

YOUR COMMUNITY, YOUR FUTURE



2030 Fulton County Comprehensive Plan





Fulton County Department of Environment & Community Development
5440 Fulton Industrial Boulevard
Atlanta, GA 30336
Phone: (404) 612-7800
www.FultonCountyGA.gov

Fulton County

2030 Comprehensive Plan

Prepared By
Fulton County
Department of Environment & Community Development

December 7 , 2011





Fulton County Board of Commissioners

John Eaves, District 1 (At Large), Chairman

Robb Pitts, District 2 (At Large)

Liz Hausmann, District 3

Tom Lowe, District 4

Emma I. Darnell, District 5, Vice Chairman

Joan P. Garner, District 6

William “Bill” Edwards, District 7

Fulton County Community Zoning Board

Carla Mannings, District 1

Bruce Moody, District 2

Lynn Jarrett-Gude, District 3

Susan Maziar, District 4

Wallace Linsey, Sr., District 5

Clifton W. Jenkins, District 6

Rosemary Lawson-Edge, District 7

Fulton County Manager’s Office

Zachary Williams, County Manager

Roberto Hernandez, Deputy County Manager

Dele Lowman, Assistant to the County Manager

Lisa Carter, Assistant to the County Manager



CONTENTS

11 Introduction

- 12 Introduction
- 12 Scope
- 13 Context
- 14 Community Participation and Plan Development
- 15 Identification of Stakeholders
- 15 Identification of Participation Techniques
- 17 Schedule for Completion of the Comprehensive Plan
- 18 Public Involvement Schedule

21 Future Development Guide

- 22 Character Area Definitions
- 32 Future Development Map
- 33 Land Use Categories and Definitions

37 Community Vision

- 38 Land Use and Development Patterns
- 42 Community Facilities and Infrastructure
- 44 Resource Conservation
- 46 Social and Economic Development
- 47 Governmental Relations

49 Implementation Strategies

- 50 Updated Short Term Work Program 2007–2011
- 58 Short Term Work Program 2011–2016

APPENDIX

69 Appendix I: Consistency with Quality Community Objectives

- 70 Development Patterns
- 75 Resource Conservation
- 77 Social and Economic Development
- 80 Governmental Relations

APPENDIX CONTINUED

83 Appendix II: Population

- 84 Total Population
- 85 Growth Rates
- 86 Age Distribution
- 88 Race and Ethnicity
- 89 Income

91 Appendix III: Economic Development

- 92 Economic Base
- 93 Labor Force
- 95 Economic Resources
- 96 Economic Trends

99 Appendix IV: Housing

- 100 Housing Type and Mix
- 101 Condition and Occupancy
- 103 Cost of Housing
- 104 Cost-Burdened Households
- 104 Special Housing Needs
- 108 Jobs/Housing Balance

109 Appendix V: Natural and Cultural Resources

- 110 Environmental Planning Criteria
- 115 Other Environmentally Sensitive Areas
- 118 Significant Natural Resources
- 118 Significant Cultural Resources
- 121 Areas Requiring Special Attention

123 Appendix VI: Community Facilities and Services

- 124 Water Supply and Treatment Facilities
- 125 Sewerage System and Wastewater Treatment
- 127 Other Facilities and Services



LIST OF FIGURES

11 Introduction

- 13 Figure 1A - Changes in Unincorporated Fulton County land area
- 14 Figure 1B - Public Involvement Schedule
- 17 Figure 1C - Schedule for Completion of the Comprehensive Plan

21 Future Development Guide

- 32 Figure 2A - **MAP** Future Development
- 36 Figure 2B - Live-Work Land Use Categories

37 Community Vision

49 Implementation Strategies

APPENDIX

69 Appendix I: Consistency with Quality Community Objectives

- 70 Figure 5A - Traditional Neighborhoods
- 71 Figure 5B - Infill Development
- 72 Figure 5C - Sense of Place
- 73 Figure 5D - Transportation Alternatives
- 74 Figure 5E - Regional Identity
- 75 Figure 5F - Heritage Preservation
- 75 Figure 5G - Open Space Preservation
- 76 Figure 5H - Environmental Protection
- 77 Figure 5I - Growth Preparedness
- 78 Figure 5J - Appropriate Businesses
- 78 Figure 5K - Employment Opportunities
- 79 Figure 5L - Housing Choices
- 80 Figure 5M - Educational Opportunities
- 80 Figure 5N - Regional Solutions
- 81 Figure 5O - Regional Cooperation

83 Appendix II: Population

- 84 Figure 6A - Population Trends
- 84 Figure 6B - Growth Rates Comparisons

- 85 Figure 6C - Growth Comparisons
- 86 Figure 6D - Age Distribution
- 87 Figure 6E - Senior Growth Rates
- 88 Figure 6F - Changing Racial Distribution
- 88 Figure 6G - Racial Distribution Comparisons
- 89 Figure 6H - Income Distribution
- 89 Figure 6I - Median and Mean Household Income
- 89 Figure 6J - Poverty Rates of Nation, State and County

91 **Appendix III: Economic Development**

- 92 Figure 7A - Percentage of Employment by Sector
- 93 Figure 7B - Labor Force Participation
- 93 Figure 7C - Civilian Employment by Occupation
- 94 Figure 7D - Annual Average Wage per Job
- 96 Figure 7E - Growing and Declining Industries
- 97 Figure 7F - Commuting Patterns

99 **Appendix IV: Housing**

- 100 Figure 8A - Distribution of Housing Stock
- 101 Figure 8B - Percent of Housing Stock Ages
- 102 Figure 8C - Vacancy Rates
- 103 Figure 8D - Condition of Housing
- 103 Figure 8E - Comparison of Home Value and Income
- 108 Figure 8F - Jobs/Housing Balance

109 **Appendix V: Natural and Cultural Resources**

- 110 Figure 9A - Natural Resource Descriptions
- 111 Figure 9B - MAP Water Supply Watersheds
- 112 Figure 9C - MAP Groundwater Recharge Areas
- 113 Figure 9D - MAP Wetlands Protection
- 114 Figure 9E - MAP River Corridor Protection
- 115 Figure 9F - MAP Public Water Supply Sources
- 116 Figure 9G - MAP Steep Slopes
- 117 Figure 9H - MAP 100 & 500 Year Floodplains
- 120 Figure 9I - MAP Historic Resources
- 121 Figure 9J - Summary of Areas Requiring Special Attention
- 122 Figure 9K - MAP Areas Requiring Special Attention

123 **Appendix VI: Community Facilities and Services**

- 124 Figure 10A - MAP Existing Water Supply & Treatment Facilities
- 125 Figure 10B - MAP Existing Water Pollution Control Facilities
- 127 Figure 10C - Police Department Services
- 128 Figure 10D - Fire Rescue Service Standards
- 129 Figure 10E - MAP Fire Stations and Service Areas
- 130 Figure 10F - NPRA Standards for Parkland





INTRODUCTION

Contents:
Introduction
Scope
Context

Community Participation and Plan Development
Identification of Stakeholders
Identification of Participation Techniques
Schedule for Completion of the Comprehensive Plan
Public Involvement Schedule



Comprehensive plans are guides that determine how communities shape growth and development in the future. Used by local governments, comprehensive plans act as a management tool to guide the decision making process for land use, housing, transportation, the environment, and public facilities including public parks, community and recreation centers, and trails. Your Community, Your Future: 2030 Fulton County Comprehensive Plan is a 20 year policy document that articulates Fulton County’s vision for the future of Unincorporated South Fulton County.

The 2030 Fulton County Comprehensive Plan is being developed in accordance with the Georgia Planning Act. This Act requires that local governments draft a 20 year comprehensive plan every 10 years to achieve and maintain “Qualified Local Government” (QLG) status. The QLG designation is required for local governments to be eligible for state funding and permitting.

Introduction

Fulton County last adopted a comprehensive plan in November 2005 and under normal conditions Fulton County would not have had to draft a new plan until 2015. However, in May 2005 the State of Georgia adopted revised Minimum Planning Standards and Procedures for local comprehensive planning. At that time, Fulton County was in the process of drafting the Fulton County 2025 Comprehensive Plan. Instead of abandoning the planning process underway, Fulton County opted to move forward and approve a plan using the previous methodology and in November 2005 Fulton County adopted the Focus Fulton Comprehensive Plan 2025. Georgia Department of Community Affairs (DCA) has required that Fulton County develop a new comprehensive plan using the new planning standards. *Your Community, Your Future: 2030* Fulton County Comprehensive Plan fulfills the DCA requirement.

What is a Comprehensive Plan?

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

12

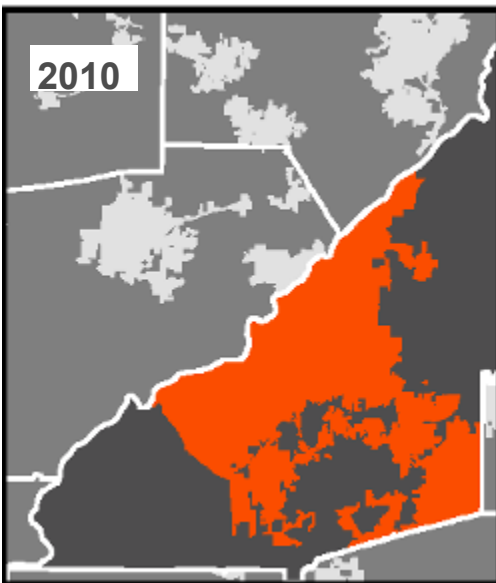
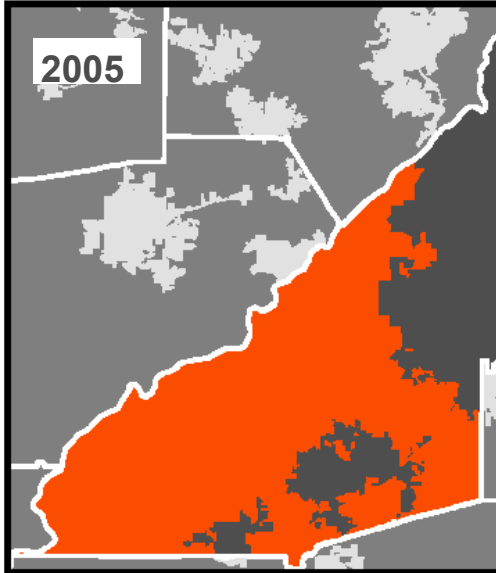
Scope

According to the State of Georgia Minimum Planning Standards, a comprehensive plan process must contain three components: a **Community Assessment**, a **Community Participation Program** and a **Community Agenda**. These three documents are directed at the geographical area for which the local government has land use planning authority. For Fulton County, this area is Unincorporated South Fulton County. Accordingly, all municipalities within Fulton County must adopt comprehensive plans for their jurisdictions. In Phase One of the comprehensive planning process Fulton County drafted the 2030 Fulton County Community Assessment and Community Participation Program. The Community Assessment presented an existing conditions report for Unincorporated South Fulton County, including an existing land use plan map and a listing of issues and opportunities facing Unincorporated South Fulton County. The Community Participation Program outlined a framework for achieving citizen involvement to be adopted in Phase Two of the comprehensive planning process, the Community Agenda. *Your Community, Your Future: 2030* Fulton County Comprehensive Plan is the required Community Agenda.



