeteries, etc. It is the intent of this Plan that these uses continue throughout the planning period.

PARK/RECREATION/CONSERVATION (green):
Includes land dedicated to active or passive recreational uses such as playgrounds, public parks, nature preserves, recreation centers, and similar uses as well as floodplains, lakes, streams, and other natural resources.



TRANSPORTATION/COMMUNICATION/UTILITIES (brown)- This category includes such uses as power lines, transmission towers, highways, right of way along roadways, and a small private airport at the northeast corner of the City.

Table 6.1 Existing Land Use Acreage Totals, City of Palmetto

| Land Use Type | Number of Acres | Percentage |
|----------------------------|-----------------|------------|
| Low Density Residential | 1,281.6441 | 37.70 |
| Medium Density Residential | 198.3725 | 5.84 |
| High Density Residential | 135.6313 | 3.99 |
| Industrial | 398.9134 | 11.73 |
| Commercial | 363.0070 | 10.68 |
| Public/Institutional | 615.8715 | 18.12 |
| PRC | 18.5733 | 0.55 |
| TCU | 387.6567 | 11.40 |
| Totals | 3,399.6698 | 100.00 |

7. INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element provides local governmental an opportunity to inventory intergovernmental coordination with other local governments and governmental entities that may have impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases involve multiple governmental entities. Entities to be addressed include: adjacent local governments; independent special districts; independent development authorities; utility companies; regional planning agencies, etc. It also includes the City's participation in state intergovernmental programs.

7.0 Existing Conditions

7.1 Adjacent Local Governments

The City of Palmetto is located in South Fulton County and Northern Coweta County. The City shares a border with both unincorporated Fulton and Coweta Counties. In addition, the City is in close proximity to the South Fulton cities of Fairburn and Union City.

Inventory

This section catalogues the more important formal and informal intergovernmental coordination relationship that Palmetto shares with adjacent local governments.

Fulton County provides certain services within the city of Palmetto on a cooperative basis including Fire and Emergency Medical Services (EMS) at 501 Menefee Street and operation of the Senior Citizen Center at 510 Turner Avenue. Regarding the Senior Center the County provides, programs, operates and maintains the facility. The City provides financial assistance for the Director's salary, supplies a van and pays the van driver. The City and County work jointly to staff the Palmetto Fire Department utilizing a combination of full-time paid and volunteer firefighters. An EMS Unit provided by Fulton County staffed by two (2) Emergency Medical Technicians – (EMT) is stationed at the Palmetto Fire Station. The City provides the Fire Station and maintains same.

The City participates in the South Fulton Municipal Association which includes the cities of Palmetto, Fairburn and Union City. This organization provides an instrument and forum to jointly explore issues, policies and services of mutual interest to these communities and to communicate the same to interested parties.

The City is party, along with the other cities of Fulton and Coweta Counties, to the required Service Delivery Strategies for both Fulton and Coweta Counties. The Service Delivery Act requires counties and cities wholly or partially located therein to agree on

plans for the delivery of certain services to improve delivery efficiency and fiscal responsibility.

The City is a participant in the South Fulton Regional Jail Facility in conjunction with the Cities of Fairburn and Union City. By cooperative agreement the respective cities house their prisoners in this regional facility located in Union City on a fee per inmate basis.

The City is a member of the Atlanta Regional Commission (ARC) which is the regional and intergovernmental coordination agency for Fulton County and its municipalities. The agency also provides technical assistance to its member governments.

The City also has a working relationship with certain Constitutional Officers of Fulton County including:

Sheriff – The Sheriff is the Chief Law Enforcement Officer of Fulton County and in that capacity must often work cooperatively with local municipal police agencies in both carry out the Constitutional responsibilities of the office and in assisting those agencies.

Tax Assessors – The Fulton County Board of Assessors assesses all real estate and tangible business personal property. The Board of Assessors also creates and maintains the tax digest for the City of Palmetto.

Tax Commissioner – Among the many duties of this office the Commissioner sells state motor vehicle license tags, collects the ad valorem on these, and processes motor vehicle title registrations and transfers. Motor vehicle taxes are collected for all municipalities in the County including Palmetto.

The City has similar intergovernmental relationships with the respective Constitutional Officers of Coweta County for that portion of Palmetto in Coweta County.

Assessment

The City of Palmetto maintains amicable and constructive working relationships with its adjacent local governments. The relationships are both formal and informal. The relationships generally contribute to a higher level of intergovernmental coordination which provides opportunities for regional cooperation in many instances.

7.2 School Boards

Inventory

7.2.1 Fulton County School System

The City of Palmetto has an on-going relationship with the Fulton County School System by means of the Palmetto Elementary School located at 505 Carlton Road. Palmetto

Elementary is a Pk – 05 school with 534 students. While the Fulton County School System oversees this school the City of Palmetto is the provider of numerous public service such as public safety, street/road maintenance, solid waste service, etc. It is essential that the School System and City maintain open lines of communication and share pertinent information relative to the delivery of the services referenced above and related matters.

Assessment

The City will continue to work cooperatively with the Fulton School System regarding the Palmetto Elementary School particularly as it relates to key services the City must provide and the impact of any policies (City or System) which may impact the delivery of these services.

7.3 Independent Special Districts

Inventory

7.31 Community Improvement Districts

A Community Improvement District (CID) is a specified geographic area whose property owners vote to assess additional property taxes for the purpose of supporting qualifying transportation and infrastructure improvements within the District's boundaries. CID's are private organizations, not a government agency.

They can be formed when a simple majority of the property owners who also represent at least 75% of the taxable value of the commercial area located within the proposed CID boundaries mutually agree to create the district. The Tax Commissioner must certify the requirements have been met and Fulton County must enact authorizing legislation creating the district.

There are a number of Community Improvement Districts in the County. The District impacting Palmetto is the South Fulton CID.

Assessment

The City of Palmetto is poised for a growth period unlike the virtual static growth status of recent years. The City has demonstrated through its participation in a number of joint and/or regional initiatives a willingness to use innovative financial tools and mechanisms necessary to support infrastructure facilities and service capacity. The Community Improvement District provides yet another tool the City will carefully consider in appropriate circumstances to meet extraordinary transportation and infrastructure needs.

7.4 Independent Development Authorities

Inventory

7.4.1 Development Authority of Fulton County

The Development Authority of Fulton County was established in 1973. The purpose of the Authority is to issue revenue bonds to finance business relocations and expansions. The Authority serves all of unincorporated Fulton County and all ten (10) municipalities including Palmetto.

7.4.2 Metropolitan Atlanta Rapid Transit Authority (MARTA)

The Metropolitan Atlanta Rapid Transit Authority (MARTA) Act was approved in 1965. MARTA is a public authority which serves Atlanta and the counties of Fulton, DeKalb, Clayton and Gwinnett County in the planning and operating of a public transportation system. A 1% sales tax is collected to finance MARTA in Fulton and DeKalb Counties. MARTA operates bus, rail and para - transit services.

The City of Palmetto is served by a MARTA bus line and the residents are subject to the 1% sales tax to finance the system.

7.4.3 South Fulton Municipal Regional Water and Sewer Authority

The South Fulton Municipal Regional Water and Sewer Authority was created by legislative act of the Georgia General Assembly and officially created when signed into law by the Governor in April 2000. In addition to Palmetto the member cities include Fairburn and Union City. The purpose of the Authority is to acquire and develop adequate sources of water supply including reservoirs, treatment facilities, transmission lines and the treatment of wastewater for the member cities. The Authority is governed by a Board consisting of the Mayor of each member city, a representative of each member city appointed by the local governing authority of that City and one member appointed by the majority vote of the legislative delegation representing the member cities.

The Authority has issued bonds for the development of a reservoir, treatment plant and transmission lines to serve the member cities. The project is currently in the engineering design and permit application phase.

Assessment

The City of Palmetto's relationship with MARTA is generally limited to issues related to the quality, scope and efficiency of the bus line which serves the City and many of its residents. While the Authority's staff is generally available for discussion with the City

there are a number of limited issues which are under advisement without final resolution. The City will continue to work in good faith with MARTA to address the matters.

The City is a founding member and active participant in the South Fulton Municipal Regional Water and Sewer Authority. The City believes the water and wastewater resources which may be provided through the Authority are critical to the availability of long-term adequate water and wastewater resources in South Fulton and Palmetto.

The City intends to remain an active supporter and participant in the activities of the Authority consistent with its purpose. The City is also receptive to entertaining opportunities to enhance coordination efforts with other appropriate parties not otherwise presently involved in such activities with the Authority.

7.5 Utility Companies with Condemnation Powers

Inventory

The most typical utility companies which may operate in Palmetto with the right eminent domain to the extent determined by specific laws/regulations are: Georgia Power, Coweta/Fayette EMC, Atlanta Gas Light, Oglethorpe Power, MEAG, Georgia Transmission Corporation; BellSouth, Colonial Pipeline and Plantation Pipeline.

Assessment

Generally speaking federal laws/regulations and/or state laws/regulations establish the right of utility companies engaged in interstate commerce to use eminent domain. Similarly, Georgia law generally provides the procedures for the use of eminent domain by the state and its political subdivisions (such as cities). The City of Palmetto is subject to the above.

7.6 Inter-related State Programs and Activities

Inventory

7.6.1 Service Delivery Strategy

Previously referred to in this element because it also involves intergovernmental relations with adjacent local governments the Service Delivery Act requires each County and its cities to adopt a Service Delivery Strategy by July 1, 1999. The purpose of the act is to require local governments under the guidelines to this state directive to assess current service provisions to develop a more effective and cost efficient approach to delivering services. It is also required that local governments review land use plans and procedures to minimize conflicts and improve coordination between jurisdictional plans.

The City is a party to governed Service Delivery Strategies, as governed by the Georgia Department of Community Affairs (DCA), for both Fulton County and its ten (10) cities and Coweta County and its eight (8) cities.

Assessment

Parties to the Service Delivery Strategy must periodically review the service provisions therein of and update the same as necessary at certain specified points one of which is the update of the County Comprehensive Plan. Fulton County is in the process of reviewing and revising as necessary their Service Delivery Strategy for presentation concurrently with the update of their Comprehensive Plan.

7.6.2 Governor's Greenspace Program

In April 2000 the Georgia Community Greenspace Program was designed to assist urban and rapidly developing cities and counties to preserve at least 20% of their geographic area for greenspace. Counties with approved plans were eligible for funding assistance to acquire land. Cities were eligible by participating in the County's plan. (A new law the Georgia Land Conservation Act was approved in 2005)

Palmetto is a cooperative participant along with the other Fulton municipalities in the Greenspace Program. The City drafted a community greenspace plan in 2001 and 2003 and the joint effort is managed by Fulton County.

Assessment

The new (2005) Land Conservation Program has not yet promulgated full participation guidelines and regulations. The new program allows cities to participate in the program independent of the counties. The City of Palmetto will evaluate the specific provisions of the new program prior to determining its participation approach. That determination notwithstanding, the City will continue to work closely with other local governments and agencies to coordinate greenspace acquisitions across jurisdictional boundaries.

7.6.3 Coastal Management

Not Applicable

7.6.4 Appalachian Regional Commission

Not Applicable

7.6.5 Water Planning District

Inventory

Palmetto is subject to the provisions of the Metropolitan North Georgia Water Planning District for applicable activities. The Authority was established in 2001. Its purposes are to establish policy, create plans and promote intergovernmental coordination for water issues in the district. The District develops regional watershed-specific plans for storm water management, waste water treatment, water supply, water conservation, and water quality to be implemented by local governments in the District's area. The District has also developed model ordinances that address stormwater management. Local governments must implement these or similar ordinances on a schedule provided by the District.

Assessment

The City of Palmetto is subject to the provisions of the Metropolitan North Georgia Water Planning District. The City will participate in the planning process of the District. The City will develop and enact the required ordinances in a timely manner.

7.7 Other Organizations

Inventory

7.7.1 Georgia Regional Transportation Authority (GRTA)

GRTA was created in 1999 for the purpose of addressing air pollution, traffic congestion and planning responsibilities in the Metropolitan Atlanta region including Palmetto. It has a number of policy, technical and review responsibilities involving land use and transportation activities such as reviewing Developments of Regional Impact (DRI). The purpose of the review is to determine the status of state and federal funds to create transportation infrastructure and access which might serve the DRI.

7.7.2 Georgia Department of Natural Resources (DNR)

The Georgia Department of Natural Resources (DNR) Environmental Protection Division (EPD) regulates the operation of water and waste water systems in Georgia. The City of Palmetto operates both water and waste water systems subject to this regulation.

In addition DNR provide assistance and/or funding for parks/recreation and historic preservation. The City works with the agency in these areas on an as needed basis.

7.7.3 Georgia Department of Community Affairs (DCA)

DCA was created in 1977 to serve as an advocate for Georgia's local governments. It now serves as the State's primary agency for comprehensive planning; technical and research assistance to local governments; solid waste planning/management; and economic development. DCA reviews all Comprehensive Plans and Solid Waste Management Plans for compliance with minimum standards. The City of Palmetto works with DCA in the review of the above referenced planning activities/documents and as the agency which requires multiple reporting documents in a wide range of areas (such as finance, solid waste, authorities, wage/salaries, etc.) from local governments.

7.7.4 Georgia Department of Transportation (GDOT)

The Georgia Department of Transportation (GDOT) plans, constructs, and maintains the State's road and bridge system. GDOT also provides financial and planning assistance to other modes of transportation. GDOT also provides technical, information and financial assistance to local governments. Financial assistance may be in the form of, but is not limited to, Local Assistance Road Program (LARP) resurfacing assistance; City-County contracts for street/sidewalk/curb-gutter and similar improvements; and Transportation Enhancement (TE) Federal pass-through funds for eligible transportation activities. It also provides maintenance and improvements to State roads within Cities.

The City of Palmetto participates in a number of the GDOT funding programs, has plans to participate in others and benefits from the support provided for transportation activities.

Assessment

The City of Palmetto will continue to maintain amicable and constructive working relationship with these respective agencies. The City will continue to avail itself of the opportunity to participate in the planning process of the respective agencies. The City will continue to seek the technical and financial assistance offered by the respective agencies. The City will continue to make every effort to comply with the appropriate regulatory requirements of the respective agencies.