Context

Figure 1A



 Unincorporated South Fulton

Since 2005 Fulton County has undergone major boundary transformations, resulting in a county that now looks very different. The most marked change has been the incorporation of four new municipalities: the city of Sandy Springs in December of 2005, the cities of Johns Creek and Milton in December 2006 and the city of Chattahoochee Hills in December 2007. With these incorporations and the municipal annexations by the cities of Atlanta, Palmetto, Union City, Fairburn, Roswell and Alpharetta, the size of Unincorporated Fulton County shrank from 191,701 acres in November 2005 to 67,574 acres in November 2010. Accordingly, the percentage of Unincorporated Fulton County acreage dropped from 56% in 2005 to 19.7% in 2010.

In taking a closer look at South Fulton County, the percentage of unincorporated acres also dropped dramatically between 2005 and 2010 (See maps left). South Fulton County is defined as all land south and west of the city limits of Atlanta, East Point and College Park.

The landscape has changed and this is the right moment to embark on a new planning process. Fulton County is excited to engage in a new planning process that, in concert with the new planning methodology adopted by the state of Georgia, will be focused on the community of Fulton County. This plan will allow the community to work with Fulton County elected officials and staff to detail a new long range vision for Fulton County. Your Community, Your Future: 2030 Fulton County Comprehensive Plan will represent a new vision for Unincorporated South Fulton County.

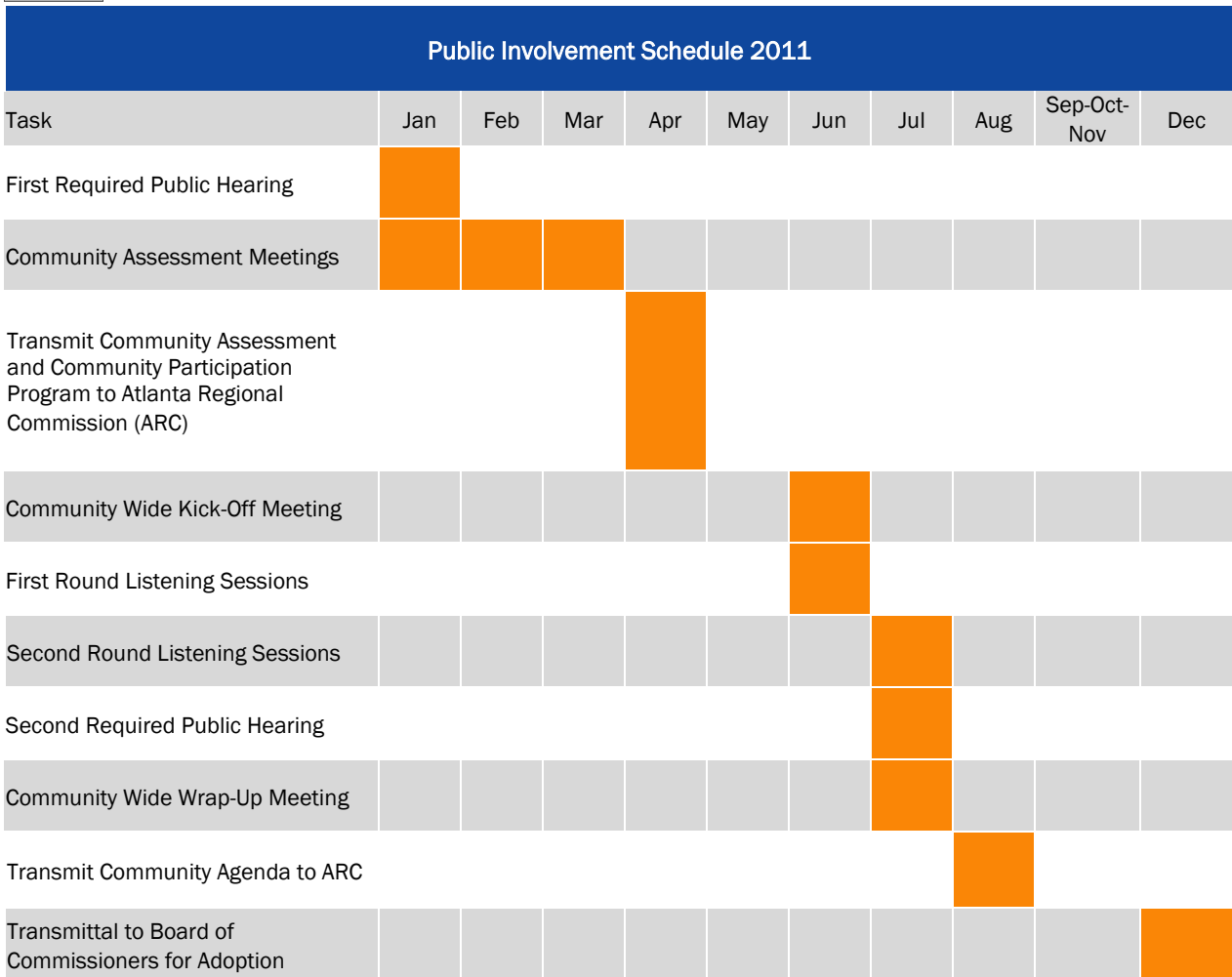
	2005 acres	% of South Fulton County	2010 acres	% of South Fulton County
Unincorporated	117,110	80.0%	67,574	46.1%
Total Acres	146,467	100.0%	146,467	100.0%

Community Participation and Plan Development

Community Participation is vital to the creation and success of the 2030 Comprehensive Plan. Participation begins by defining the community vision – how the citizens want their community to look in the future, as well as to define a common goal for the development. In order for this to be a successful creation process, involvement from a wide range of stakeholders was vital to the creation of the vision. Community meetings, listening sessions, and other forms of community interaction have provided the diversity of community representatives, as well as informative feedback to help implement the plan. Through active participation, we hoped to encourage an ongoing dialogue throughout the development process to ensure implementation.



Figure 1B



14

Identification of Stakeholders



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

FULTON COUNTY BOARD OF COMMISSIONERS

As the governing body of Fulton County, the Fulton County Board of Commissioners has the responsibility and authority to approve and direct the implementation of the Comprehensive Plan document.

PROJECT STEERING COMMITTEE

An executive committee comprised of representatives of the County Manager’s office and the Director of the Department of Environment and Community Development. The committee met on a regular basis to monitor plan progress.

KEY STAKEHOLDER GROUPS COMMUNITY LEADERS

Fulton County recognized two key stakeholder groups for the development of the plan: community leaders and policy leaders. Community leaders are Fulton County’s existing network of recognized community groups and business organizations. These groups have a network of members that allow Fulton County to distribute information in a more efficient manner. Policy leaders are subject area experts from Fulton County departments and other governmental agencies and authorities including, but not limited to, the Fulton County School Board, the South Fulton Chamber of Commerce, and the Metro Atlanta Rapid Transit Authority (MARTA).



Identification of Participation Techniques

Broad based participation is crucial to the development of a Comprehensive Plan that reflects a unified vision for Unincorporated South Fulton County. To best achieve this kind of participation, Fulton County utilized a wide range of outreach techniques. Fulton County recognizes that society is changing and the traditional public participation tools should change along with it. Therefore, Fulton County not only relied on the traditional practice of public hearings, but implemented technology based outreach as well.

PUBLIC HEARINGS

Fulton County invited the public to attend hearings where they could provide comment and ask questions about the development of the comprehensive plan. The public hearings were held at meetings of the Fulton County Community Zoning Board and the Fulton County Board of Commissioners.

COMMUNITY MEETINGS AND LISTENING SESSIONS

Fulton County recognizes that in today's society and culture that most individuals do not have the time or desire to add extra meetings to their already busy schedules. Thus, Fulton County extended their outreach to current meeting schedules of surrounding communities in order to present the Comprehensive Plan and gain public comment.

MEDIA OUTLETS

Fulton County used FGTV to provide up to date information on the plan process and updates.



16

ONLINE

Website: Fulton County's website also served as a portal for plan information throughout the planning process. On this site, the community was able to find answers to commonly asked questions, find a copy of the meeting schedule, and download documents including copies of presentations and meeting agendas.

Web Based Commenting Tool: Fulton County's website has a link to allow the public to provide comments on the comprehensive plan process. Citizens were able to provide direct comment on the plan as it moved through the development process, 24 hours a day.

Email database: As part of the website, the public was provided a mechanism to register to be part of an email network that will provide email updates.



Schedule for Completion of the Comprehensive Plan

Figure 1C

Task	Community Assessment			Plan Review	Community Agenda			Plan Review	BOC Approval	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep-Oct - Nov	Dec
Project Steering Committee Meetings	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active
Public Hearing #1	Active									
Community Meetings & Listening Sessions		Active	Active		Active	Active	Active			
Transmit Community Assessment & Community Participation Program to Atlanta Regional Commission				Active						
Atlanta Regional Commission Review				Active	Active					
Public Hearing #2							Active			
Transmit Community Agenda to Atlanta Regional Commission								Active		
Atlanta Regional Commission Review								Active	Active	
Present 2030 Comprehensive Plan for adoption										Active

Public Involvement Schedule 2011

COMMUNITY ASSESSMENT MEETINGS

January 18	Community Zoning Board (First Required Public Hearing) FC South Service Center
February 15	Community Zoning Board FC South Service Center
February 24	District 7 Listening Session FC South Service Center
March 15	Community Zoning Board FC South Service Center
April 20	Board of Commissioners Government Center (Transmit Community Assessment and Community Participation Program to Atlanta Regional Commission (ARC))
May 5	FGTV "Fulton at Work" taping. This taping was aired and informed viewers about the planning process as well as up- coming meetings.
May 17	Community Zoning Board FC South Service Center
May 26	District 7 Listening Session FC South Service Center

18

COMMUNITY ASSESSMENT MEETINGS

JANUARY 18—MAY 26

The purpose of the Community Assessment is to present a factual and conceptual foundation upon which the rest of the comprehensive plan is built. Preparation of the Community Assessment is largely a staff or professional function of collecting and analyzing data and information about the community and presenting the results in a concise, easily understood format for consideration by the public and decision-makers involved in the subsequent development of the Community Agenda.

MEETING LOCATIONS

FC South Service Center
5600 Stonewall Tell Road
College Park, GA 30349

Cedar Grove Community House
9285 Cedar Grove Road
Fairburn, GA 30213

FC Government Service Center at
Fulton Industrial Boulevard
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

Clifftondale Community House
4645 Butner Road
College Park, GA 30349

COMMUNITY AGENDA MEETINGS

JUNE 2—JULY 21

Round One

The first round listening sessions introduced the Community Agenda to the citizens of Unincorporated South Fulton County. These meetings were held to get community input at a smaller geographic scale than the Kick-Off Meeting. The meetings have less participants, and therefore greater one-on-one interactions.

Round Two

The second round listening sessions were held to provide the community with a revised plan developed in response to their input.



COMMUNITY AGENDA MEETINGS

June 2	<p>Community Wide Kick-Off Meeting</p> <p>FC South Service Center</p> <p>This meeting was held to provide an overview of the Future Development Plan and provide a Question/Answer discussion forum with planners and community members.</p> <p>First Round Listening Sessions</p>
June 13	Cedar Grove Community House
June 16	FC Government Center at Fulton Industrial Boulevard
June 20	Cliftondale Community House
June 23	FC South Service Center
	<p>Second Round Listening Sessions</p>
July 7	FC Government Service Center at Fulton Industrial Boulevard
July 11	Cedar Grove Community House
July 12	FC South Service Center
July 18	Cliftondale Community House
July 19	<p>Community Zoning Board</p> <p>(Second Required Public Hearing)</p> <p>FC South Service Center</p>
July 21	<p>Community Wide Wrap-Up Meeting</p> <p>FC South Service Center</p> <p>This meeting is the last time the community will come together as a whole to discuss the final plan before it goes to the Board for review.</p>
August 17	<p>Board of Commissioners</p> <p>Government Center</p> <p>(Transmit Community Agenda to Atlanta Regional Commission (ARC))</p>
December 7	<p>Board of Commissioners</p> <p>Government Center</p> <p>Adoption of 2030 Fulton County</p>



Contents:

Character Area Definitions
Future Development Map

Land Use Categories and Definitions

CHARACTER AREA PLANNING
vs.
PARCEL SPECIFIC PLANNING

A major difference between the 2030 plan and its predecessor, the 2025 Focus Fulton Comprehensive Plan, is the creation of character areas. Instead of focusing on individual property lines, this visionary document looks at the large elements of the community and how they fit together.

The Future Development Guide is intended to paint a picture of what kind of place the community desires to become, including a description of the development patterns to be encouraged within the jurisdiction.

Traditionally, comprehensive planning in Georgia, and in Fulton County, has been focused on how land uses are applied to individual parcels. Planners and citizens have worked piece by piece to develop a map that focuses on the types and locations of individual land uses. This sort of highly focused planning can lead to a loss of the overall pattern of development. With the adoption of the new state planning requirements in 2005, the State of Georgia changed the way local governments plan for their communities. Planning now must include land use for character areas, which are larger geographic areas that share a common purpose. Unincorporated South Fulton County is divided into three main Character Areas: Neighborhood District, Business District, and Mixed-Use District. The definitions that follow provide a sketch of the forms, patterns, and styles of development to occur in each of the Character Areas.

Character Area Definitions

NEIGHBORHOOD DISTRICT

Agricultural, Rural, Suburban

AGRICULTURAL NEIGHBORHOOD

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

22

This area of Unincorporated South Fulton County is the furthest from the urbanized area, with property ownership characterized by large acreages. The Agricultural Neighborhood area is also currently unsewered, which prevents large scale development from moving into the area. The residential character of the area is defined by single family homes located on individual lots along existing streets. Estate conservation subdivisions are appropriate.

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

AGRICULTURAL NEIGHBORHOOD



COMPATIBLE LAND USE CATEGORIES

Agricultural, Forestry & Estate Residential, Residential
1 Unit or Less per acre, Open Space, Public, Semi-Public & Institutional

AGRICULTURAL

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

AG-1; R-1; R-2; CUP



NEIGHBORHOOD DISTRICT

Agricultural, **Rural**, Suburban

RURAL NEIGHBORHOOD



COMPATIBLE LAND USE CATEGORIES

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

RURAL NEIGHBORHOOD

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

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

23

RURAL

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

R-2A; R-3*; R-3A*; CUP; NUP

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



Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers and facilities. Commercial development is small scale and rural in character; specific details will be addressed in the Local Mixed-Use Character Area, found on page 29.



NEIGHBORHOOD DISTRICT

Agricultural, Rural, **Suburban**

SUBURBAN NEIGHBORHOOD

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

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

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

24

SUBURBAN NEIGHBORHOOD



COMPATIBLE LAND USE CATEGORIES

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

SUBURBAN

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

R-3; R-3A; R-4*; R-4A; R-5*; R-5A*;
TR*; CUP; NUP

* Higher residential densities appropriate in the Suburban II area only



BUSINESS DISTRICT

Industrial Zone, Business Park, Industrial Marketplace

INDUSTRIAL ZONE



COMPATIBLE LAND USE CATEGORIES

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

INDUSTRIAL ZONE

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

INDUSTRIAL COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

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

Industrial parks and stand alone industrial developments are the typical types of development allowed in the Industrial Zone Character Area. The uses can include wholesale trade distribution centers, manufacturing, and large scale distribution centers. Maintaining the integrity of industrial areas is important to Fulton County. Incompatible uses, such as residential and commercial, are not appropriate. However, appropriate commercial uses that serve the industrial areas are allowed in the Industrial Marketplace Character Area, which is described on page 27.



BUSINESS DISTRICT

Industrial Zone, **Business Park**, Industrial Marketplace

BUSINESS PARK

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

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

BUSINESS PARK



COMPATIBLE LAND USE CATEGORIES

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

BUSINESS PARK

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

M-1; M-1A



BUSINESS DISTRICT

Industrial Zone, Business Park, **Industrial Marketplace**

INDUSTRIAL MARKETPLACE



COMPATIBLE LAND USE CATEGORIES

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

INDUSTRIAL MARKETPLACE

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

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



INDUSTRIAL MARKETPLACE

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

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

The Industrial Marketplace designation on the Fulton Industrial Boulevard corridor is consistent with the Fulton Industrial Boulevard Redevelopment Framework adopted by the Board of Commissioners in August 2010. In keeping with the framework, the designation of Industrial Marketplace at Fulton Industrial Boulevard at Interstate 20 shall extend to Patton Drive on the south and to Martin Luther King Jr. Drive on the north. The Industrial Marketplace designation is also consistent with bus rapid transit (BRT) that is proposed in the Atlanta Regional Commission 2040 Regional Transportation Plan.




MIXED-USE DISTRICT

Crossroads, Local, Community, Regional

CROSSROADS MIXED-USE

The intent of the Crossroads Mixed-Use Character Area is to provide small scale retail services to local residents at historic and emerging intersections within Unincorporated South Fulton County. The Crossroads area is further defined as a radial area roughly 1000 feet in distance from the intersection.

Due to the size and scale of the Crossroads Character Area, residential uses are not appropriate. Commercial uses allowed within the crossroads include small scale commercial services such as banks, drug stores, and small multi-tenant shopping centers. Structures within the Crossroads Mixed-Use Character Area can also be repurposed as office or commercial spaces.



CROSSROADS MIXED-USE

COMPATIBLE LAND USE CATEGORIES

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

CROSSROADS MIXED-USE

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS

C-1; C-2; O-1



MIXED-USE DISTRICT

Crossroads, **Local**, Community, Regional



LOCAL MIXED-USE
COMPATIBLE LAND USE
CATEGORIES

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

LOCAL MIXED-USE
COMPATIBLE ACTIVE ZONING
CLASSIFICATIONS

MIX; C-1; C-2; O-1

LOCAL MIXED-USE

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

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

29



The Local Mixed-Use Character Area designation is based on the size and scale of Unincorporated South Fulton's historic crossroads communities, including the historic crossroad community of Campbellton.



tndtownpaper.com



MIXED-USE DISTRICT

Crossroads, Local, **Community**, Regional

COMMUNITY MIXED-USE

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

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




COMMUNITY MIXED-USE
COMPATIBLE LAND USE CATEGORIES
Community Live Work ,
Public, Semi-Public &
Institutional,
Open Space

COMMUNITY MIXED-USE
COMPATIBLE ACTIVE ZONING CLASSIFICATIONS
MIX; C-1; C-2; O-I



MIXED-USE DISTRICT

Crossroads, Local, Community, **Regional**



REGIONAL MIXED-USE
COMPATIBLE LAND USE CATEGORIES
Regional Live Work, Public, Semi-Public & Institutional, Open Space

REGIONAL MIXED-USE
COMPATIBLE ACTIVE ZONING CLASSIFICATIONS
MIX; C-1; C-2; O-I

REGIONAL MIXED-USE

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

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

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



Land Use Categories and Definitions

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

**1
OR LESS**

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

1 TO 2

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

1 TO 3

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

2 TO 3

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

3 TO 5

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

5 TO 8

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

8 TO 12

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

12 TO 20

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

**MORE THAN
20**

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



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

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

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

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

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

Industrial - This category allows for processing, refining, manufacturing, warehousing (including mini-warehouses), distribution, truck and rail terminals, industrial parks and related support services.

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

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

Public, Semi-Public and Institutional:

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

Transportation, Communications and Utilities – This land use included transportation uses such as airports, MARTA stations and MARTA park and ride lots, communication facilities, and utilities such as

COMMERCIAL

BUSINESS PARK

INDUSTRIAL

RETAIL INDUSTRIAL

AGRICULTURAL, FORESTRY & ESTATE RESIDENTIAL

PUBLIC, SEMI-PUBLIC & INSTITUTIONAL

water treatment facilities, water storage tanks, pumping stations, wastewater treatment facilities and solid waste landfills.

OPEN SPACE

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

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

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

Water Bodies - This includes lakes and streams.

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

35

LIVE WORK

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

Crossroads Live Work - This is a low density non-residential mixed use land use intended to serve a single neighborhood or small group of adjacent neighborhoods.