NOTE

It should also be noted that there are a number of potential government changes potentially facing Fulton County and in time South Fulton and Palmetto. The potential creation of the City of Sandy Springs and a fundamental change in County taxing policy could adversely affect the funding base for certain services and facilities in South Fulton.

7.8 Assessment of Current and Future Needs

The City maintains generally amicable and constructive intergovernmental relationships with the wide range of other local governments, independent agencies, authorities, boards, commissions, constitutional officers, etc. These relationships have generally proven mutually beneficial to the respective parties and the constituents they serve. The City has demonstrated a willingness to participate in cooperative alliances where such participation improves the efficiency, effectiveness and fiscal responsibility of providing public services.

The City will continue to maintain positive intergovernmental coordination with its current partnering organizations and raise issues of concern in a constructive manner with a goal of resolving issues to the mutual benefit of the participants.

The City will continue to be receptive to intergovernmental relationships, formal and informal, where such participation improves the efficiency, effectiveness and fiscal responsiveness of providing public services.

8. TRANSPORTATION ELEMENT

8.0 Existing Conditions

8.1 Roads/Streets/Highways

Inventory

8.1.1 Functional Classification

Road systems consist of a hierarchy of roadways classified by relative purpose, traffic volume and construction standards.

Palmetto's roadways are divided into a standard classification system, dividing roadways into four categories:

Interstate Highways. These are multi-laned, limited access roadways designed for the continuous, high speed movement of traffic.

Arterials. These are designed to carry relatively large volumes of traffic throughout the community and to major trip destinations such as employment and shopping centers.

Collectors. The function of these roadways is, as the name implies, to collect traffic from local streets and carry it to arterials and other roadway types. Collectors provide a balance between rapid movement and access to property.

Local Streets. These are low volume city and subdivision streets which provide low speed access to abutting properties.

The only classification of roadway not represented within the city limits of Palmetto is the Interstate Highway. An interstate highway, I-85, is located just east of Palmetto and functions as the main link between Atlanta and Montgomery, Alabama.

The South Fulton Parkway to Georgia Highway 154 (Cascade-Palmetto Highway) is a four (4) lane limited access highway located two (2) miles northeast of Palmetto. This highway links Palmetto to Interstate 285 and Atlanta's Hartsfield-Jackson Airport.

Palmetto has four arterial roadways within its city limits. These include Roosevelt Highway, Cascade-Palmetto Highway, Tommy Lee Cook Road and the east-west arterial. This main east-west arterial flows throughout the City, has a total of three different names and provides access to I-85. Approaching from the east, the arterial begins as Fayetteville-Collingsworth Road. The first name change occurs at the intersection of Roosevelt Highway where the arterial becomes Toombs Street. The roadway's final name

change occurs near the City's northwest limits and here the roadway is named Hutcheson Ferry Road.

Roosevelt Highway serves as Main Street in Palmetto's central business district. This roadway provides access to Fairburn to the north and Newnan to the south. Cascade-Palmetto Highway provides access to western Fulton County where the roadway changes names to Fulton Industrial Boulevard. Tommy Lee Cook Road provides access to Roscoe.

Collector streets located in Palmetto include Phipps Road, Johnson Road, Carlton Road, Cobb Street, Church Street and Menefee Street.

The remaining streets are classified as Local Streets.

Within the South Fulton Planning area the major roadway corridors are Old National Highway, Buffington Road, Roosevelt Highway, South Fulton Parkway, Cascade-Palmetto Highway and Oakley Industrial Boulevard.

According to the Fulton County Public Works Department there are forty-two (42) miles of streets/roads in Palmetto (only 0.7 miles of streets in Palmetto are unpaved). There are 11.3 road miles per 1,000 people and 8.9 road miles per square mile of incorporated area.

8.1.2 Number of Lanes

The maximum number of lanes on a street/road in the City of Palmetto in one direction is two (2). The only two (2) lane in one direction segment consists of an approximately 1/4 mile stretch of Roosevelt Highway east of the City. With the exception of decel/excel and turning lanes all other streets in the City are one (1) lane per direction.

8.1.3 Conditions

The condition of City streets is generally fair to good overall. There are patched areas on some streets/roads primarily from utility cuts but also from repaired potholes. There is alligator cracking on some streets and occasional deterioration of street/roadway edges. The City's Public Works Department regularly repairs and improves City streets/roads. Streets/roads are also resurfaced on a priority basis by the City and the Georgia Department of Transportation (GDOT) by Local Assistance Road Program (LARP) and City Contracts.

8.1.4 Accident Frequency Data

The Office of Traffic Safety and Design at GDOT maintains accident data for the City of Palmetto. For the most recent available reporting period, 2004, a total of 80 accidents involving 152 vehicles with 27 injuries were reported within the City.

8.1.5 Design Volume Capacity

The Design Volume Capacity represents the maximum number of vehicles that can pass a given point during a specified time period with reasonable expectancy under prevailing traffic and environmental conditions. Design volume for streets, roads, and highways is also defined as the maximum feasible throughput of the facility consistent with safe operation of the facility. Design volume capacity is measured for operational and performance facility analysis.

Design Volume Capacity is available from the Atlanta Regional Commission (ARC) Travel Demand Model.

8.1.6 Average Annual Daily Trips (ADT)

The Average Daily Traffic (ADT) counts are used to determine current demand for service on streets/roads. GDOT provides Annual Average Daily Trip (AADT) data. *Table 8.1* which follows is from the Fulton County Comprehensive Plan Draft and lists the top 20 County roads with the highest average daily trips. None are within or immediately proximate to the City of Palmetto. Complete AADT data can be found at www.dot.state.ga.us/dot/plan-pces/transportation_data/traffic_counts/index.shtml.

**Table 8.1 – Annual Average Daily Traffic (AADT)
Top 20 Fulton County Roads with Highest Average Daily Trips**

| Traffic Counter No. | Beginning Point | Ending Point | AADT | Rating |
|---------------------|----------------------|----------------------|--------|--------|
| 0933 | On Fm SR-400 SB | Foe Killer Ck | 47,340 | 1 |
| 0875 | Medlock Bridge Rd | St Georgen Common | 36,990 | 2 |
| 0931 | Old Roswell Rd | Alpharetta Hwy | 32,350 | 3 |
| 5378 | Fairburn Rd | To I-285 (SB) | 30,230 | 4 |
| 0824 | Duluth St | Fm SR 400 (SB) | 30,380 | 5 |
| 0823 | SR-400 | Rock Mill Rd | 28,280 | 6 |
| 0935 | Old Alabama Conn | Fm SR 400 (NB) | 24,100 | 7 |
| 0864 | Roberts Dr | Turner McDonald Pkwy | 23,520 | 8 |
| 0964 | Union Hill Rd | Windward Pkwy | 23,350 | 9 |
| 0938 | Holcomb Bridge Rd | Rock Mill Way | 22,360 | 10 |
| 0862 | Northridge Rd | Roswell Rd | 21,890 | 11 |
| 0821 | Turner Rd | Old Alabama Rd | 21,860 | 12 |
| 6004 | Old Alabama Rd | Old Alabama Rd | 21,100 | 13 |
| 6016 | Johnson Ferry Rd | Sandy Spgs Pl | 20,850 | 14 |
| 0966 | Peachtree Pkwy | Chattahoochee River | 20,820 | 15 |
| 5376 | Danforth Rd | Old Cascade Rd | 20,590 | 16 |
| 5639 | Peachtree Rd | Rockhaven Cir | 19,740 | 17 |
| 5646 | Old Johnson Ferry Rd | Trimble Rd | 19,300 | 18 |
| 5386 | Beecher St | Gordon St | 18,830 | 19 |
| 0861 | Northridge Rd | Spalding Dr | 18,280 | 20 |

Source: Georgia Department of Transportation from Fulton County Comprehensive Plan Draft

8.1.7 State Transportation Improvement Program (STIP)

A review of all projects included in Fulton and Coweta County STIP at GDOT website www.dot.state.ga.us.STIP found no projects within the city limits of Palmetto. The five (5) projects most proximate to Palmetto are as follows:

- Bridge improvement – SR/70 Cascade-Palmetto Rd @ Deep Creek. 7.5 miles north of Fairburn
- Bridge improvement – SR/54 Cascade-Palmetto Rd @ Bear Creek. 3.5 miles north of Palmetto
- Bridge improvement – CR629, Johnson Road @ Peeks Creek. 1 mile east of Palmetto
- Bridge improvement – CR1392, Cochran Mill Road @ Pea Creek. 7 miles northwest of Palmetto
- Bridge improvement – CR1392, Cochran Mill road @ Little Pea Creek. Northwest of Palmetto

Assessment

The vast majority of Palmetto's street/road/highway network is made up of local roadways. There are, however, two (2) major South Fulton corridors and US/State routes which converge in Palmetto (SR154 (Cascade-Palmetto Road) and US29/SR14 (Roosevelt Highway)). These corridors will be primary movers of vehicular traffic as the City and area grow and therefore subject to increased congestion and longer commute trips. The other arterial roadways, Tommy Lee Cook Road and Fayetteville-Collingsworth Road, are also likely to carry additional vehicular traffic as the population grows. These routes will receive particular attention from the City and GDOT.

In addition to the roadways referenced above congestion occurs along Main Street (downtown) primarily from traffic volume and the diagonal parking along the street. US29/SR14 south to Newnan also experienced considerable congestion on its two (2) lanes of traffic. At-grade railroad crossing and steep grades at railroad underpasses are other problem areas. The frequent trains also cause traffic delays at the City's three at-grade crossings (Harper, Sims and Vine Streets). Also, semi-truck traffic through downtown on US29/SR14 and SR154, particularly logging trucks can periodically create congestion and traffic safety concerns.

Palmetto is generally well served by its roadway network within the City and by the proximate roadway network such as I-85, the South Fulton Parkway, Fulton Industrial Blvd., SR166 and of course US29/SR14 and SR154. However, as growth occurs they will also require close monitoring and planning for needed improvements.

8.2 Existing Bridge Inventory and Conditions

There are four (4) bridges within the city limits of Palmetto. Three (3) railroad underpasses at Church Street and Main Street, Fayetteville Road and Main Street and Thornton Street at Main Street. There is also a railroad overpass road on Phipps Road. The Three (3) railroad underpasses are in very poor condition and in need of significant repair or perhaps replacement. However, replacement will be extremely difficult to complete given the limited alternative access points for vehicular traffic and maintaining rail service during replacement. The bridge on Phipps Road is in fair condition and needs routine maintenance repairs and upkeep.

Assessment

Bridges are a critical component of the overall transportation network. Unsafe bridges can restrict traffic flow, limit speeds and reduce volume. The poor condition of the railroad underpass bridges requires prompt attention.

8.3 Signalization and Signage

Inventory

The purpose of a traffic signal is to promote street and/or highway safety by providing for the orderly movement of all roadway users and the efficient operation of all parts of the traffic system.

There are two (2) traffic signals in Palmetto. One is located at Main Street (Roosevelt Highway or US29/SR14) and Toombs Street. The second is located at the intersection of Roosevelt Highway (US29/SR14) and Cascade-Palmetto Road (SR154). Both signals are owned, operated and maintained by the GDOT.

Signs (regulatory) are used to inform roadway users of selected traffic laws and regulations. Examples of such signs are speed limit, stop and yield signs. The city of Palmetto does not currently have a detailed inventory of all road signage.

Assessment

Signalization is generally adequate at present although an upgrade to provide protected left turns at the Main and Toombs Street signal should be evaluated. The City may also need to have “Warrant” evaluations in accordance with the Federal Highway Administration Standards conducted at certain locations to determine if there is a documented need for other signal locations.

Similarly, regulatory signage appears adequate although the City may want to consider establishing a routine inspection and maintenance program for signage to ensure all are in satisfactory condition, not obstructed and properly located and erected. The City may also

need to conduct “Warrant” evaluations of regulatory signage such as multi-way stops at certain locations.

The City Public Works Department responds promptly to any notice of downed, damaged or compromised regulatory sign.

8.4 Bicycle and Pedestrian Ways

Inventory

Transportation includes more than just roadways for automobiles. Additional forms of transportation include bicycle and pedestrian ways.

The City of Palmetto maintains a network of sidewalks within the city limits which provides an alternative mode of transportation. The system does not extend citywide to all locations and the system is not always well connected to destinations, goods and services. According to Fulton County there are three greenways that are in the program and design stage including the South Fulton Scenic Byway which begins at Cochran Mill Park on the north and extends south along Little Bear Creek to the City of Palmetto. The City is also a participant in an initiative by South Fulton Revitalization, Inc. to fund a Pedestrian Friendly Corridor Enhancement Plan along Roosevelt Highway from Church Street to Jackson Street. The project would improve intersections along the route (most of which are not signalized) with marked crosswalks, pedestrian signals, and ADA accessible skirts. Each intersection will receive upgraded infrastructure and connecting sidewalks installed along the corridor. Pending the approval and implementation of this plan the City is making improvements to the downtown section of Main Street (Roosevelt Highway) which are compatible with the proposed enhancement plan.

There are currently no bicycle ways within the City. However, the City is aware of the Atlanta Regional Commission (ARC) Bike and Pedestrian Plan and receptive to active participation in the same.

Assessment

The City of Palmetto is actively pursuing planning steps to enhance pedestrian access to appropriate transportation infrastructure. The City should continue maintaining and expanding its sidewalk network and consider including sidewalks as a requirement for all new development both internal to the project and external to points of goods and services.

The City should actively participate in regional planning for bicycle ways and continue its efforts with South Fulton Revitalization, Inc. for the Roosevelt Highway Corridor Enhancement. The City should also consider the Transportation Enhancement (TE) and Livable Centers Initiative (LCI) programs to provide assistance for pedestrian/bicycle transportation alternatives.

8.5 Public Transit, Railroads and Airports

Inventory

Railroads. Freight service is provided to the City by CSX Transportation, Inc., The rail corridor servicing Palmetto connects Atlanta and Mobile, Alabama and runs north-south through the central portion of the City (roughly paralleling US Highway 29). Approximately twelve freight trains pass through Palmetto each day.

Airports. The South Fulton Skyport is a privately owned, public use airport serving aerial aviation. The airport is located on the eastern side of Palmetto and presently has a 2,690-foot concrete runway.

Atlanta's Hartsfield-Jackson International Airport is located 20 miles to the northeast of Palmetto. This airport primarily serves regional, national and international air carriers and receives minimal use from general aviation. From Hartsfield-Jackson, passengers and freight can be flown, in many instances nonstop, to any destination in the world.

Public Transit. Palmetto is the southernmost terminal for the Metropolitan Atlanta Rapid Transit Authority (MARTA) system. Current service is limited to a bus route on Roosevelt Highway, terminating near City Hall. Riders can make connection to anywhere in the system. Palmetto is currently not serviced by an interstate bus line.

8.6 Assessment of Current and Future Needs

The City of Palmetto is on the cusp of accelerated growth from both the anticipated emergence of South Fulton as a growth center and the City of Palmetto's re-opened growth window due to soon to be completed wastewater infrastructure improvements which will result in a multi-year moratorium on sewer connections being rescinded. While the City will have to address multiple modes of transportation for local and collector streets the heaviest carriers of traffic volume are currently, and will be in the future, major arterial routes owned, operated and maintained by GDOT.

In assessing existing transportation levels of service a letter designation is given which represents a range of operating conditions on a particular roadway. There are six (6) levels of service. They are given letter designations A-F with A representing the best range of operating conditions and F the worst.

As it relates to the level of service (LOS) for major roads in the South Fulton Planning Area proximate to Palmetto we know from the ARC Transportation Model that Roosevelt Highway receives a "B" LOS rating; South Fulton Parkway an "A" LOS rating; and Cascade-Palmetto Highway an "A" LOS rating. We also know from ARC that for roads defined as "congested" in South Fulton that only certain segments of Roosevelt Highway and SR29 from Driftwood Court to the Coweta County line meet that definition.

This indicates there is capacity for increased utilization at acceptable LOS ratings for these roadways even though congestion is an existing problem on certain segments of Roosevelt Highway.

2000 Census data tells us that in Fulton County over 86% of commuters by private vehicle drive alone. We also know from the previous Assessment of Commuting Patterns in the Economic Development Element that nearly 90% of the Palmetto residents in the workforce commutes to jobs outside the City. Clearly without astronomical increases in fuel prices or other catastrophic occurrences commuting will continue to be a dominant part of the transportation demand in Fulton County and Palmetto. Additionally, many of the area's employment centers are located in Fulton County and as a result draw large numbers of commuters from other counties.

In addition to this more overarching look at transportation needs in the context of the City's location there are also more local transportation priorities for Palmetto. These include improvements to the railroad underpass bridges; improving congestion at the railroad grade crossings; limiting semi-truck traffic through downtown; providing left turn queuing lanes and/or protected left turns at intersections along Main Street; an additional MARTA pedestrian shelter; evaluating the need for additional signalization on arterial and collector streets; evaluating the need for a by-pass route around the City; and improving pedestrian and bicycle transportation alternatives. Some of these improvements are particularly problematic especially along the downtown portion of Main Street where the CSX rail line to one side and the unique old buildings of the area to the other side of the road limit lane expansion without endangering the historic structures.

There are no major "parking" facilities such as a Park and Ride within the city limits of Palmetto the nearest such facilities are: Campbellton at Fairburn and I-85 at Flat Shoals Road.

The City must also explore the issue of growth and land use as they relate to transportation patterns and needs. The more traditional lower density larger lot suburban development located distant from employment centers, commercial services and public/private amenities with a marginal transportation network has resulted in very automobile dependent communities which contribute to a number of environmental problems and increasing traffic congestion.

A more contemporary development model often referred to as "Smart Growth" encourages higher density; mixed-use developments; transit-oriented developments; more roadway connectivity and activity/town centers where residents can live, work, play, shop and recreate. The Livable Cities Initiative (LCI) encourages this approach. The City should apply for an LCI planning grant to develop a project incorporating this approach.

The City should protect gateways and entry corridors. The highways that provide access to and through the City shape visitors' and residents' opinions of the City. Ensuring that land uses are compatible with the desired character of the corridor, as well as with other

uses in the corridor will make the City a more attractive place to live, work and conduct business.

Because of its relatively small size and limited staffing the City will need to carefully evaluate the need for both external and internal staff technical resources to address transportation issues during the planning period. The City will also need to continue to rely on its favorable intergovernmental relationships with Fulton County, ARC and GDOT for technical and funding assistance in this area.

9. PLAN IMPLEMENTATION

9.0 City of Palmetto Vision Statement 2005 – 2025:

The City of Palmetto, Georgia will embrace future development and growth through strategic planning initiatives and smart decision-making processes, while maintaining its small town friendliness and Southern hospitable character. By the year 2025, public participation will embody the City's future growth and represent the content of its Comprehensive Plan, which include the ideas, suggestions, and concerns of the Citizens of the City of Palmetto.

The City of Palmetto will continue to emphasize the redevelopment of its historic downtown, which will be a center of neighborhood commerce that shall promote a pedestrian friendly environment. The main thoroughfares into the city (Main Street, Toomb Street, Highway 29, and Highway 54) will be less congested, beautified, and scenic. The City will pursue new high quality commercial development that will embody family oriented restaurants and leisurely establishments that appeal to all Palmetto Citizens. The city will focus on providing better community facilities, such as recreation centers, community centers, walking/running trails, and providing public safety in order to sustain and further increase a high quality of life standard.



The City of Palmetto will have a family friendly housing atmosphere that concentrates on lifecycle housing ranging from young family to retirement home needs. The City's friendly environment and small town atmosphere shall be further enhanced by focusing on top quality development. Moreover, housing development within the City of Palmetto will provide an opportunity for all Citizens to obtain their ideal home.

Overall, the City of Palmetto will be a city that embraces smart growth while maintaining its small town friendliness and Southern community ambiance. As the city grows, it will continue to be a place where one can pursue a healthy lifestyle, sustain a working environment, and utilize leisure amenities. The City of Palmetto will continue to promote the progression of community values. Furthermore, Palmetto, as a city community, will strive to maintain public safety, environmental protection, and economic development in order to sustain a high quality of life standard for all of its citizens.



9.1 PLAN ELEMENT GOALS, POLICIES AND STRATEGIES

The Implementation Element present goals followed by policies and implementation strategies related to the goal. Goals, policies and strategies serve different functions within the plan as outlined in the following definitions:

Goal – description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of policies may be needed to achieve each goal.

Policy – statements of government intent against which individual actions and decisions are evaluated. Policies typically indicate the agency primarily responsible for implementing the policy.

Strategies – a coordinated set of ordinances, regulations, capital facility and improvement plans and other action programs that are designed to implement the Plan's goals and policies.

Although many of the policies contained within this Plan relate to each other across topical lines, the goals, policies and strategies are provided according to their primary subject matter. For instance, a policy relating to a community facility may also relate to other community development/socio-economic issues.

9.1.1 Economic Development Element

Goals, Policies, Strategies

Goal: Recruit new and/or relocating businesses/industry; support existing industry expansion by improving available sites, infrastructure, marketing and coordination.

Strategies:

Provide infrastructure to existing and future industrial sites.

Work with public/private development agencies to market existing industrial/business sites.

Apply for grants, low interest loans, tax incentives, etc. to support recruitment/marketing activities.

Prepare an annexation study to include future industrial/commercial sites.

Coordinate economic development activities with development authorities, chambers, state agencies, utility companies, etc. Take advantage of regional economic development activities and strengths.

Goal: Provide economic development opportunities which include a broader diversification of the job base.

Strategies:

Assist in developing affordable housing initiatives to strengthen accessibility and proximity of workforce to available jobs.

Assist in providing a diverse housing inventory to meet workforce needs through zoning and related development regulations.

Review zoning and development ordinances to support higher quality commercial projects and business/industry diversification.

Work with Fulton County on initiatives to locate Class A office space and/or a college campus in Palmetto/South Fulton.

Goal: Develop a workforce capacity to meet the requirements of a diversified economic base.

Strategies:

Make available educational and vocational training to underemployed or unemployed residents.

Make available quality public education (K – 12), vocational training and college county-wide.

Make available advanced training, job skill enhancement and retraining opportunities for employees.

Attract a college campus to South Fulton.

9.1.2 Housing Element

Goals, Policies, Strategies

Goal: Promote the redevelopment of neighborhood housing that embodies pedestrian friendly amenities, such as sidewalks, trails, and bicycle paths.

Strategies:

Support infill housing development in current communities and neighborhoods.

Utilize Future Land Use Mapping capabilities to its utmost in order to identify infill housing areas, and to ensure that no barriers or restrictions will prevent infill development from occurring.

Goal: Encourage improvements and beautification processes to the appearance of all types of structures; including, homes, all varieties of buildings, and park and recreational facilities that contribute to neighborhood blight.

Strategies:

Identify areas that are currently undergoing decline and implement strategies to prevent decline.

Enforce ordinances such as, city building codes, property codes, and other ordinances on a regular basis.

Inquire about State and/or Federal funds or grants to encourage home and business owners to upgrade and upkeep their property.

Establish local educational programs that will encourage and teach homeowners the value and significance of property improvements and beautification to their community from a holistic stand point.

Goal: Provide the Citizens of the City of Palmetto with a wide range of housing options that will meet the needs of a projected growing population.

Strategies:

Promote diverse housing options that include low-density residential, medium density residential, and high-density residential style homes.

Under the City of Palmetto's zoning regulations, provide housing opportunities for the Elderly Citizens of Palmetto, which include, retirement and assisted living housing.

Provide "Executive Housing" that will attract high end professionals and aide to provide economic development opportunities that include the draw of businesses into the City of Palmetto.

Provide affordable high end housing that will appeal to first-time home buyers.

Identify special housing need providers such as Habitat for Humanity, non-profit organizations, and private and public sector funding.

Goal: Use strategic planning initiatives to develop housing that utilizes parks and

recreation as a focal point that will help maintain and improve the quality of life for the Citizens of Palmetto.

Strategies:

Promote environmental protection and awareness under the planning and development of new housing within the City limits.

Provide public hearings that enable the Citizens to decide on what types of recreational and park amenities will best suit their needs based on State regulations.

9.1.3 Natural and Cultural Resources Element

Goals, Policies, Strategies

Goal: Protect Water quality and water quantity within the City of Palmetto.

Policy: Protect water quality, sensitive habitats, streams/lakes and floodplain/wetland areas in the City of Palmetto.

Strategies:

Continue to develop and implement stormwater management regulations.

Continue administration and enforcement of erosion control measures.

Continue administration and enforcement of conservation subdivision overlay district and evaluate expansion of same.

Continue administration and enforcement of watershed supply protection overlay ordinance.

Continue enforcement of state mandated water conservation regulations.

Continue to participate in Metropolitan North Georgia Water Planning District water conservation activities and utilize model ordinances as applicable.

Goal: Protect and preserve unique land forms and ecologically sensitive plant and animal habitats.

Policy: Guard identified environmentally sensitive areas.

Strategies:

Conduct a comprehensive survey to more completely identify unique features, natural areas and sensitive habitats like steep slopes, wetlands, floodplains, endangered animal and plant species, etc. so they can be more adequately protected under the City's existing ordinances and future development regulations.

Continue administration and enforcement of conservation subdivision ordinance which protects the subject land forms. Explore expanding the conservation subdivision ordinance.

Goal: Provide additional, and protect existing, greenspace/open space in the City of Palmetto.

Policy: Encourage the inclusion of greenspace/open space in new developments and preservation of existing greenspace/open space.

Strategies:

Evaluate expanding the City's existing conservation subdivision overlay district.

Revise development regulations to require open space in all new developments.

Participate in the State's new Land Conservation Program by acquiring additional greenspace property within the City.

Evaluate requiring passive park space within large scale residential developments.

Goal: Inventory and plan for the preservation of the City's historic/archaeological and cultural resources.

Policy: Protect and promote the preservation and rehabilitation of historic/archaeological and cultural resources in the City of Palmetto.

Strategies:

Conduct a comprehensive survey to identify historical, cultural, archaeological properties of significance in Palmetto.

Prepare a historic preservation plan and/or district(s) or other protection measures based on the findings of the survey.

Revise development regulations and zoning procedures to include a review of potentially historically/archaeologically/culturally significant properties in plan review and re-zoning applications.

Consider providing local preservation incentives for the protection of historic/ archaeological/cultural properties in the City's development regulations.

9.1.4 Community Facilities and Services Element

Goals, Policies, Strategies

Goal: Plan for new construction, expansion/renovation of existing City facilities and/or acquisition for conversion of other facilities to provide efficient access to City services. To optimize the efficiency and minimize to cost of delivery of City services through cooperative shared service associations with other agencies.

Strategies:

Support shared service agreements with the County and/or other municipalities, authorities, etc. to provide public services (e.g. water/wastewater; EMS; fire).

Support coordination of public services between and among local/state agencies where no formal shared service agreement is in place.

Monitor and periodically assess adequacy of municipal facilities.

Monitor and periodically assess the adequacy of City personnel on a departmental basis to maintain and enhance service levels as population levels grow and scope of facilities and services expand.

Goal: Make available adequate, safe and reliable water and wastewater systems to meet existing and future community needs. Ensure design, construction and maintenance promotes efficiency of cost and service.

Policy: Protect the City's watersheds to improve water quality; implement storm water management measures that are cost effective and environmentally responsive; encourage innovative environmentally friendly infrastructure design; and support water conservation.

Strategies:

Complete wastewater project to decommission wastewater treatment plant, tie to Fulton County system, purchase treatment capacity from Fulton County, upgrade pumping and collection system.

Complete water improvement project as part of South Fulton Municipal Regional Water and Sewer Authority to develop a raw water reservoir, treatment facility and transmission lines for members cities.

Develop a Capital Improvement Program (CIP) and budget for utility facilities.

Work with Fulton County/City of Atlanta as South Fulton Municipal Water and Sewer member city to coordinate expansion of water and wastewater systems.