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

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

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

Figure 2B

Live Work Land Use Categories			
Crossroads Live Work	Local Live Work	Community Live Work	Regional Live Work
Residential Density: Residential uses are not appropriate	Residential Density: Up to 5 units per acre	Residential Density: Up to 9 units per acre	Residential Density: 9+ units per acre
Commercial/Office Density: Up to 10,000 sf per acre	Commercial Office Density: Up to 10,000 sf per acre	Commercial/Office Density: Up to 15,000 sf per acre	Commercial/Office Density: No limits
Up to 5,000 sf limit per tenant space or use	Up to 20,000 sf limit per tenant space or use	Up to 50,000 sf limit per tenant space or use	Up to 125,000 sf limit per tenant space or use
1-story height limit	2-story height limit	4-story height limit	Per zoning district regulations or use permit
No community gathering space requirement	5% of total project area to be community gathering spaces	10% of total project area to be community gathering spaces	15% of total project area to be community gathering spaces

36



COMMUNITY VISION

Contents:

Land Use and Development Patterns	Social and Economic Development
Community Facilities and Infrastructure	Governmental Relations
Resource Conservation	

The new Minimum Planning Standards require that as part of the Comprehensive Plan, Fulton County must draft a list of Issues and Opportunities facing Unincorporated South Fulton County. These issues and opportunities were first identified by Fulton County policy leaders and staff by reviewing current program performance, reviewing zoning and development activity, responding to citizen comments and concerns, and by reviewing data gathered as part of the Community Assessment. Each issue was developed and refined through the community input process. With a new lens pointed at these issues, they become a positive opportunity for Fulton County to improve the quality of life for its citizens.

This section is organized by major topics (listed in the heading above) as directed by the DCA Local Planning Requirements. In this section, Fulton County has taken each opportunity and written it in the form of a goal, with associated policies and strategies. In addition, for each goal a list of the Quality Community Objectives achieved is provided. In 1999, the Georgia Department of Community Affairs adopted the Quality Community Objectives as a guide for local governments in the development of comprehensive plans.



Land Use and Development Patterns

GOALS

Preserve Residential Character
Residential Reinvestment
Revitalize Commercial Development

GOAL

PRESERVE RESIDENTIAL CHARACTER

Unincorporated South Fulton County is unique in that it has maintained the character of its residential neighborhoods. A major focus of the 2030 Comprehensive Plan is to preserve the integrity of these areas by requiring new development to conform to the existing physical patterns and aesthetic qualities of the neighborhoods.



PRESERVE RESIDENTIAL CHARACTER TARGETED CHARACTER AREAS

Neighborhood District

POLICIES

- Protect existing residential uses from negative impacts of industrial uses, including quarries.
- Promote housing conservation, preservation, rehabilitation, and maintenance of existing home and neighborhoods.
- Development should add value to the surrounding neighborhoods through landscaping, lighting, signage and scale.
- Protect the night sky from the pollution of excess outdoor light.
- Promote sequential, phased extension of utilities and services to encourage rational expansion of development.
- Development should be directed to areas served with public facilities and infrastructure.
- Preserve and promote agricultural uses, as appropriate.
- Require transportation infrastructure to be sensitive to the context of its surrounding.
- Allow for compatible institutional uses in neighborhoods and communities.
- Promote co-location of infrastructure facilities to limit disturbance.
- Discourage up-zoning that would allow higher density residential uses in existing single family neighborhoods.

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Housing Choices, Growth Preparedness,
Traditional Neighborhoods, Heritage
Preservation, Regional Identity,
Infill Development, Sense of Place



Land Use and Development Patterns

STRATEGIES

- Evaluate Quarry Impact Zone to protect residential uses.
- Evaluate implementation of the Night Sky ordinance to ensure that the rural character of a dark night sky is preserved.
- Develop land use and design standards that create transitions from higher intensity development to less intense neighborhoods.
- Evaluate Conservation Subdivision ordinance to protect view sheds, fields, pasture lands and tree canopy roads.
- Provide for protection of natural vegetation along road frontages by reviewing current Fulton County ordinances and regulation to achieve improved buffers where appropriate.
- Review the Zoning Resolution to promote and encourage compatible institutional uses in neighborhoods and communities.
- Promote an interconnected transportation system by requiring inter-parcel access and multiple access points as property is developed and by limiting the construction of cul-de-sacs.
- Review County standard sewer easement width and combine facilities where possible, to reduce the necessary amount of land disturbance during construction.



39



Land Use and Development Patterns

GOAL

RESIDENTIAL REINVESTMENT

The recent downturn in the economy has made a visible and physical impact on the landscape of Unincorporated South Fulton County. As developers faced hard financial times, they were forced to abandon residential projects. Many of these projects were already underway, leaving the few homeowners surrounded by vacant and overgrown lots. In order to improve these areas, the County needs to encourage developers to reinvest in these areas and create sustainable communities.



RESIDENTIAL REINVESTMENT TARGETED CHARACTER AREAS

Neighborhood District

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Housing Choices, Growth Preparedness,
Traditional Neighborhoods, Open Space
Preservation, Infill Development,
Sense of Place



POLICIES

- Promote the redevelopment of existing abandoned subdivisions.
- Guide new development to areas of infill and promote reinvestment.
- Promote Live Work centers for new residential development opportunities.
- Work with developers early in the site planning/neighborhood review process to include schools, parks, and other facilities.

STRATEGIES

- Develop and maintain an inventory of vacant and/or unoccupied properties to identify sites that are suitable for development and redevelopment.
- Evaluate implementation/mandate of the Conservation Subdivision ordinance to promote residential reinvestment.
- Provide incentives for the development of housing on vacant property and abandoned sites in appropriate locations.
- Develop partnerships with banks and financial institutions for residential reinvestment to help preserve and develop communities.
- Encourage the adaptive reuse of existing single use buildings for mixed-use properties.

Land Use and Development Patterns



REVITALIZE COMMERCIAL DEVELOPMENT
TARGETED CHARACTER AREAS
 Mixed-Use District

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Employment Opportunities, Appropriate Businesses, Infill Development, Sense of Place, Regional Identity, Growth Preparedness



GOAL

REVITALIZE COMMERCIAL DEVELOPMENT

Unincorporated South Fulton County has aging commercial properties that are deteriorating and suffering from the lack of tenants. With high commercial vacancies, these corridors and centers are littered with abandoned signs, boarded up windows and vandalized buildings. Fulton County is committed to developing policies and regulations to enhance the strength and improve the appearance of these important commercial corridors.

POLICIES
<ul style="list-style-type: none"> ● Target reinvestment to vacant or underutilized sites and buildings. ● Ensure new commercial businesses adhere to approved design standards. ● Encourage the reuse of commercial centers to mixed-use developments. ● Encourage new commercial centers to develop near intersections to prevent unattractive sprawl.
STRATEGIES
<ul style="list-style-type: none"> ● Provide incentives for the redevelopment of underutilized commercial and office areas. ● Direct businesses to areas throughout the county that are targeted for economic growth. ● Adopt Crossroads Live Work land use category. ● Develop and maintain an inventory of vacant and/or unoccupied properties to identify sites that are suitable for development and redevelopment.

Community Facilities and Infrastructure

GOALS

- Establish Community Center
- Enhance Public Greenspace

GOAL

ESTABLISH COMMUNITY CENTER

Unincorporated South Fulton County is primarily a place of residence, with few public gathering spaces. Current institutional uses including government buildings, libraries and health centers are widely dispersed, leaving the County in need of a community focused cultural and civic center.



POLICIES

- Support the establishment of a pleasant, accessible, and public gathering place in the community.
- Invest in facilities that will enhance the quality of life for our citizens.
- Promote seasonal cultural opportunities at Wolf Creek Amphitheater.
- Provide connectivity between cultural facilities and residents via multi-use trails.

STRATEGIES

- Promote co-location of county facilities.
- Promote additional cultural venues throughout the community for such activities as outdoor concerts, farmers markets, etc.
- Assist in the development of criteria to evaluate location for facilities.
- Plan and design multi-use trails and/or sidewalks during the development or renovation of any Fulton County facility.

42

ESTABLISH COMMUNITY CENTER TARGETED CHARACTER AREAS

Neighborhood District

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Sense of Place, Regional Identity,
Open Space Preservation



Community Facilities and Infrastructure



ENHANCE PUBLIC GREENSPACE TARGETED CHARACTER AREAS

All Character Areas

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Sense of Place, Open Space
Preservation, Heritage Preservation,
Transportation Alternatives,
Environmental Protection



GOAL

ENHANCE PUBLIC GREENSPACE

Unincorporated South Fulton County has lost greenspace and parks as many have been acquired by local annexing municipalities. With the County's limited financial resources, new tools need to be adopted to enhance greenspace amenities for the citizens of Unincorporated South Fulton County. To rebuild an inventory of parks and greenspace, the County is looking to partner with private developers and land conservation agencies. One such partnership with private development is the greenway master plan called TrailNet. TrailNet requires property owners with frontage on the designated trail route to build a multi-use trail as they develop their properties.

POLICIES

- Encourage the inclusion of multi-use trails in new developments.
- Encourage the protection and maintenance of trees and open space in all new developments.
- Increase inter-connectivity of trails, sidewalks and roads by requiring inter-parcel connections.
- Improve connectivity of open space, parks and trails to the maximum extent possible.
- Promote the acquisition, development and construction of additional park space.
- Increase recreational access to the Chattahoochee River including supporting the development of a linear greenway along the river.

STRATEGIES

- Evaluate implementation of the Conservation Subdivision ordinance to promote or mandate conservation subdivision development.
- Identify unique features and natural areas such as groundwater recharge areas, wetlands, and floodplains, and protect them through development standards.
- Evaluate subdivision regulations to protect view sheds, fields, pasture lands and tree canopy roads.
- Partner with private developers and land conservation agencies to help preserve greenspace.
- Review implementation of TrailNet greenway master plan.



Resource Conservation

GOALS

Promote Historic Resource Preservation
Protect Natural Resources

GOAL

PROMOTE HISTORIC RESOURCE PRESERVATION

Unincorporated South Fulton County has a rich history and is home to many historic communities and resources. The County has been successful in the past with protecting specific resources, such as the Beavers House in the historic community of Campbellton. However, with the downturn in the economy, financial resources are not available to support this preservation. Fulton County must be innovative to protect our important historic resources and build on its history.



HISTORIC RESOURCE CONSERVATION TARGETED CHARACTER AREAS

Neighborhood District
Mixed-Use District

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Heritage Preservation, Sense of Place,
Regional Identity, Open Space
Preservation



44

POLICIES

- Promote the protection and maintenance of our historic structures

STRATEGIES

- Draft a policy to combine development efforts with historic preservation by preserving residential structures of historic value.
- Adopt a Historic Preservation ordinance to rehabilitate and reuse historic structure and vacant structures.
- Incorporate historic resources into developments.
- Encourage the continued education of the area's historic and cultural resources through the creation of a historic resources sign program.