Continue on-going maintenance and extension/expansion of utility systems.

Seek grants, low-interest loan assistance to upgrade, improve, expand utility systems as appropriate.

Goal: Make available public safety services (Police directly by City – Fire, EMS, EMA either by shared services agreement or directly by Fulton County) adequate to meet the needs of the entire City and its residential/business communities.

Policies:

Participate in co-location of facilities where such practice results in optimum provision of the respective public safety service.

Monitor and assess adequacy of staffing to ensure adequate service levels.

Participate in joint use of equipment and personnel with adjoining jurisdictions where practice results in optimum provision of the respective public safety services.

Strategies:

Construct new 3 bay fire station.

Renovate existing fire station as needed.

Increase staff and equipment in Police/Fire Departments as needed to maintain appropriate response times and meet applicable staffing, equipment and service standards.

Goal: Make available a more diverse range of recreation/leisure service opportunities in the City including a broader scope of programs and new/updated/expanded physical facilities.

Policies:

Promote the acquisition, or donation by regulation or gift, of additional recreation property particularly open space passive recreation.

Incorporate multi-use trails in new development and upgraded sites.

Participate in joint use of facilities/programs with Fulton county and other adjacent jurisdictions.

Seek a balance between passive and active recreation opportunities.

Strategies:

Prepare a comprehensive recreation master plan for the City.

Construct a multi-use gymnasium facility.

Work cooperatively with Fulton County and other area jurisdictions on shared recreation facilities.

Revise development regulations to require recreation, park, open space in new large scale residential developments.

9.1.5 Land Use Element

Goals, Policies, Strategies

Goal: Provide for the coordination of planning efforts among local citizens, adjacent jurisdictions, the city and the region.

Strategies:

Participate in and support cooperative and combined efforts between the county and cities which contribute to the future development and better living conditions throughout the county.

Periodically review zoning regulations and, when appropriate, institute newer and more innovative methods and practices as have proven beneficial in other similar communities

Periodically review the status of services provided to the city by state, county and any other outside agencies. Require changes where necessary to better serve the needs of the community.

Goal: Encourage all development be located, sited, and designed to carefully fit its surrounding environment and promote health, safety and general welfare of Palmetto residents.

Strategies:

Encourage pedestrian oriented developments that promote compatible uses and focus on enhanced architectural designs which create uniformity.

Encourage the building of industrial sites retain as much of the surrounding natural environment into its design and placement.

Plan and program improvements to city recreational facilities as suitable for all age groups and interests in the city.

Encourage the provision for recreational and open space areas in new developments within the city.

Continue to require minimal disturbance of development sites and replacement of trees and vegetation where appropriate.

Discourage development in locations that would conflict with environmentally sensitive areas of the city.

Strive for a balanced distribution of land uses within the city by encouraging compatible land uses. Encourage use of transitional zones and buffers between residential and non-residential development.

Goal: Establish appropriate planning procedures and innovative planning tools to guide Palmetto's growth and development.

Strategies:

Enforce adherence to the zoning ordinances.

Provide clarity, efficiency, equity, and consistency in city department policies and procedures relating to land development review.

Actively seek the participation of residents in the planning and development process.

Goal: Promote orderly growth and development based on physical, social, economic, and environmental considerations and the ability of the city's tax base and services to supervise, support, and to facilitate this growth and development while striving to maintain the "small town" character of the city.

Strategies:

Provide up-to-date development regulations that protect the health, safety, and welfare of the residents of Palmetto.

Plan for growth to occur in an orderly manner within the city.

Ensure compatibility between land uses when making land development decisions.

Goal: Provide sufficiently available, safe and varied housing opportunities for existing and future residents.

Strategies:

Maintain a current database on existing housing units and proposed residential developments.

Facilitate housing development in selected areas of the city through eligible state and federal programs to meet the housing needs of households which cannot afford housing in the private market.

Adopt and enforce appropriate regulations which serve to provide for maintenance of quality housing and housing opportunities.

Encourage infill and higher density multi-family housing where appropriate.

Maintain the integrity and viability of stable single-family neighborhoods from the negative impacts of encroachment by incompatible land uses.

Facilitate mixed use (residential/commercial) development in appropriate areas by modifying current zoning codes and promoting development opportunities.

Goal: Provide for orderly, balanced, and high quality development which responds to the physical and economic conditions of the city.

Strategies:

Institute site plan standards and a review process to guide the design and construction of industrial, commercial, and all types of residential developments.

Provide for adequate and equitable administration and enforcement of the city's zoning and subdivision ordinances and other development regulations.

Preserve the single-family residential character of Palmetto's neighborhoods.

Preserve and enhance the current quality of residential life and affordability for family lifestyles within Palmetto.

Goal: Provide for the development of adequate commercial facilities in appropriate areas on both city-wide and neighborhood levels.

Strategies:

Promote a central core (downtown Palmetto) that is compact and distinct from other commercial development and that is viewed as a desirable place to provide a wide range of mixed retail, entertainment, cultural, and office uses which benefit from proximity to each other.

Promote Highway 85 as a general commercial thoroughfare that promotes retail and shopping availability for the city, county and regional needs.

Promote a Commercial attraction that will promote regional economic and cultural activities within the City of Palmetto.

Promote commercial development which contains compatible and complimentary uses, and which does not detract from the residential character of the city.

Promote safe and adequate ingress and egress from commercial development and require adequate land for off-street parking and internal vehicular circulation.

Restrict encroachment into stable residential areas.

Implement design standards for development to minimize adverse impacts on adjacent land uses.

Goal: Retain existing office and professional businesses and to provide for the development of suitable areas for business.

Strategies:

Encourage reuse and revitalization of obsolete office and commercial facilities.

Ensure that commercial developments are designed for adequate buffering, parking, and open space.

Wherever possible, promote compact and planned rather than strip commercial development.

Provide safe and adequate pedestrian access from nearby areas to commercial and other activity centers.

Locate neighborhood commercial uses in areas convenient to existing and future residential development.

Goal: Encourage industrial development in areas set aside specifically for that type of land use.

Strategies:

Encourage reuse and revitalization of obsolete industrial facilities.

Encourage the development of clean, environmentally safe industry within industrial land use zones.

Ensure that industrial sites are designed for adequate buffering, parking, and open space.

Locate industrial uses to ensure access to major thoroughfares.

Discourage industrial uses which are incompatible with surrounding uses.

9.1.6 Intergovernmental Coordination Element

Goals, Policies, Strategies

Goal: Maintain and enhance coordination relationships with Fulton County, Coweta County, adjacent municipal jurisdictions, member ARC and Chattahoochee-Flint Regional Center jurisdictions, state/federal agencies, authorities, special district and quasi-public entities to improve the cost efficiency and cost effectiveness of public services. Support coordination of the implementation of the City's and other interested entities respective comprehensive plans.

Policy: Support continued coordination of planning, development and service delivery activities with all applicable parties.

Strategies:

Continue to participate in mandated intergovernmental activities at every level.

Continue to be receptive to intergovernmental relationships, formal and informal, where participation improves the coordination, efficiency, effectiveness and fiscal responsiveness of providing public services.

9.1.7 Transportation Element

Goals, Policies, Strategies

Goal: Provide an efficient and cost effective transportation network that emphasizes connectivity, multi-modal choices and compatibility between transportation modes and land uses.

Policy: Maintain a level of service (LOS) “C” or better along major arterial transportation corridors, with all movements at intersections operating at LOS “D” or better. Encourage new developments to include an interconnected system of streets and appropriate connectivity to adjacent parcels.

Strategies:

Adopt street level of service measures with those discussed in the Transportation Element Assessment of Current and Future Needs.

Minimize individual property access directly from arterial roads.

Adopt property access design standards that:

- Establish connectivity between adjacent commercial and industrial properties;
- Allow or encourage shared driveway access for adjacent properties; and
- Establish appropriate driveway separation.

Promote the use of traffic demand management techniques among governmental entities, institutions and within large employment centers. Representative techniques include:

- Incentives for carpooling;
- Staggered work shifts;
- Use of company shuttles and public transportation;
- Preferential parking for carpoolers; and
- Other techniques that reduce peak hour trips.

Minimize the use of dead-end streets, loop streets, cul-de-sacs and oversized blocks in favor of through-streets and shorter blocks by revising development regulations.

Goal: Promote bicycling and walking as transportation alternatives with the development of appropriate infrastructure and public information/education programs.

Policy: Provide sidewalks, walking trails, bicycle appurtenances (racks)/routes strategically through the City and interconnected to County/regional facilities where feasible.

Strategies:

Prepare a priority plan for sidewalk extensions, repairs and connectivity.

Require all new large scale residential development to provide multi-use trails on internal roadways, along proximate major walk routes from schools, parks, commercial/retail centers and other areas of congregation.

Require right-of-way for pedestrian and bicycle facilities in new developments and for new roads/streets/highways.

Submit grant applications for TE and LCI grants to facilitate alternative pedestrian modes.

Work with the Atlanta Regional Commission (ARC) on the development of a regional bicycle-pedestrian plan.

Promote the establishment of bicycle lanes and roadway design that accommodates bicycles.

Encourage public and private investments that promote the expansion of bicycle facilities, encourage bicycling as a transportation option, and promote bicycling safety.

Goal: Coordinate local City transportation plans and projects with adjacent local municipalities, regional agencies, the County, State authorities/boards and other appropriate economic development, land use and transportation organizations.

Strategies:

Continue to work with the ARC, GDOT and County planning processes including the ARC's Transportation Improvement Program (TIP) and regional Transportation Plan (RTP).

Identify any additional intergovernmental agencies and programs to successfully implement the City's Transportation Element of the Comprehensive Plan.

Participate in long-range transportation planning with agencies/organizations/jurisdictions with comparable and complimentary interests (chambers, development authorities, local municipal associations, Georgia Municipal Association, etc.) to establish a unified voice to communicate with regional/state/federal transportation agencies.

Goal: Identify, plan, secure financing and implement road improvements to address existing needs and in anticipation of future needs.

Strategies:

Update citywide street design standards.

Conduct “warrant” studies to determine the need for additional signalization and regulatory signage.

Complete paving of any unpaved streets.

Continue regular maintenance of existing roads/streets and complete extensions where applicable.

Encourage State/CSX assistance in repairing and/or replacing railroad underpasses.

Establish a routine inspection and maintenance program for regulatory signs.

Work with GA DOT for necessary long-range improvements to major arterial routes serving the City.

Investigate methods to limit truck traffic in the downtown area.

Request GA DOT to evaluate a By-Pass route around the City.

Request GA DOT to evaluate protected left turns signalization or turn lanes on Main Street in the downtown district.

Revised development regulations to encourage so called “Smart Growth” and incorporate the transportation related tenants of this approach in the revised regulations.

Complete a street/road inventory to determine existing conditions, the total cost of repairs/improvements/upgrades and prioritize said repairs/improvements upgrades.

Goal: Encourage public transit utilizations and make access more convenient and safe for users in Palmetto:

Policy: Make access more convenient and safe for users in Palmetto.

Strategies:

Encourage MARTA to construct a second pedestrian waiting shelter in Palmetto on Roosevelt Highway.

Encourage the addition of additional bus routes to serve Palmetto.

APPENDIX A

SHORT TERM WORK PROGRAM

City of Palmetto – Comprehensive Plan Update

**CITY OF PALMETTO
COMPREHENSIVE PLAN 2005 UPDATE
SUMMARY OF ACCOMPLISHMENTS (From 2000 STWP)**

Economic Development

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|---|-------------------------|--|
| Continue to coordinate the efforts of the City's Industrial Development Authority with those area chambers of commerce (Fulton & Coweta), utility companies, and state agencies | Continuing and on-going | 2005 Plan Update proposes to enhance the economic development effort by expanding cooperative partners. |
| Coordinate infrastructure improvements with changes in zoning | Continuing and on-going | Infrastructure analysis/assessment is a component of all zoning revisions and plan review activities. |
| Monitor existing ordinances and make amendments if necessary to facilitate quality economic development | Initiated and on-going | Utility extension, building and related development ordinances/guidelines are appropriately supportive of quality economic development. On-going monitoring will continue. |
| Convert City maps and associated databases to ArcView GIS (Geographic Information System) | Substantially completed | Mapping and associated databases will be monitored for periodic technology upgrades, revisions due to expanding city limits and policy directives. |
| Complete TEA-21 streetscape improvement project | Initial phase on-going | The City is making streetscape improvements with its own resources pending funding of subsequent TE sponsored improvements. |

Natural and Historic Resources

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|---|---|--|
| Review existing ordinances to determine their adequacy in protecting watersheds and other environmental features | Completed and implemented. On-going review and revisions/additions to ordinances are undertaken as necessary. | City has in place a soil erosion and sedimentation control ordinance; watershed protection ordinance; conservation subdivision ordinance; and stormwater management ordinance. |
| Prepare and adopt ordinances for wetlands protection and groundwater recharge area | Partially implemented, on-going | The City's conservation subdivision ordinance specifically protects these natural resources among others. The 2005 Plan Update suggests expanding these protections City-wide. |
| Prepare digital environmental maps and associated databases (floodplains, groundwater recharge areas, etc.) for GIS (Geographic Information System) | Substantially completed | Maps will be monitored for periodic technology upgrades, revisions due to expanding city limits and policy directives. |

City of Palmetto – Comprehensive Plan Update

| | | |
|--|----------|--|
| Coordinate with the State Historic Preservation Office to establish criteria to determine the historical importance of resources and to identify incentives for maintaining historical resources | Deferred | 2005 Plan Update proposes a comprehensive study of historic and natural resources which would include this step. |
| Prepare an historic preservation plan and/or district | Deferred | 2005 Plan Update proposes a comprehensive historic study. |