Resource Conservation



PROTECT NATURAL RESOURCES TARGETED CHARACTER AREAS

All Character Areas

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Environmental Protection, Sense of Place, Open Space Preservation



GOAL

PROTECT NATURAL RESOURCES

The citizens of Unincorporated South Fulton County are currently experiencing the negative impacts of pollution in the forms of illegal dumping and air pollution. The County will combat these issues through the development of innovative policies and programs that conserve and promote the effective management of natural resources and encourage healthy ecosystems for current and future generations.

POLICIES

- Promote co-location of infrastructure facilities to limit disturbance of land.
- Design, construct and maintain a sustainable infrastructure system.
- Encourage development around existing infrastructure.
- Factor potential impacts on air and water quality in new developments and transportation improvements.
- Promote solid waste reduction and recycling initiatives.
- Preserve environmentally sensitive areas, steep slopes (greater than 25% grade), wetlands, soils, rock outcroppings and/or other unique topographic features.
- Preserve forested areas and a diverse tree canopy.

STRATEGIES

- Support the Solid Waste Management Plan.
- Provide incentives for the development of housing on vacant property and abandoned sites in appropriate locations.
- Evaluate the Tree ordinance to promote preservation of trees along road frontages.
- Promote greenspace through conservation easements and other protective means.
- Review development of infrastructure phasing plan.
- Draft appropriate policies and regulations to regulate co-location of infrastructure to limit disturbance of land.



Social and Economic Development

GOAL Protect Industrial Base

GOAL

PROTECT INDUSTRIAL BASE

Like all local governments, Unincorporated South Fulton County is struggling with how to best move forward and build their communities in time of economic downturn. The County realizes that protecting the industrial sector is crucial to maintaining a sustainable economic base. Unincorporated South Fulton County is home to several industrial areas, including one of the largest industrial areas east of the Mississippi River. Prohibiting the infiltration of non-industrial uses serves to protect the industrial base.

POLICIES

- Support implementation of Fulton Industrial Boulevard Redevelopment Framework. (Adopted April 7, 2010).
- Promote and protect industrial uses by limiting incompatible uses, such as residential, in areas designated as Industrial Zone and Business Park on the Future Development Map
- Promote the revitalization of the Fulton Industrial Boulevard Industrial District.
- Protect industrial base while simultaneously allowing for necessary commercial services to support industrial workers.
- Provide appropriate transition between commercial uses and heavy industrial uses within industrial areas.
- Direct business to areas throughout the county that are targeted for economic growth.

STRATEGIES

- Adopt new Retail Industrial land use category.
- Draft a Fulton Industrial Overlay District.
- Provide incentives for the redevelopment of underutilized commercial, office and industrial areas.
- Identify the infrastructure needs of businesses and incorporate them into a long-term infrastructure plan.
- Adopt an industrial preservation policy.



PROTECT INDUSTRIAL BASE TARGETED CHARACTER AREAS

Business District

QUALITY COMMUNITY OBJECTIVES ACHIEVED WITH THIS GOAL

Growth Preparedness,
Infill Development,
Appropriate Businesses, Employment
Opportunities



Governmental Relations

GOAL

Improve Intergovernmental Coordination



IMPROVE INTERGOVERNMENTAL
COORDINATION
TARGETED CHARACTER AREAS

All Character Areas

QUALITY COMMUNITY OBJECTIVES
ACHIEVED WITH THIS GOAL

Regional Solutions,
Regional Cooperation, Sense of Place



GOAL

IMPROVE INTERGOVERNMENTAL COORDINATION

The municipal boundaries within Fulton County have changed dramatically since 2005. The erratic and choppy jurisdictional boundaries make it difficult to achieve consistency of high quality development standards along mutual boundaries. Development regulations put in place by Unincorporated South Fulton County are often not consistent along road frontages and in some cases between adjoining properties. The County must work to build relationship with our local jurisdictions to provide for improved quality of life for all citizens.

POLICIES

- Build partnerships between Fulton County and its cities to ensure efficient delivery of services.
- Encourage intergovernmental coordination, including planning, between the Fulton County Board of Education and the County.
- Promote continued coordination of land use planning, zoning and transportation planning with local governments, districts and authorities.
- Improve coordination regarding the siting of new facilities, including schools and government buildings.

STRATEGIES

- Review and comment on sites for new schools and use of eminent domain.
- Participate in intergovernmental coordination of community and educational facilities and services.
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- Evaluate and amend the current Service Delivery Strategy as needed to ensure efficiency.
- Work with the City of Atlanta and the South Fulton Municipal Regional Water and Sewer Authority to coordinate the water distribution network.
- Work with GDOT to maintain consistency with the South Fulton Parkway Access Management Plan.





Contents:

Updated Short Term Work Program (2007—2011)

Short Term Work Program (2011—2016)

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan. The Implementation Program includes programs, regulations, ordinances, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the 2030 Fulton County Comprehensive Plan.

The Short-Term Work Program (STWP) prioritizes the strategies presented throughout the comprehensive plan to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each.

As required by the Georgia Department of Community Affairs, the Implementation Strategies section of the 2030 Fulton County Comprehensive Plan is divided into two parts. First, Fulton County is required to provide an update to all of the items listed in the previously adopted 2007-2011 STWP. Second, Fulton County is required to provide a new 2011-2016 STWP. The 2011-2016 STWP represents projects designed to implement the 2030 Fulton County Comprehensive Plan which is geographically limited to Unincorporated South Fulton County. It is important to note that the required update to the 2007-2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

Updated Short Term Work Program

2007–2011

HOUSING

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Kensington Heights - Welcome All Road; 95 single family lots	February 2005	Fulton County Housing and Community Development	\$15,200,000	HOME funds, Wachovia & Brand Banking Co.	No longer a project. Activity cancelled due to programmatic items.
Ruby Creek - DeMooney Road; 25 single family lots	January 2004	Fulton County Housing and Community Development	\$5,000,000	HOME funds, & Southern Community Bank	No longer a project. Activity cancelled due to programmatic items.
Victoria Estates - Virlyn B. Smith Pkwy; older adult community, 27 single family homes	May 2005	Fulton County Housing and Community Development	\$4,250,000	HOME funds & Southern Community Bank	No longer a project. Activity cancelled due to programmatic items.
Nelson McGee - Old National Hwy; 29-unit condominium for age 55 and older	October 2004	Fulton County Housing and Community Development	\$4,950,000	HOME funds & BB & T.	No longer a project. Activity cancelled due to programmatic items.
Harmony Village - Flat Shoals Road; 47-units	July 2005	Fulton County Housing and Community Development	\$7,500,000	HOME funds & Flag Bank	No longer a project. Activity cancelled due to programmatic items.
Sweetwater Creek - a mixed income community with 34 single family homes	May 2006	Fulton County Housing and Community Development	\$7,990,000	HOME Funds & private financing	No longer a project. Activity cancelled due to programmatic items.
Fulton County Housing Rehabilitation	January 2008	Fulton County Housing and Community Development	\$434,217	HOME Funds	Underway and will continue to be ongoing
Home Owner Assistance Program & American Dream	January 2008	Fulton County Housing and Community Development	\$575,000	HOME Funds & ADDI	Underway and will continue to be ongoing
Walton Lakes - a 55+ Senior Community	March 2008	Fulton County Housing and Community Development	\$1,500,000	HOME Funds	No longer a project. Activity cancelled due to programmatic items.
Washington Arms	March 2008	Fulton County Housing and Community Development	\$700,000	HOME Funds	Postponed until December 2011

50

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

2007–2011

NATURAL AND CULTURAL RESOURCES

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Expand hazardous waste education program	April 2008	Public Works	In-Kind	Fulton County	Ongoing
Sponsor a Hazardous Waste Amnesty Day	May 2008	Public Works, Fire Department	In-Kind	Fulton County	Ongoing
Institute recycling program/education in South Fulton	May 2008	Public Works, General Services	In-Kind	Fulton County	Ongoing; Worked with SF Teaching Museum to promote "Cool Cats Don't Litter" Campaign in South Fulton Schools
Seek WaterFirst designation with Georgia Department of Community Affairs	May 2008	Public Works	In-Kind	Fulton County	Ongoing
Coordinate cleanup of Fulton Industrial corridor	May 2008	Public Works, local businesses	In-Kind	Fulton County	Ongoing
Review/approve Environmental Site Analysis reports included in zoning applications	April 2008	Environment & Community Development	In-Kind	Fulton County	Ongoing
South Fulton Greenways Master Trail Plan (South Fulton TrailNet)	April 2008	Environment & Community Development, Public Works	In-Kind	Fulton County	Completed September 2009
Fulton Industrial Boulevard Redevelopment Project	April 2008	Economic, Housing and Community Development, Environment & Community Development	In-Kind	Fulton County	FIB Framework Redevelopment Plan adopted August 2010
Green Team	April 2008	Finance, Purchasing, General Services, Health & Wellness, Human Services, Personnel, Public Works, Public Affairs	In-Kind	Fulton County	Ongoing. Function transferred to Fulton County Health and Wellness.

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

Updated Short Term Work Program

2007–2011

LAND USE

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Sandtown LCI Implementation	January 2008	Public Works	In-kind	Fulton County/ State/ Federal	Ongoing
Old National LCI 5 Year Update	April 2008	Environment & Community Development	In-kind	Fulton County	Ongoing
Amend all Overlay Districts in Zoning Resolution	January 2008	Environment & Community Development	In-kind	Fulton County	Completed
Adopt Old National Streetscape Standards	February 2008	Environment & Community Development	In-kind	Fulton County	Completed
Sign Amendments	February 2008	Environment & Community Development	In-kind	Fulton County	Completed
Overlay District Boundary Resolution	March 2008	Environment & Community Development	In-kind	Fulton County	Completed
Create Unified Development Ordinance	March 2008	Environment & Community Development	In-kind	Fulton County	Project has been postponed due to limited staff availability.
Annual Population Update	April 2008	Environment & Community Development	In-kind	Fulton County	Ongoing. Function has been transferred to GIS section of Fulton County IT Dept.
Amend 2025 Comprehensive Plan Policies	January 2008	Environment & Community Development	In-kind	Fulton County	Completed
Cascade Palmetto Hwy & Campbellton-Fairburn Rd Intersection	August 2007	Environment & Community Development	In-kind	Fulton County	Completed
Retail - Industrial Land Use Policies	April 2008	Environment & Community Development	In-kind	Fulton County	New land use category to be finalized with adoption of 2030 Comprehensive Plan.
Land Use Map Amendment	April 2008	Environment & Community Development	In-kind	Fulton County	Completed
Amend Southwest and South Fulton Map	January 2008	Environment & Community Development	In-kind	Fulton County	Completed
2030 Comprehensive Plan Update	January 2010	Environment & Community Development	In-kind	Fulton County	Ongoing. Plan should be adopted October 2011.

52

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

2007–2011

ECONOMIC DEVELOPMENT

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Fulton County Business Improvement Loan Program (BILP)	January 2005	County Manager	\$400,000	CDBG	Completed
Women's Economic Development Agency	January 2005	County Manager	\$13,000	CDBG	Completed
Godby Road Business Park (Phase 1)	January 2005	County Manager	\$100,000,000	Bonding Financing	Underway
South Fulton Technology Park Expansion	June 2007	County Manager	\$30,000,000	Private Investment Corporation	No Longer a Project/Foreclosure
Sembler Company	January 2005	County Manager	\$115,000,000	Bonding Financing	Completed
South Fulton Office Development	June 2008	County Manager	\$10,000,000	Private Investment Syndication	Not accomplished/land available for purchase
Premier South Entertainment (Phase 1)	March 2008	County Manager	\$500,000,000	Private Investor & Bond Financing	Financing secured
Manufacturing Plant	October 2007	County Manager	\$24,000,000	Bonding Financing	Completed
Professional Services Building	April 2008	County Manager	\$7,000,000	Pension Funds	Underway/Securing Leases
Two Glenlake LLC	January 2005	County Manager	\$120,000,000	Bonding Financing	Completed
Commercial Mixed-Use Project	April 2007	County Manager	\$18,000,000	HOME Program	Underway/Funding Source Change
Sherwood Development	January 2009	County Manager	\$15,000,000	Private Equity Group	Postponed/Land Agreement Delay
B & B Development	November 2007	County Manager	\$31,000,000	IPO & Private Equity Group	Postponed FDIC Foreclosure
Gateway Village	April 2008	County Manager	\$28,000,000	Pension Funds	No Longer a Project
Fulton Industrial Opportunity Zone	April 2010	County Manager	In-Kind		Completed
Old National Market Place	January 2008	County Manager	\$22,000,000	Private Funding	Underway
Sandtown Crossings	January 2005	County Manager	\$100,000,000	Private Funding	Underway
Redwine Rd. Entertainment Complex	October 2010	County Manager	\$5,900,000	Investment Group	Underway
Empire Real Estate Project	June 2010	County Manager	\$100,000,000	Private Funding	Underway

53

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

Updated Short Term Work Program

2007–2011

TRANSPORTATION

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
T009 Fairburn Road Upgrade	October 2007	GDOT/ Fulton County	\$1,296,715	GDOT/ Fulton County	Design
T040 Cochran Mill Road over Pea Creek [Bridge Improvement]	November 2008	GDOT/ Fulton County	\$1,273,448	GDOT/ Fulton County	Design
T123 Will Lee Road [Bike/Sidewalk]	June 2002	GDOT/ Fulton County	\$2,070,550	GDOT/ Fulton County	Completed
T162-1 Campbellton Road Sidewalks	September 2004	GDOT/ Fulton County	\$5,611,220	GDOT/ Fulton County	Invitation to Bid
T162-2 Boat Rock Sidewalks	March 2005	GDOT/ Fulton County	\$2,200,220	GDOT/ Fulton County	Design
T162-3 New Hope Road Sidewalks	March 2005	GDOT/ Fulton County	\$1,126,247	GDOT/ Fulton County	Design
T188 Buffington Road- Phase II [Upgrade]	September 2004	GDOT/ Fulton County	\$3,225,148	GDOT/ Fulton County	Design
T209 Old National Hwy (SR 279) Transit-Oriented Development [Sidewalk Improvement]	February 2008	GDOT/ Fulton County	\$3,575,056	GDOT/ Fulton County	Design
T210 South Fulton Parkway Access Management Plan	January 2010	GDOT/ Fulton County	\$500,000	GDOT/ Fulton County	Completed
T211 Old National (SR 279) ATMS [Arterial Communication]	February 2008	GDOT/ Fulton County	\$990,400	GDOT/ Fulton County	Invitation to Bid
T212 Oakley Industrial Boulevard Road Upgrade Improvement	August 2005	GDOT/ Fairburn	\$7,776,659	GDOT/ Fulton County	Design
T213 Cascade-Palmetto Hwy at Cedar Grove Road/Ridge Road [Intersection Improvement]	October 2005	GDOT/ Fulton County	\$3,014,474	GDOT/ Fulton County	Design
T227 Butner Road over Camp Creek [Bridge Improvement]	December 2008	Fulton County	\$1,785,574	GDOT/ Fulton County	Design
T241 Bethsaida Road over Morning Creek Tributary [Bridge Improvement]	September 2006	GDOT/ Fulton County	\$1,775,251	GDOT/ Fulton County	Construction
T242 Butner Road at Stonewall Tell Road [Intersection Improvement]	October 2009	GDOT/ Fulton County	\$2,750,275	GDOT/ Fulton County	Design
T244 Campbellton Road @ Boat Rock/ New Hope Rd [Intersection Improvement]	October 2009	GDOT/ Fulton County	\$4,625,000	GDOT/ Fulton County	Request for Proposal
T246 Cascade Road @ Niskey Creek [Culvert Replacement]	June 2010	Fulton County	\$828,316	Fulton County	Invitation to Bid

54

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

2007–2011

WASTEWATER

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Wastewater System Model & Comprehensive Master Plan	December 2005		\$2,739,913		Completed 6/4/2009
CMMS / CIS Billing, Software/Hardware Procurement	December 2007		\$2,587,094		Completed 3/19/2009
Riverside Road Pump Station Upgrade	November 2007		\$13,755,321		Completed 12/15/2009
Marsh Creek Sewer Upgrade	TBD		\$3,826,000		Project is in incorporated North Fulton
Johns Creek Environmental Campus	June 2006		\$134,742,941		Completed 12/9/2009
Marsh Creek P.S.	March 2009		\$2,307,823		Completed 3/10/2010

WATER

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
North Fulton Maintenance & Operations Center	TBD		\$8,991,083		Project is in incorporated North Fulton
North Fulton Pump Stations	July 2008		\$635,521		Completed 7/20/2009
Mansell Rd. Booster Pump Construction and Providence Rd. Booster Pump Construction	July 2008		\$2,826,140		Completed 7/20/2009
Freemanville Rd. Elevated Storage Tank	June 2008		\$1,594,478		Completed 8/6/2009
Pritchard Mountain Freemanville Rd. Water Main	September 2007		\$4,165,289		Completed 7/20/2008
Riverside Road Water Main	June 2007		\$4,542,974		Completed 10/8/2008
Hackett Rd. North Fulton (West of GA-400) Storage Tanks	October 2007		\$5,887,486		Completed 10/8/2008
AFCWTP Phase 3.0	TBD		\$28,000,000		Project is in incorporated North Fulton
Alpharetta Water Transmission Main Design	TBD		\$922,173		Project is in incorporated North Fulton
Crabapple Road Water Main Design	April 2008		\$238,257		Completed 4/7/2010
Alpharetta Pipe Replacement Phase 2	TBD		\$2,500,000		Project is in incorporated North Fulton

55

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.



Updated Short Term Work Program

2007–2011

COMMUNITY FACILITIES AND SERVICES

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Update Solid Waste Plan	April 2008	Public Works	In-Kind	Fulton County	Underway
North Fulton Charities (Facility Improvements)	January 2008	Fulton County	\$80,000	CDBG	TBD
Jefferson Place Career Center	January 2009	Human Services	\$2,700,000	General Fund	Target Completion March 2012
Cliffondale School Renovation	June 2008	Arts Council	\$800,000	General Fund	Completed December 2008
10th Floor Waterproofing	June 2008	General Service	\$10,000,000	General Fund	Completed March 2010
Fairburn Senior Center	April 2006	Human Services	\$4,784,351	General Fund	Completed November 2007
Fire Station 1 Renovation	January 2009	Fire Department	\$500,000	Capital	Fire Station is slated for replacement (contingent upon funding)
Fire Station 7 Renovation	January 2009	Fire Department	\$325,000	Capital	Completed September 2010
Fire Station 23 Waterproofing	August 2008	Fire Department	\$45,000	Capital	Completed October 2011
JCC Command Center and Security Systems	December 2008	Sheriff Department	\$4,500,000	General Fund	IT Project
JCT Security Modifications	June 2008	Sheriff Department	\$550,000	General Fund / USAI Grant	TBD
JCT Balcony Enclosure	January 2009	Juvenile Court	\$200,000	General Fund	Completed November 2011
Southwest Arts Performance Theater	July 2006	Arts Council	\$8,594,025	General Fund	Completed March 2009
Wolf Creek Amphitheater	October 2007	Arts Council	\$6,100,000	General Fund	Completed March 2011
Welcome All Park indoor Renovation - Phase 1	January 2008	Parks & Recreation	\$80,000	SSD	Completed
Welcome All Park Major Pool Repair - Phase 2	January 2009	Parks & Recreation	\$206,000	SSD	Completed
Welcome All Park & Field upgrade - Phase 3	January 2010	Parks & Recreation	\$250,000	SSD	Not started
Creel Park Renovation - Phase 1	January 2008	Parks & Recreation	\$30,000	SSD	Not started
Cedar Grove Park upgrade - Phase 1	January 2008	Parks & Recreation	\$90,000	SSD	Completed
Cedar Grove Park upgrade - Phase 2	January 2009	Parks & Recreation	\$200,000	SSD	Not started
Cedar Grove Community Building - Upgrade	August 2008	Parks & Recreation	\$60,000	SSD	Not started
Old National Park	January 2008	Parks & Recreation	\$20,000	SSD	Playground Completed
Beavers House Renovation - Phase 1	January 2009	Parks & Recreation	\$75,000	SSD	Not started
Beavers House Renovation - Phase 2	January 2010	Parks & Recreation	\$60,000	SSD	Not started
Burdette Park- Phase 1	January 2009	Parks & Recreation	\$75,000	SSD	Not started
Burdette Park- Phase 1	January 2011	Parks & Recreation	\$100,000	SSD	Not started
Burdette Tennis Center-Phase 1	January 2009	Parks & Recreation	\$25,000	SSD	Not started
Burdette Tennis Center-Phase 2	January 2010	Parks & Recreation	\$40,000	SSD	Not started
Cliffondale Recreation Facility-Phase 1	January 2008	Parks & Recreation	\$20,000	SSD	Not started
Cliffondale Recreation Facility-Phase 2	January 2009	Parks & Recreation	\$150,000	SSD	Not started