Community Facilities

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|--|---------------------------------|---|
| Continue street improvement programs | Continuing and on-going | ----- |
| Continue working closely with Fulton and Coweta counties and DOT regarding roadway improvements within the City | Continuing and on-going | ----- |
| Continue working cooperatively with Fulton County regarding areas of mutual concern such as water, sewer, fire, EMS, and police services | Continuing and on-going | ----- |
| Prepare new solid waste management plan | On-going pending final approval | City submitted 2005 Solid Waste Plan Update in June 2005 which includes updated capacity assurance letter. |
| Continue water and wastewater system improvements | Continuing and on-going | The City has initiated two major water and wastewater upgrade/expansion public works projects. |
| Monitor and evaluate the provision of police, fire, and EMS services | Continuing and on-going | The City acquired and renovated an existing commercial structure to serve as a new police station. The City has acquired property for a second fire station to operate in conjunction with Fulton County. |
| Monitor the provision of services for the elderly (medical, housing, recreation, etc.) | Continuing and on-going | Ad-hoc reviews are made on a case by case basis (e.g. expansion of the Senior Center facility and programs) typically in conjunction with other public, or private, service providers such as the health department. The 2005 Plan Update suggests a Comprehensive Recreation Study |
| Actively pursue financial assistance from available state and federal grant/loan programs | Continuing and on-going | Utilizing City staff and outside consultants the City submits as appropriate requests for financial assistance for state and federal grant/loan programs. |

City of Palmetto – Comprehensive Plan UpdateHousing

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|--|-------------------------|---|
| Continue active program of code enforcement | Continuing and on-going | Codes Enforcement Officer to become full-time position. |
| Review the City's land use plan, zoning ordinance, and development regulations to ensure their adequacy in preserving the City's stable residential areas and facilitating differing housing types | Continuing and on-going | ----- |

Land Use

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|--|-------------------------|---|
| Prepare GIS land use maps | Substantially completed | Maps will be reviewed for periodic technology upgrades and revisions due to expanding city limits and policy directives. |
| Continue using Comprehensive Plan in the review of rezoning requests | Continuing and on-going | These, and other applicable documents, are used in the existing zoning/plan review processes and related planning/development activities. |
| Amend zoning ordinance as needed | On-going | ----- |

General

| <u>Activity</u> | <u>Status</u> | <u>Comments</u> |
|--|---------------------------------|--|
| Continue using the services of a professional city planner | Continuing and on-going | The City utilizes the services of a AICP Planner to conduct plan review and other planning/development related activities. |
| Prepare new Comprehensive Plan and Short Term Work Program | On-going pending final approval | The City has submitted a 2005 Plan Update including a STWP. |

**CITY OF PALMETTO
SHORT TERM WORK PROGRAM (2006 – 2010)**

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|--|----------------------------|------|------|------|------|--|--------------------|---|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>ECONOMIC DEVELOPMENT ELEMENT</u> | | | | | | | | |
| Continue and expand job training, employment skill development and education opportunities for local workforce. | X | X | X | X | X | City, County, Development Authorities, State, Chamber, Technical Schools | N/A | N/A |
| Work with public/private economic development agencies to market existing industrial sites for targeted industry diversification. | X | X | X | X | X | City, County, Development Authorities, State, Chamber, MEAG | \$10,000 per year | CITY, COUNTY, STATE, DEVELOPMENT AUTHORITIES, CHAMBER, MEAG |
| Provide infrastructure to existing and future industrial sites. | X | X | X | X | X | City, County, Development Authorities | \$100,000 per year | CITY, COUNTY GEFA, ONE GA, DCA |
| Work with Fulton County to locate Class A office space and/or a college campus in Palmetto/South Fulton area. | X | X | X | X | X | City, County | ----- | CITY, COUNTY STATE AGENCIES |
| Prepare an annexation study including potential industrial/commercial sites. | X | X | | | | City, Development Authorities, Consultants | \$25,000 | CITY, DEVELOPMENT AUTHORITIES, DCA |
| Apply for grants, low interest loans, tax incentives as appropriate to support economic development. | X | X | X | X | X | City, Consultants | ----- | ----- |
| Review zoning and development ordinances to support higher quality commercial projects and business/industry diversification. | X | X | X | X | X | City, Consultants | \$12,500 | CITY, DCA |
| Coordinate economic development activities with development authorities, chambers, state agencies, utility companies and private entities. | X | X | X | X | X | City, Development Authorities | ----- | CITY, DEVELOPMENT AUTHORITIES |
| Assist in developing affordable housing initiatives to strengthen accessibility and proximity of work force resources to available jobs. | X | X | X | X | X | City, County, Housing Authority | ----- | ----- |
| Coordinate economic development recruitment with Georgia Baptist Retirement Communities, Inc. to focus on allied businesses. | X | X | X | X | X | City, Georgia Baptist Retirement Comm., Inc. | ----- | ----- |

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|--|----------------------------|------|------|------|------|---------------------------------------|----------------------|---------------------------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>HOUSING ELEMENT</u> | | | | | | | | |
| Periodically review zoning ordinances and development regulations to ensure appropriate balance in housing type, price point, income, proximity to employment and residential stability. | X | X | X | X | X | City, Consultants | \$5,000 per year | CITY |
| Participate in affordable housing initiatives with Fulton County. | X | X | X | X | X | City, County, Housing Authority | ----- | CITY, COUNTY, HOUSING AUTHORITY |
| Continue and enhance program of code enforcement and zoning administration, periodically evaluate staffing levels for enforcement/ administration of ordinances and adjust as appropriate. | X | X | X | X | X | City | \$38,000 per year | CITY |
| Establish local education program for home ownership skills. | X | X | X | X | X | City, Housing Authority | \$5,000 per year | CITY, HOUSING AUTHORITY |

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|---|----------------------------|------|------|------|------|-----------------------------|----------------------|--------------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>NATURAL AND CULTURAL RESOURCES ELEMENT</u> | | | | | | | | |
| Continue to develop and implement stormwater management regulations based on water district models or comparable ordinances. | X | X | X | X | X | City, Consultants | \$15,000 per year | CITY |
| Continue administration and enforcement of watershed overlay district ordinance and conservation sub-division overlay district ordinance. Explore expanding overlay districts as appropriate. | X | X | X | X | X | City | ----- | ----- |
| Continue administration and enforcement of erosion control regulations. | X | X | X | X | X | City | \$12,000 per year | CITY |
| Periodically evaluate staffing levels for administration and enforcement of ordinances and adjust as appropriate. | | | | | | City | \$38,000 per year | CITY |
| Conduct a comprehensive survey to identify historical, cultural, archeological properties of significance. | X | X | | | | City, Consultants | \$28,000 | CITY, DNR, PRIVATE |
| Prepare a historic preservation plan and/or district(s) based on the findings of the survey. | | | X | | | City, Consultants | \$35,000 | CITY, DNR, PRIVATE |
| Periodically review all development regulations to ensure their appropriateness and effectiveness regarding protection of natural and cultural resources. | X | X | X | X | X | City, Consultants | \$5,000 per year | CITY |
| Continue to encourage the provision and/or acquisition of greenspace/open space by revising development regulations to require inclusion of same in all developments; by participation in the State's Land Conservation Program; and by encouraging passive recreation greenspace/open space with large scale developments. | X | X | X | X | X | City | varies | CITY |
| Continue to participate in state mandates and Water District water conservation activities. | X | X | X | X | X | City, State, District | ----- | ----- |

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|---|-------------------------|------|------|------|------|----------------------|---------------|----------------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <i>COMMUNITY FACILITIES AND SERVICES ELEMENT</i> | | | | | | | | |
| Continue on-going street, sidewalk, drainage structure maintenance and extension. | X | X | X | X | X | City, GA DOT, County | varies | CITY, GA DOT, COUNTY, CDBG |
| Continue on-going maintenance and extension/ expansion of water, wastewater, electrical systems. | X | X | X | X | X | City | varies | CITY |
| Complete wastewater project to decommission treatment plant, tie to Fulton county system, purchase treatment capacity from Fulton County, upgrade pumping and collection system. | X | X | | | | City | \$9 million | REVENUE BONDS (CITY) |
| Complete water project as part of South Fulton Municipal Regional Water and Sewer Authority to develop a raw water reservoir, treatment facility, transmission lines for member cities. | X | X | X | X | X | Authority | \$41 million | AUTHORITY REVENUE BONDS |
| Continue solid waste collection/recycling by private contract vender. Periodically review contract for market competitiveness and service efficiency. | X | X | X | X | X | City | ----- | ----- |
| Identify alternative C&D landfill for use by City. | | | | X | X | City | ----- | ----- |
| Continue greenspace acquisition under auspices of State's recently approved Georgia Land Conservation Act in coordination with Fulton County. | X | X | X | X | X | City | varies | CITY, STATE, COUNTY |
| Construct new 3 bay fire station. | X | X | | | | City, County | \$1 million | CITY, COUNTY |
| Construct a multi-use gymnasium facility. | | X | X | | | City | \$750,000 | CITY, DNR |
| Continue to make public facilities improvements with CDBG funds. | X | X | X | X | X | City | varies | CDBG |
| Prepare a comprehensive recreation plan for the City. | | X | X | | | City, Consultants | \$40,000 | CITY DNR |
| Monitor and periodically assess space and capacity of municipal facilities. | X | X | X | X | X | City | ----- | ----- |
| Work cooperatively with Fulton County to locate new library facility in Palmetto. | X | X | X | X | X | County, City | Not Available | COUNTY, CITY |

City of Palmetto – Comprehensive Plan Update

| Project or Activity | 2006 | 2007 | 2008 | 2009 | 2010 | Responsible Party | Cost Estimate | Funding Source |
|---|------|------|------|--------|------|----------------------|---------------|----------------------|
| <i>COMMUNITY FACILITIES AND SERVICES ELEMENT</i> | | | | | | | | |
| Monitor and periodically assess the adequacy of City personnel on a departmental basis to maintain and enhance service levels as the population grows and scope of facilities/ services expands. Every effort should be made to meet established state/national/ professional service levels for the respective departments | X | X | X | X | X | City | Varies | CITY |
| Work cooperatively with Fulton County School System to upgrade and expand the Palmetto Elementary School. | X | X | X | X | X | County School System | Not Available | COUNTY SCHOOL SYSTEM |
| Partner with area hospital to recruit additional hospital affiliated private practice physicians to community. | X | X | X | X | X | City, Hospital | varies | HOPSITAL |
| Submit grant proposals to assist in upgrading recreation facilities. | X | X | X | X | X | City | ----- | ----- |
| Develop and implement an annual citywide capital Improvements Program (CIP) and budget. | | X | X | X | X | City | ----- | ----- |
| Work cooperatively with Fulton County on shared recreation facilities. | X | X | X | X | X | City, County | ----- | ----- |
| Work cooperatively with Fulton County on shared public safety facilities. | X | X | X | X | X | City, County | ----- | ----- |
| Seek grant, low interest loan assistance for water/ wastewater system extensions/ upgrades/expansions. | X | X | X | - X | X | City, County | ----- | ----- |

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|---|----------------------------|------|------|------|------|----------------------|----------------------|-----------------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>LAND USE ELEMENT</u> | | | | | | | | |
| Periodically review zoning and development regulations. When appropriate revise and update same. | X | X | X | X | X | City, Consultants | ----- | CITY |
| Continue adequate and equitable administration of zoning and development ordinances/regulations, provide regular staff training. | X | X | X | X | X | City | \$20,000 per year | CITY |
| Develop and maintain a current data base on existing housing units and proposed residential development. | | X | X | X | X | City | \$10,000 | CITY |
| Evaluate revisions to the zoning ordinance and development regulations to facilitate mixed use development. | X | X | | | | City | ----- | ----- |
| Develop a "central core" (downtown) district from other commercial development. | X | X | X | X | X | City, State | varies | CITY, STATE, REGIONAL |
| Periodically assess staffing adequacy and capabilities to administer and enforce land use regulations. | X | X | X | X | X | City | ----- | ----- |
| Use comprehensive plan, land use policies, regulations and maps to review and evaluate rezoning requests and other development proposals. | X | X | X | X | X | City | ----- | ----- |

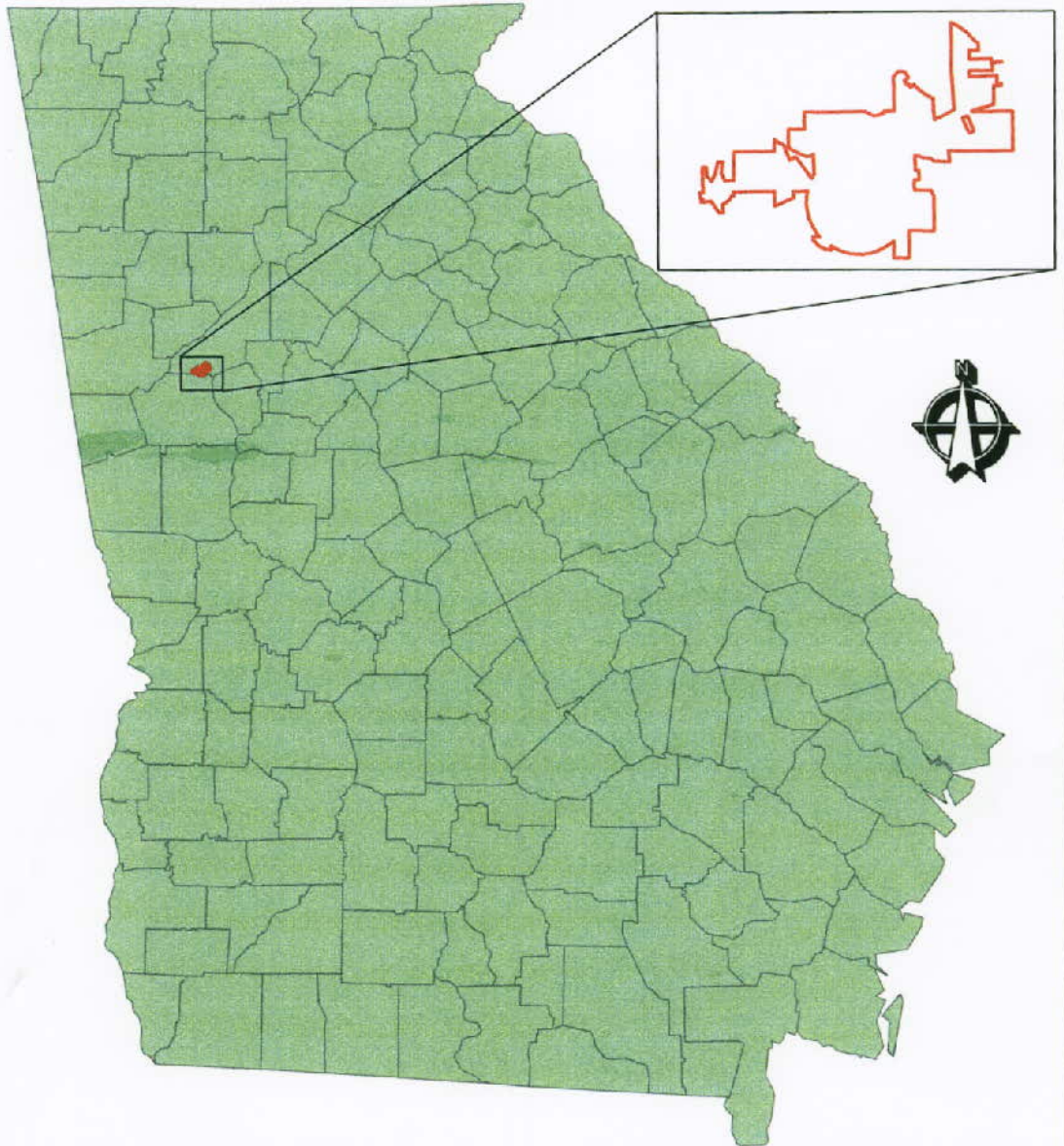
| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|--|----------------------------|------|------|------|------|----------------------|------------------|-------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>INTERGOVERNMENTAL COORDINATION ELEMENT</u> | | | | | | | | |
| Continue to participate actively in mandated intergovernmental relationships. | X | X | X | X | X | City | ----- | ----- |
| Continue to be receptive to intergovernmental relationships, formal and informal, where participation improves the efficiency, effectiveness and fiscal responsiveness of providing public services. | X | X | X | X | X | City | ----- | ----- |