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

2007–2011

COMMUNITY FACILITIES AND SERVICES

Project/Activity Description	Project Start Date	Responsible Department/Agency	Cost	Funding Source	Status
Sandtown Ball Park	January 2011	Parks & Recreation	\$150,000	SSD	Not started
So. Fulton Tennis Center-Phase 1	January 2008	Parks & Recreation	\$30,000	SSD	Completed
So. Fulton Tennis Center-Phase 2	January 2010	Parks & Recreation	\$80,000	SSD	Not started
Security Monitoring Improvements	January 2008	Parks & Recreation	\$35,000	SSD	TBD
Health Center Mechanical	April 2008	Health Department	\$451,000	General Fund	Completed December 2008
Alpharetta (New branch library)	September 2009	Atlanta-Fulton Public Library	\$24,732,476	Bond Issue	In Progress. Targeted Completion January 2014
Central (New Library)	TBD	Atlanta-Fulton Public Library	\$84,807,771	Bond Issue/Private	TBD
East Roswell (New branch library)	September 2009	Atlanta-Fulton Public Library	\$10,900,240	Bond Issue	In Progress. Targeted Completion January 2014
Milton (New branch library)	September 2009	Atlanta-Fulton Public Library	\$19,129,976	Bond Issue	In Progress. Targeted Completion April 2014
Northwest Atlanta (New branch library)	September 2009	Atlanta-Fulton Public Library	\$21,132,146	Bond Issue	In Progress. Targeted Completion January 2014
Palmetto/Chattahoochee Hill Country (New branch library)	September 2009	Atlanta-Fulton Public Library	\$7,266,827	Bond Issue	In Progress. Targeted Completion April 2014
Southeast Atlanta (New branch library)	September 2009	Atlanta-Fulton Public Library	\$10,411,662	Bond Issue	In Progress. Targeted Completion April 2014
Stewart-Lakewood (New branch library)	September 2009	Atlanta-Fulton Public Library	\$21,449,943	Bond Issue	In Progress. Targeted Completion January 2014
Wolf Creek (New branch library)	September 2009	Atlanta-Fulton Public Library	\$18,167,067	Bond Issue	In Progress. Targeted Completion January 2014
Demolitions	September 2009	Atlanta-Fulton Public Library	\$188,882	Bond Issue	In Progress. Targeted Completion December 2011
Auburn Avenue Research Library (Expansion)	September 2009	Atlanta-Fulton Public Library	\$24,996,263	Bond Issue	In Progress. Targeted Completion May 2014
South Fulton (Expansion)	September 2009	Atlanta-Fulton Public Library	\$8,416,283	Bond Issue	In Progress. Targeted Completion April 2014

* The 2007–2011 STWP includes projects that are no longer in the jurisdiction of Unincorporated Fulton County.

Short Term Work Program

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Evaluate Quarry Impact Zone to protect residential uses		✓	✓			Environment & Community Development	Staff Time	South Service District
Evaluate implementation of the Night Sky ordinance to insure that the rural character of a dark night sky is preserved.		✓	✓			Environment & Community Development	Staff Time	South Service District
Develop land use and design standards that create transitions from higher intensity development to less intense neighborhoods.		✓	✓			Environment & Community Development	Staff Time	South Service District
Evaluate Conservation Subdivision ordinance to protect view sheds, fields, pasture lands and tree canopy roads.		✓	✓			Environment & Community Development	Staff Time	South Service District
Provide for protection of natural vegetation along road frontages by reviewing current Fulton County ordinances and regulations to achieve improved buffers where appropriate.			✓	✓		Environment & Community Development	Staff Time	South Service District
Review the Zoning Resolution to promote and encourage compatible institutional uses in neighborhoods and communities.		✓	✓			Environment & Community Development	Staff Time	South Service District
Promote an interconnected transportation system by requiring inter-parcel access and multiple access points as property is developed and by limiting the construction of cul-de-sacs.	✓	✓	✓	✓	✓	Environment & Community Development and Public Works	Staff Time	South Service District
Review the County standard sewer easement width, as well as combine facilities where possible, to reduce the necessary amount of land disturbance during construction.		✓	✓			Environment & Community Development and Public Works	Staff Time	South Service District and Water and Sewer Fund

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Develop and maintain an inventory of vacant and/or unoccupied properties to identify sites that are suitable for development and redevelopment.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Evaluate implementation of the Conservation Subdivision ordinance to promote or mandate conservation subdivision development.			✓	✓		Environment & Community Development	Staff Time	South Service District
Provide incentives for the development of housing on vacant property and abandoned sites in appropriate locations.		✓	✓			Environment & Community Development and Economic Development	Staff Time	South Service District
Develop partnerships with banks and financial institutions for residential reinvestment to help preserve and develop communities.	✓	✓	✓	✓	✓	Environment & Community Development and Economic Development	Staff Time	South Service District
Encourage the adaptive reuse of existing single use buildings for mixed-use properties.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Provide incentives for the redevelopment of underutilized commercial and office areas.		✓	✓			Environment & Community Development	Staff Time	South Service District
Direct businesses to areas throughout the county that are targeted for economic growth.	✓	✓	✓	✓	✓	Environment & Community Development and Economic Development	Staff Time	South Service District
Adopt Crossroads Live Work land use category.	✓					Environment & Community Development	Staff Time	South Service District
Promote co-location of county facilities.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District



Short Term Work Program

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Promote additional cultural venues throughout the community for such activities as outdoor concerts, farmers markets, etc.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Assist in the development of criteria to evaluate location for facilities.		✓	✓			Environment & Community Development and General Services	Staff Time	South Service District and General Fund
Plan and design multi-use trails and/or sidewalks during the development or renovation of any Fulton County facility		✓	✓	✓	✓	Environment & Community Development and General Services	Staff Time	South Service District and General Fund
Evaluate subdivision regulations to protect view sheds, fields, pasture lands and tree canopy roads.		✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Identify unique features and natural areas such as groundwater recharge areas, wetlands, and floodplains, and protect them through development standards.		✓	✓			Environment & Community Development	Staff Time	South Service District
Partner with private developers to help rebuild greenspace.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Review implementation of TrailNet greenway master plan.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Draft a policy to combine development efforts with historic preservation by preserving residential structures of historic value.				✓	✓	Environment & Community Development	Staff Time	South Service District
Adopt a Historic Preservation ordinance to rehabilitate and reuse historic structure and vacant structures.				✓	✓	Environment & Community Development	Staff Time	South Service District
Incorporate historic resources into developments.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Encourage the continued education of the area's historic and cultural resources through the creation of a historic resources sign program.				✓	✓	Environment & Community Development	Staff Time	South Service District

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Support the Solid Waste Comprehensive Plan.	✓	✓	✓	✓	✓	Environment & Community Development and Public Works	Staff Time	South Service District
Evaluate the Tree ordinance to promote preservation of trees along road frontages.		✓	✓			Environment & Community Development	Staff Time	South Service District
Promote greenspace through conservation easements and other protective means.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Review development of infrastructure phasing plan.		✓	✓			Environment & Community Development and Public Works	Staff Time	South Service District, Water and Sewer Fund
Draft appropriate policies and regulations to regulate co-location of infrastructure to limit disturbance to land.		✓	✓			Environment & Community Development	Staff Time	South Service District
Adopt new Retail Industrial land use category.	✓					Environment & Community Development	Staff Time	South Service District
Draft a Fulton Industrial Overlay District		✓	✓			Environment & Community Development	Staff Time	South Service District
Provide incentives for the redevelopment of underutilized commercial, office and industrial areas as identified in the Future Development Map.		✓	✓			Environment & Community Development and Economic Development	Staff Time	South Service District and General Fund
Identify the infrastructure needs of businesses and incorporate them into a long-term infrastructure plan.		✓	✓			Environment & Community Development and Economic Development and Public Works	Staff Time	South Service District, General Fund and Water and Sewer Fund
Work with GDOT to maintain consistency with the South Fulton Parkway Access Management Plan		✓	✓	✓	✓	Environment & Community Development and Public Works	Staff Time	South Service District
Review and comment on sites for new schools or use of eminent domain.	✓	✓	✓	✓	✓	Environment & Community Development and Public Works	Staff Time	South Service District



Short Term Work Program

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Participate in intergovernmental coordination of community and educational facilities and services.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.	✓	✓	✓	✓	✓	Environment & Community Development	Staff Time	South Service District
Evaluate and amend the current Service Delivery Strategy as needed to ensure efficiency.	✓	✓	✓	✓	✓	County Manager	Staff Time	South Service District
Work with the City of Atlanta and the South Fulton Municipal Regional Water and Sewer Authority to coordinate the water distribution network.	✓	✓	✓	✓	✓	Environment & Community Development and Public Works	Staff Time	South Service District
Adopt an industrial preservation policy.	✓	✓				Environment & Community Development and Economic Development	Staff Time	South Service District
Security Camera Installation	✓					Police	\$350,000	Recovery Zone
Fire Station Replacement (Architectural Design)	✓					Fire	\$2,700,000	Recovery Zone
Transportation Signal Improvements	✓					Public Works	\$1,380,000	Public Works
Economic Development Strategic Plan	✓	✓	✓			Economic Development	\$125,000	Fulton County
Aviation & Cultural Community Center	✓	✓				General Services	\$5,000,000	Recovery Zone
Develop Fulton Industrial Boulevard marketing materials	✓	✓				Economic Development	\$7,000	Fulton County
Fulton Industrial Boulevard Right of Way Maintenance	✓	✓	✓	✓	✓	Public Works		General Fund
Fulton Industrial Boulevard Overlay District	✓	✓				Environment & Community Development	Staff Time	South Service District
Sports Complex	✓	✓				County Manager	\$25,000,000	Econ. Development
College Park Enterprise Zone	✓	✓				County Manager	In-Kind	Econ. Development