| Project or Activity | SHORT TERM WORK PROGRAM | | | | | Responsible Party | Cost Estimate | Funding Source |
|--|----------------------------|------|------|------|------|--------------------|-------------------|--------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | | | |
| <u>TRANSPORTATION ELEMENT</u> | | | | | | | | |
| Adopt street level of service measures from comprehensive plan. | | X | | | | City, Consultants | ----- | ----- |
| Complete a sidewalk inventory to determine conditions and prioritize improvements. | X | | | | | City, Consultants | \$15,000 | CITY |
| Submit TE and LCI grant applications for transportation alternatives downtown. | X | | X | | X | City, Consultants | \$5,000 | CITY |
| Update citywide street design standards. | | X | | | | City, Consultants | \$3,500 | CITY |
| Conduct warrant studies for additional signalization and signage. | X | X | X | X | X | City, GDOT | varies | CITY |
| Complete paving of unpaved streets. | | X | | | | City, GDOT | \$60,000 | CITY, GDOT |
| Continue regular maintenance and extensions of existing roads/streets. | X | X | X | X | X | City | \$80,000 per year | CITY, GDOT |
| Work with GDOT and CSX Railroad to repair or replace 3 railroad underpasses. | X | X | X | X | X | City, GDOT, CSX RR | Not Available | CITY, GDOT, CSX RR |
| Establish a routine inspection and maintenance program for regulatory signs. | | X | X | X | X | City | ----- | ----- |
| Work with GDOT for long-range improvements to arterial routes in City. | X | X | X | X | X | City, GDOT | Not Available | CITY, GDOT |
| Request GDOT evaluate bypass route around Palmetto. | X | | | | | City, GDOT | Not Available | CITY, GDOT |
| Revise development guidelines to encourage "smart growth" practices and transportation tenants of that approach. | | X | X | | | City, Consultants | \$35,000 | CITY |
| Complete a street inventory to determine conditions and prioritize improvements. | X | | | | | City, Consultants | \$25,000 | CITY |
| Encourage MARTA to construct a second pedestrian shelter on Roosevelt Highway in Palmetto. | X | X | X | X | X | MARTA | Not Available | MARTA |
| Periodically evaluate need for internal and external staff to provide technical support for future transportation planning/project management. | X | X | X | X | X | City | ----- | ----- |

APPENDIX B

MAPS

THE CITY OF PALMETTO, GEORGIA



FULTON & COWETA COUNTIES

CITY OF PALMETTO, GEORGIA FULTON COUNTY

NATURAL & CULTURAL RESOURCES MAP



FEATURES

Wetlands



Basins



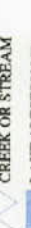
Flood Plains



Historic Places



MAP LEGEND



National Register of Historic Places:
Thomas P. Arnold House
518 S. Main Street
Levi Ballou House
U.S. 29 @ SR 15A

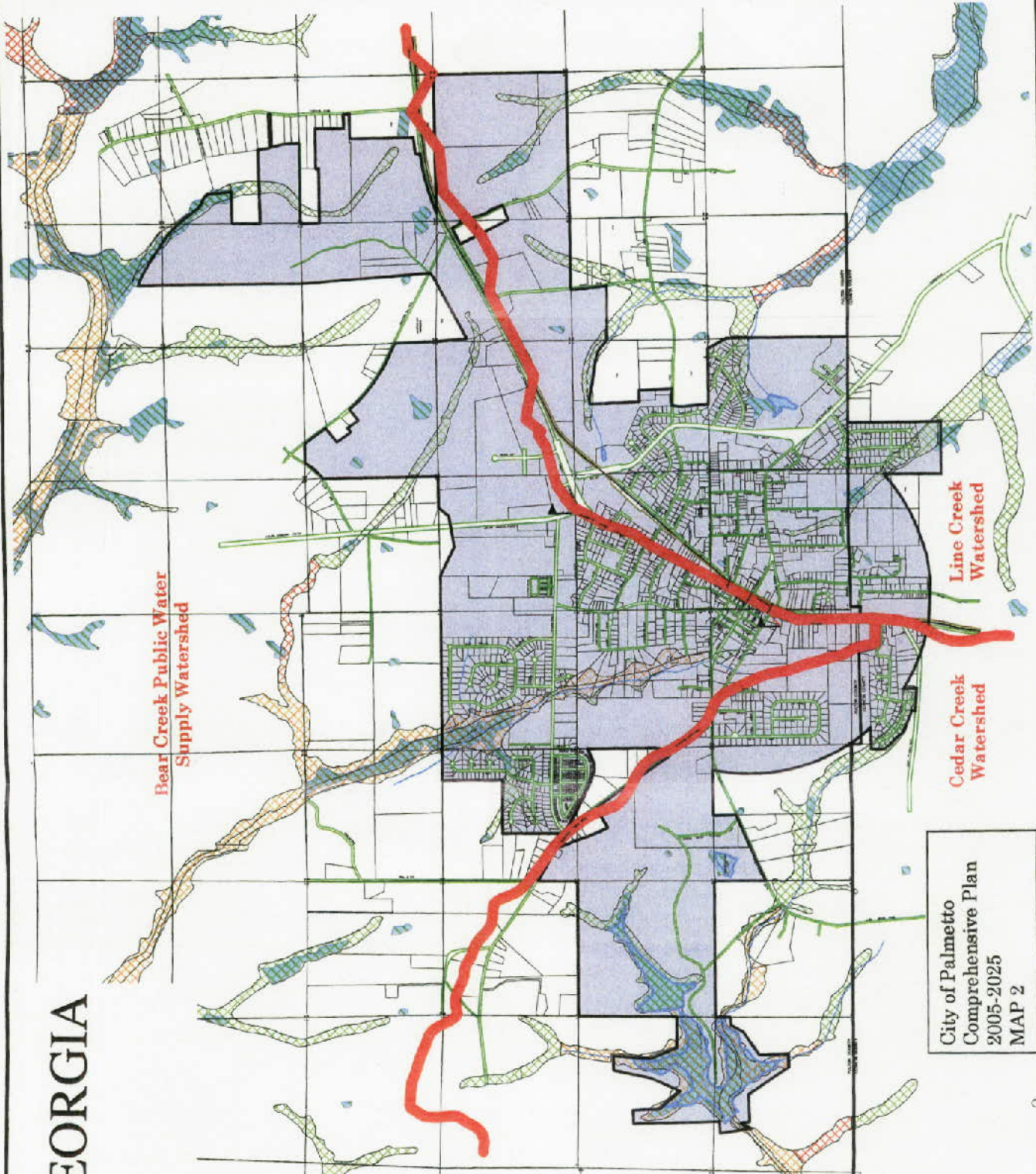


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City of Palmetto
Comprehensive Plan
2005-2025
MAP 2



Bear Creek Public Water
Supply Watershed

Line Creek
Watershed

Cedar Creek
Watershed

CITY OF PALMETTO, GEORGIA

FULTON COUNTY



WATER SYSTEM MAP

MAY 2003

MAP LEGEND

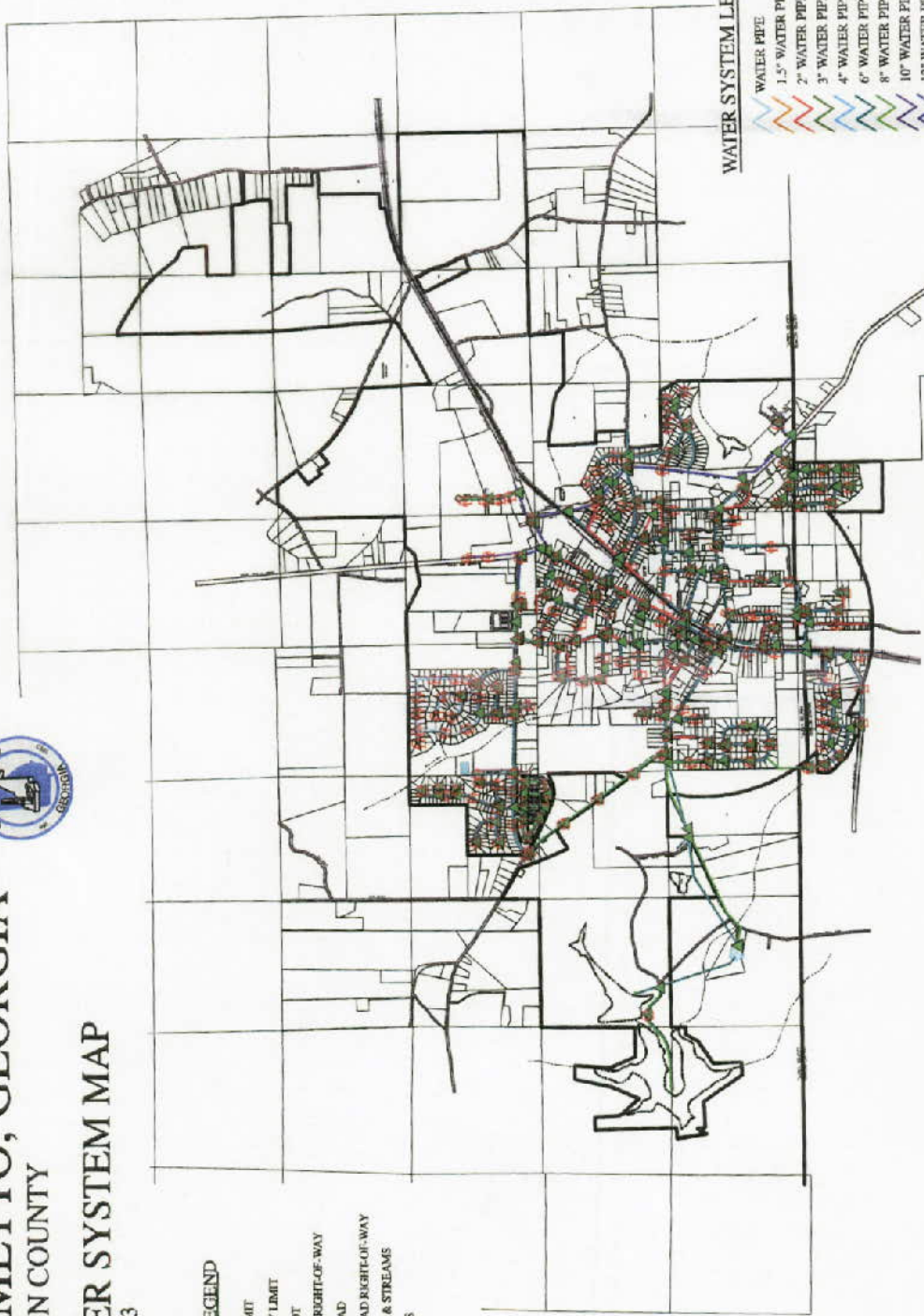
- CITY LIMIT
- COUNTY LIMIT
- LANELOT
- STREET RIGHT-OF-WAY
- RAILROAD
- RAILROAD RIGHT-OF-WAY
- CREEKS & STREAMS
- PARCELS

WATER SYSTEM LEGEND

- WATER PIPE
- 1.5" WATER PIPE
- 2" WATER PIPE
- 3" WATER PIPE
- 4" WATER PIPE
- 6" WATER PIPE
- 8" WATER PIPE
- 10" WATER PIPE
- 12" WATER PIPE
- HYDRANT
- VALVE
- PLANT
- PUMP STATION



City of Palmetto
Comprehensive Plan
2005-2025
MAP 4



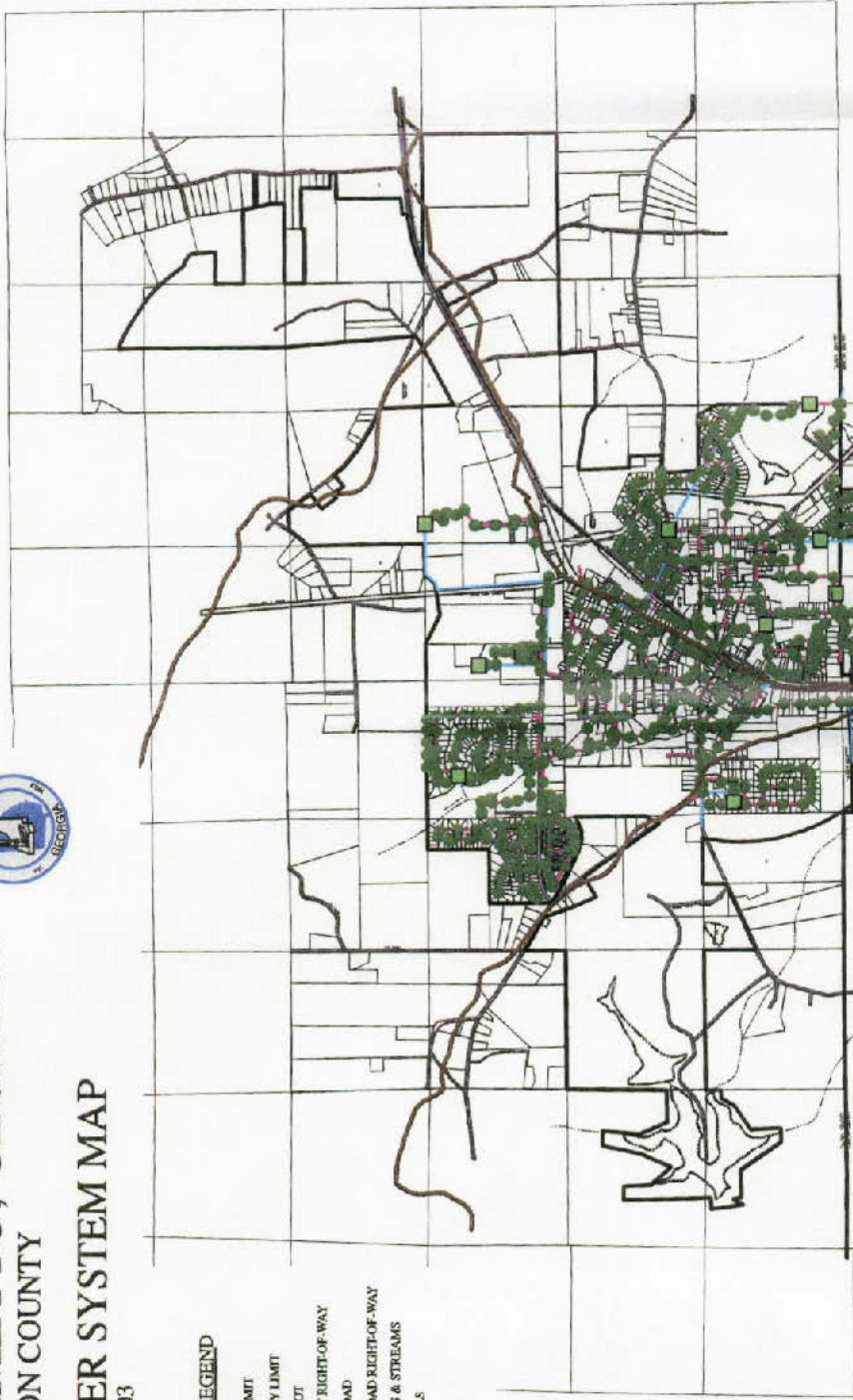
CITY OF
PALMETTO, GEORGIA
 FULTON COUNTY



SEWER SYSTEM MAP
 MAY 2003

MAP LEGEND

- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- CREEKS & STREAMS
- PARCELS



SEWER SYSTEM LEGEND

- SEWER PIPE 1
- SEWER PIPE 2
- LIFT STATION
- MANHOLE
- BASIN

City of Palmetto
 Comprehensive Plan
 2005-2025
 MAP 5



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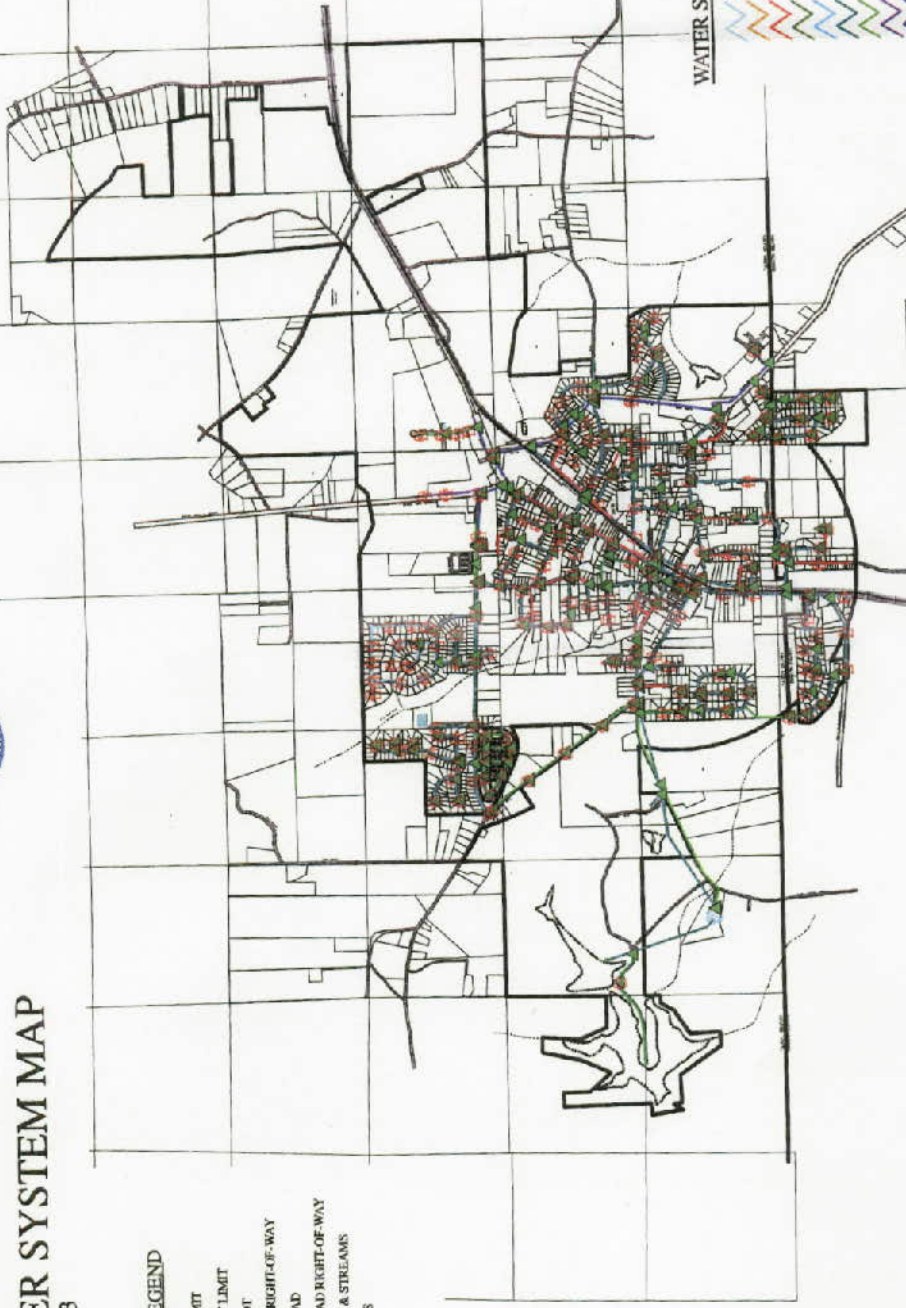
CITY OF
PALMETTO, GEORGIA
FULTON COUNTY



WATER SYSTEM MAP
MAY 2003

MAP LEGEND

- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT-OF-WAY
- RAILROAD
- RAILROAD RIGHT-OF-WAY
- CREEKS & STREAMS
- PARCELS



WATER SYSTEM LEGEND

- WATER PIPE
- 1.5" WATER PIPE
- 2" WATER PIPE
- 3" WATER PIPE
- 4" WATER PIPE
- 6" WATER PIPE
- 8" WATER PIPE
- 10" WATER PIPE
- 12" WATER PIPE
- HYDRANT
- VALVE
- PLANT
- PUMP STATION

City of Palmetto
Comprehensive Plan
2005-2025
MAP 4



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Phone: 803.781.4144
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COMMUNITY AND FACILITIES SERVICES MAP

CITY OF PALMETTO
 COMPREHENSIVE PLAN
 2005-2025

MAP 3

- LEGEND**
- POLICE
 - 1. CITY OF PALMETTO POLICE DEPT.
 - FIRE
 - 1. PALMETTO VOLUNTEER FIRE DEPT.
 - PARKS
 - 1. WAYSIDE CITY PARK
 - 2. PALMETTO PARK
 - 3. WILKERSON MILL PARK (FULTON COUNTY)
 - SCHOOLS
 - 1. PALMETTO ELEM. SCHOOL
 - HEALTH CARE
 - 1. PALMETTO MEDICAL CENTER
 - 2. FAMILY CENTER
 - MUNICIPAL BUILDINGS
 - 1. SENIOR CITIZENS CENTER
 - 2. PUBLIC WORKS BUILDING
 - 3. CITY HALL
 - 4. POST OFFICE



CITY OF PALMETTO, GEORGIA FULTON COUNTY

NATURAL & CULTURAL RESOURCES MAP



MAP LEGEND

- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT-OF-WAY
- RAIL ROAD
- RAIL ROAD RIGHT-OF-WAY
- CREEK ON STREAM
- LAKE / RESERVOIR
- CITY PARCELS

FEATURES

Wetlands



Basins



Flood Plains

- A
- AE
- ANI
- IN
- X500

Historic Places

National Register of Historic Places:
 Thomas P. Arnold House
 618 S. Main Street
 Left Railroad House
 U.S. 29 @ St. 104

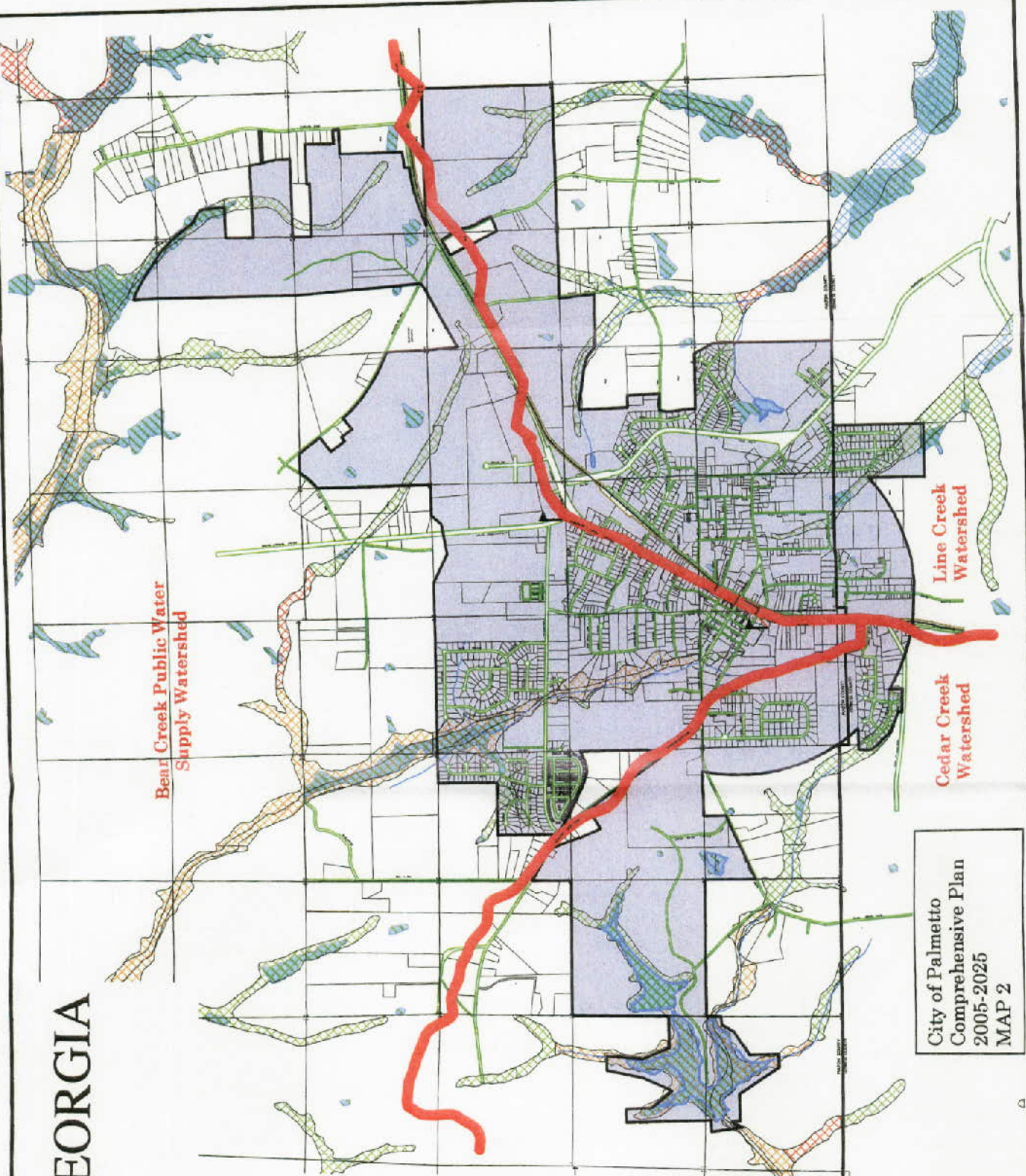


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City of Palmetto
 Comprehensive Plan
 2005-2025
 MAP 2



CITY OF PALMETTO, GEORGIA FULTON COUNTY BASE MAP



MAP LEGEND

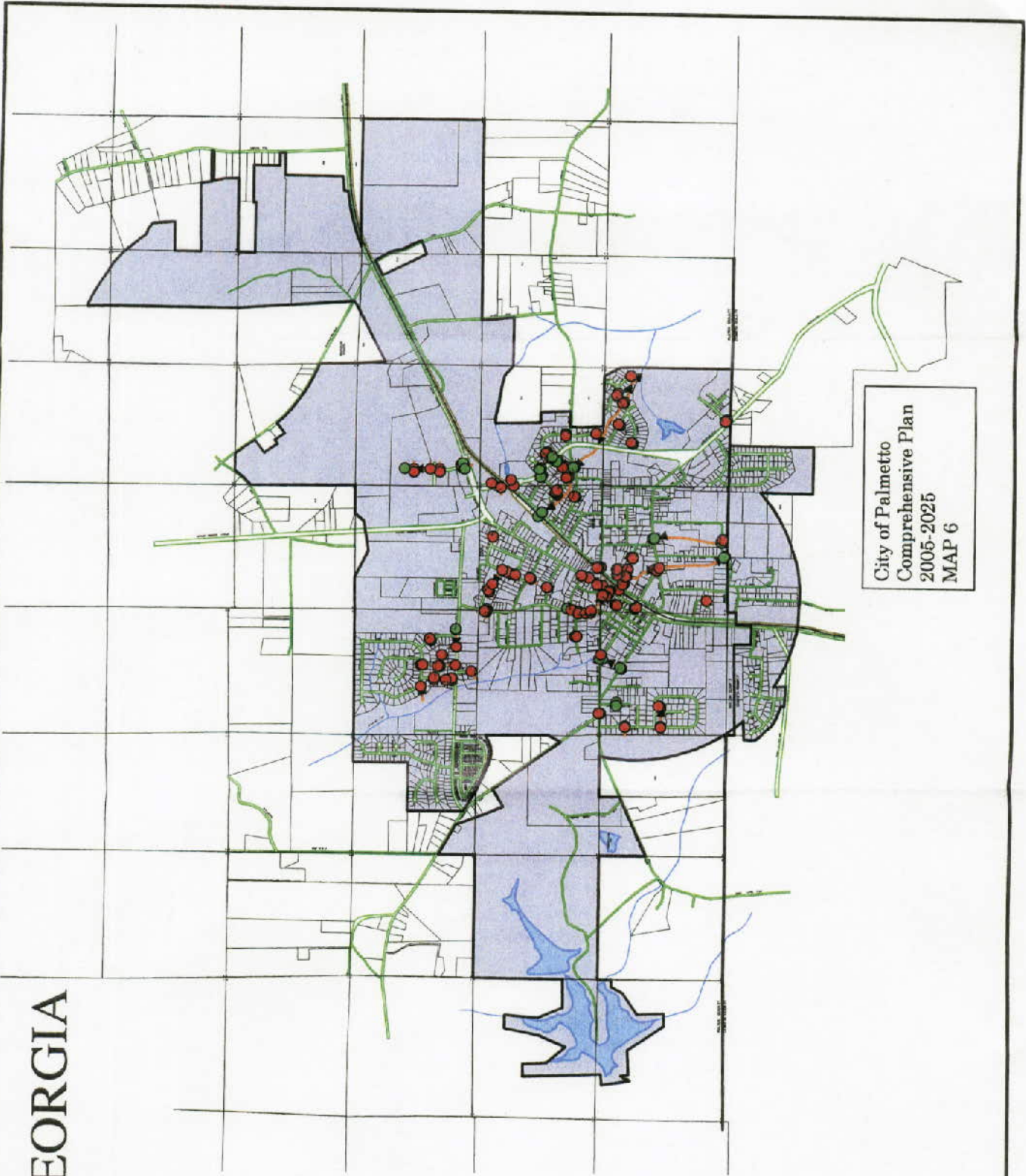
- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT-OF-WAY
- RAILROAD
- RAILROAD RIGHT-OF-WAY
- CREEK OR STREAM
- LAKE
- CITY PARCELS

OCTOBER 2003



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City of Palmetto
Comprehensive Plan
2005-2025
MAP 6



CITY OF
PALMETTO, GEORGIA
 FULTON COUNTY

OFFICIAL ZONING MAP

JUNE 29, 2005



BEAR CREEK PUBLIC WATER SUPPLY WATERSHED



MAP LEGEND

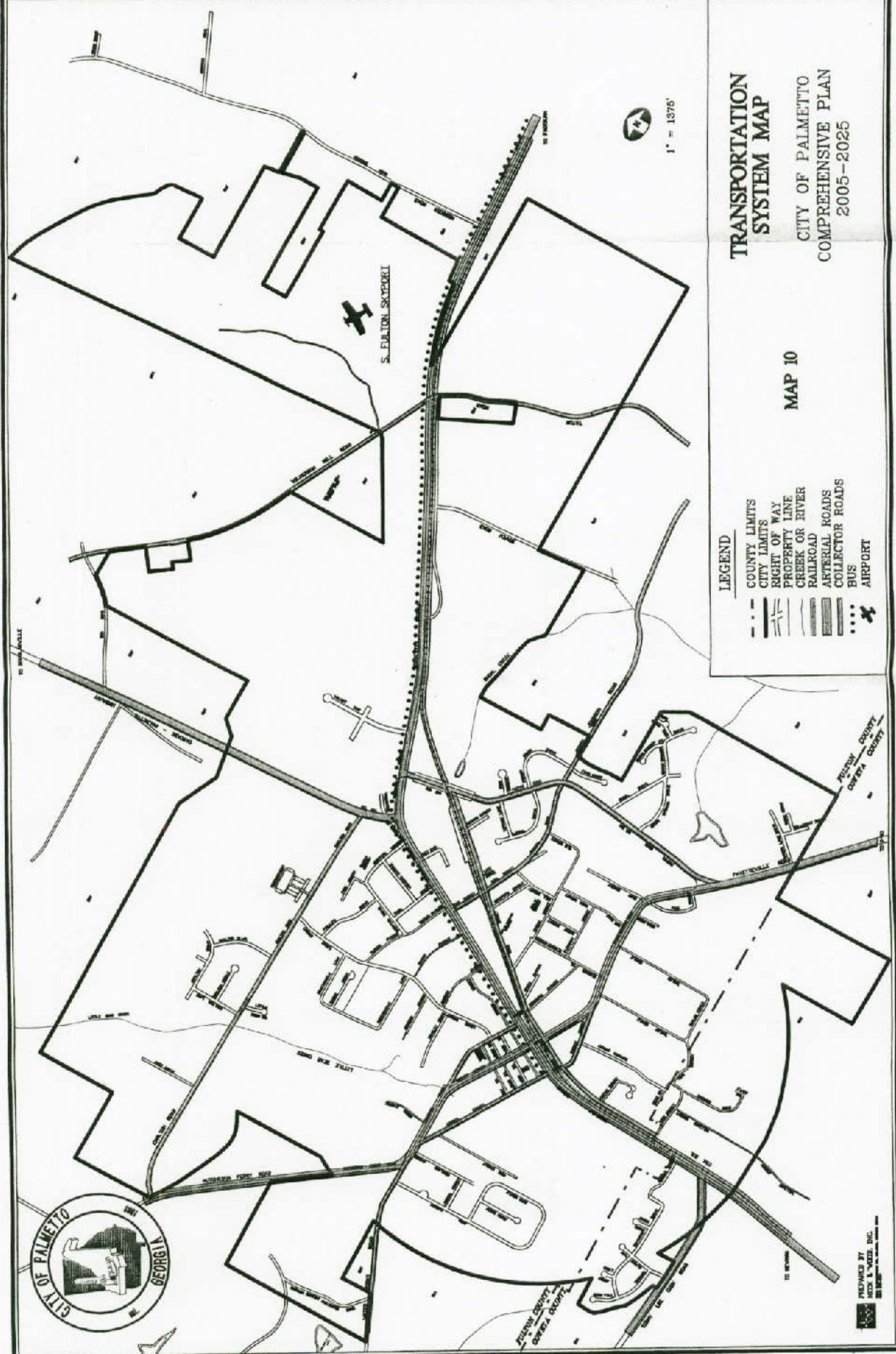
- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT-OF-WAY
- FIREWALL
- FERRISS RIGHT-OF-WAY
- NORTON WATER
- PARCELS

ZONING LEGEND

- C-1 COMMUNITY COMMERCIAL DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 GENERAL COMMERCIAL DISTRICT
- L-1 LIMITED USE DISTRICT
- M-1 LIGHT INDUSTRIAL DISTRICT
- PD PLANNED RESIDENTIAL DEVELOPMENT
- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- R-4 CT RESIDENTIAL DISTRICT - CONDO/TOWNHOMES
- R-5 RESIDENTIAL DISTRICT - TWO FAMILY
- R-6 CT RESIDENTIAL DISTRICT - CONDO/TOWNHOMES
- R-7 RENTAL APARTMENT DISTRICT
- R-8 RENTAL APARTMENT DISTRICT
- BEAR CREEK PUBLIC WATER SUPPLY
- WATERSHED BOUNDARY

City of Palmetto
 Comprehensive Plan
 2005-2025
MAP 7





**TRANSPORTATION
SYSTEM MAP**

**CITY OF PALMETTO
COMPREHENSIVE PLAN
2005-2025**

MAP 10

LEGEND

- COUNTY LIMITS
- CITY LIMITS
- RIGHT OF WAY
- PROPERTY LINE
- CREEK OR RIVER
- RAILROAD
- ARTERIAL ROADS
- COLLECTOR ROADS
- BUS
- ✈ AIRPORT



PREPARED BY
BOY & WARD, INC.
1115 W. PALMETTO AVE.

CITY OF
PALMETTO, GEORGIA
 FULTON COUNTY
**OFFICIAL EXISTING
 LANDUSE MAP**
 MAY 2005



MAP LEGEND

- CITY LIMIT
- COUNTY LIMIT
- LANE/LOT
- STREET RIGHT-OF-WAY
- RAILROAD
- RAILROAD RIGHT-OF-WAY
- NATURAL WATER
- PARCELS

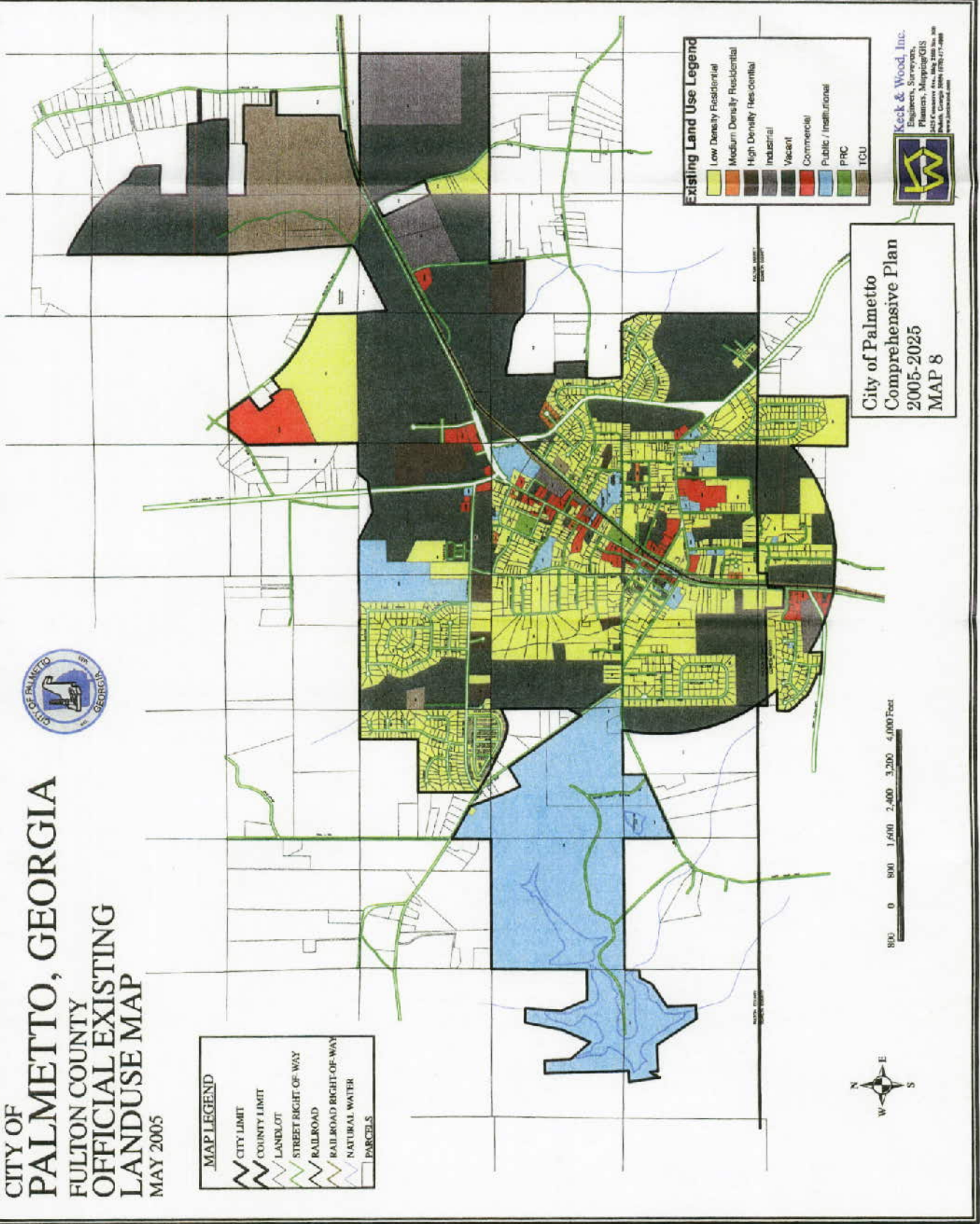
Existing Land Use Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Industrial
- Vacant
- Commercial
- Public / Institutional
- PRC
- TCU



**City of Palmetto
 Comprehensive Plan
 2005-2025
 MAP 8**

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CITY OF
PALMETTO, GEORGIA
 FULTON COUNTY
**OFFICIAL FUTURE
 LANDUSE MAP**
 JULY 2005



MAP LEGEND

- CITY LIMIT
- COUNTY LIMIT
- LANDLOT
- STREET RIGHT OF WAY
- RAILROAD
- RAILROAD RIGHT-OF-WAY
- NATURAL WATER
- PARCELS

FUTURE LANDUSE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Industrial
- Commercial
- Public / Institutional
- PPEC
- TCJ



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 Fax: 803.782.1101

**City of Palmetto
 Comprehensive Plan
 2005-2025
 MAP 9**