62

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
JT Entertainment Complex	✓	✓	✓			County Manager	\$7,000,000	Private Funding
Fulton Industrial Redevelopment Plan - LCI Grandfathering Application	✓	✓				County Manager	In-Kind	Econ. Development
T252 SRTS at Bethune Elementary School [Sidewalks]	✓	✓	✓			GDOT	\$500,000	GDOT
T249 Safe Routes to School (Love Nolan, Sandtown, and Seaborn Lee) [Sidewalks]	✓	✓	✓			GDOT	\$499,592	GDOT
T250 Butner Road at Camp Creek Parkway [Intersection Improvement]	✓	✓	✓			Fulton County	\$1,300,000	GDOT/ Fulton County
T251 South Fulton Comprehensive Transportation Plan [Study]	✓	✓	✓			GDOT/ Fulton County/ SF Cities	\$625,000	GDOT/ Fulton County/SF Cities
T245 MARTA Pedestrian Improvements	✓	✓	✓			MARTA/Fulton	\$803,792	GDOT/ Fulton County
Creel Park Parking Expansion - Phase 2	✓	✓				Parks & Recreation	\$150,000	South Service District
Home Owner Assistance Program & American Dream	✓	✓				Fulton County Housing & Community Development	\$575,000	HOME Funds & ADDI
Fulton County Housing Rehabilitation	✓	✓				Fulton County Housing & Community Development	\$434,217	HOME Funds
Expand hazardous waste education program	✓	✓				Public Works	In-Kind	Fulton County
Sponsor a Hazardous Waste Amnesty Day	✓	✓	✓	✓	✓	Public Works, Fire Department	In-Kind	Fulton County
Institute recycling program/education in South Fulton	✓	✓				Public Works, General Services	In-Kind	Fulton County
Seek WaterFirst designation with Georgia Department of Community Affairs	✓	✓				Public Works	In-Kind	Fulton County
Coordinate cleanup of Fulton Industrial corridor	✓	✓	✓	✓	✓	Public Works, local Businesses	In-Kind	Fulton County
Review/approve Environmental Site Analysis reports included in zoning applications	✓	✓	✓	✓	✓	Environment & Community Development	In-Kind	Fulton County

Short Term Work Program

2011–2016

Project/Activity Description	Time Frame					Responsible Department/Agency	Cost	Funding Source
	2011	2012	2013	2014	2015			
Green Team	✓	✓	✓	✓	✓	Finance, Purchasing, General Services, Health & Wellness, Human Services, Personnel, Public Works, Public Affairs	In-Kind	Fulton County
Sandtown LCI Implementation	✓	✓	✓	✓	✓	Public Works	In-Kind	Fulton County/ State/Federal
Old National LCI 5-Year Update	✓	✓	✓	✓	✓	Environment & Community Development	In-Kind	Fulton County
Annual Population Update	✓	✓	✓	✓	✓	Environment & Community Development	In-Kind	Fulton County



APPENDIX OF SUPPORTING DATA AND INFORMATION





CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

Contents:

Development Patterns

Resource Conservation

Social and Economic Development

Governmental Relations

69

The Quality Community Objectives (QCO) outlined in this chapter are an assessment of Unincorporated South Fulton County's current planning policies and development patterns. They are an indication of the progress Unincorporated South Fulton County is making towards the sustainability and livable community objectives set by the Department of Community Affairs. An answer of "Yes" on the QCO assessment indicates that there are currently sufficient policies in place, while an answer of "No" indicates an opportunity for improvement and may help sharpen the focus of the 2030 Comprehensive Plan. The QCO objectives broken up into four main categories: Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations. Each of these sections is further divided into a series of "Yes" or "No" questions, accompanied by additional notes and comments related to the individual question.



Development Patterns

TRADITIONAL NEIGHBORHOODS

Traditional neighborhood development (TND) patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. Although many of the neighborhood elements do provide sidewalks, there is not always complete connectivity.

Figure 5A

Development Patterns	Yes/No	Comments
If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	Yes	MIX allow for mix of commercial, residential and retail.
We have ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	Yes	Developers are allowed to build TNDs within the MIX.
We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	No	In instances where street trees are planted it is either because: a. it was a condition of zoning, or b: they were actually recompense trees that the developer had to plant because of specimen trees he/she cut down on site.
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	Yes	Fulton County has a Development Tree Fund, money from which we use on a regular basis to plant trees in parks, schools, libraries, senior citizen centers, etc..
We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Yes	Fulton County Public Works Construction and Maintenance section.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes	Fulton County Public Works Construction and Maintenance section.
In some areas several errands can be made on foot, if so desired.	Yes	Sidewalks are provided in major shopping areas.
Some of our children can and do walk to school safely.	Yes	Sidewalks are provided near schools.
Some of our children can and do bike to school safely.	No	Fulton County bike infrastructure is limited.
Schools are located in or near neighborhoods in our community.	Yes	Schools are located in or near neighborhoods.

70

INFILL DEVELOPMENT

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Figure 5B

Question	Yes/No	Comments
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Yes	Unincorporated Fulton County has a large inventory of vacant sites suitable for redevelopment.
Our community is actively working to promote brownfield redevelopment.	No	This is something that Fulton County would like to pursue.
Our community is actively working to promote greyfield redevelopment.	No	This is something that Fulton County would like to pursue.
We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	Yes	Fulton County currently has the live-work land use designation which sets standards for nodal development.
Our community allows small lot development (5,000 square feet or less) for some uses.	Yes	Fulton County has a minimum lot size of 4,000 square feet in the R-5A district and in all single family residential districts as part of a Conservation Subdivision.

71

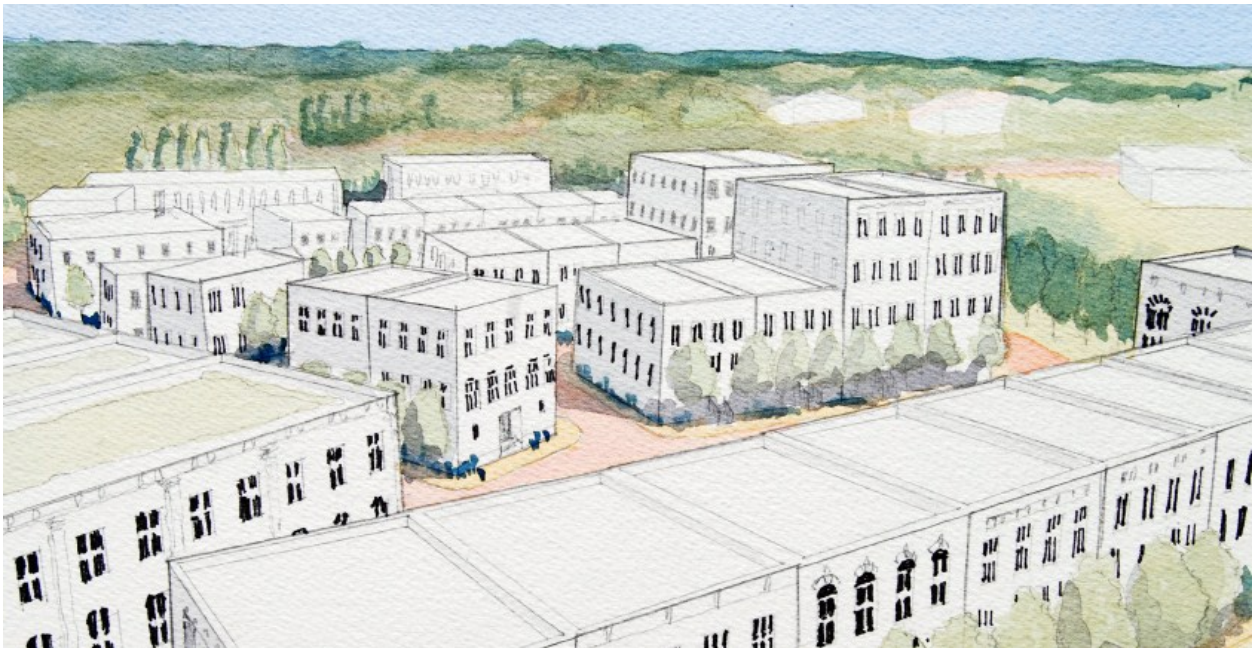


Image courtesy of J. Kenneth Thompson



SENSE OF PLACE

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.



Figure 5C

72

Question	Yes/No	Comments
If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	Yes	Fulton County has standard directional signage that helps promote a sense of place.
We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	Yes	Fulton County has developed overlay districts based on distinct community features.
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Yes	Fulton County has developed overlay districts based on distinct community features.
We have ordinances to regulate the size and type of signage in our community.	Yes	Fulton County has a sign ordinance that regulates the size and type of signs allowed in Unincorporated Fulton County.
We offer a development guidebook that illustrates the type of new development we want in our community.	No	This is something that Fulton County would like to add to our overlay district regulations.
If applicable, our community has a plan to protect designated farmland.	Yes	The Cedar Grove Agricultural Overlay District and Cedar Grove Agricultural Conservation Subdivision Ordinance work in tandem to protect agricultural areas.

TRANSPORTATION ALTERNATIVES

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Figure 5D

Question	Yes/No	Comments
We have public transportation in our community.	Yes	Marta operates in Unincorporated South Fulton County.
We require that new development connects with existing development through a street network, not a single entry/exit.	Yes	The Fulton County Subdivision Ordinance calls for inter-parcel access.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes	Fulton County has a large inventory of existing sidewalks.
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes	Fulton County requires sidewalks.
We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes	Where possible Fulton County requires new sidewalks to connect with existing sidewalks.
We have a plan for bicycle routes through our community.	Yes	Fulton County has a bike and trail plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes	Fulton County does allow shared parking.



Image courtesy of J. Kenneth Thompson



REGIONAL IDENTITY

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Figure 5E

	Question	Yes/No	Comments
	Our community is characteristic of the region in terms of architectural styles and heritage.	Yes	Most of Unincorporated South Fulton County developed along historic crossroads which is in keeping with the region.
	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	Yes	While most of Unincorporated Fulton County is quite suburban, in the Cedar Grove Agricultural area, ordinances and policies promote agricultural related businesses.
	Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	No	Fulton County would like to participate in this partnership.
74	Our community promotes tourism opportunities based on the unique characteristics of our region.	No	Although we do not specifically promote tourism, Fulton County does publicize our unique character through communication and economic development.
	Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	Yes	Fulton County will soon open for its first season the Wolf Creek Amphitheater.



Image courtesy of J. Kenneth Thompson

Resource Conservation

HERITAGE PRESERVATION

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Figure 5F

Question	Yes/No	Comments
We have designated historic districts in our community.	No/Yes	Although Fulton County does not have any officially designated historic districts, Fulton County does protect the rural agricultural area through an overlay district and mandatory conservation subdivision ordinance.
We have an active historic preservation commission.	No	
We want new development to complement our historic development, and we have ordinances in place to ensure this.	Yes	Yes the Cedar Grove Agricultural Area Overlay District sets standards that requires new development to be consistent with the rural historic area.

75

OPEN SPACE PRESERVATION

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Figure 5G

Question	Yes/No	Comments
Our community has a greenspace plan.	Yes	Fulton County adopted the 2003 Fulton County Community Greenspace Plan.
Our community is actively preserving greenspace, either through direct through direct purchase or by encouraging set-asides in new development.	Yes	Fulton County is actively pursuing the purchase of greenspace and has ordinances in place to encourage greenspace as a part of new development.
We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	Yes	Fulton County has a good working relationship with the Trust for Public Land.
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes	Fulton County has two conservation subdivision ordinances.



ENVIRONMENTAL PROTECTION

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

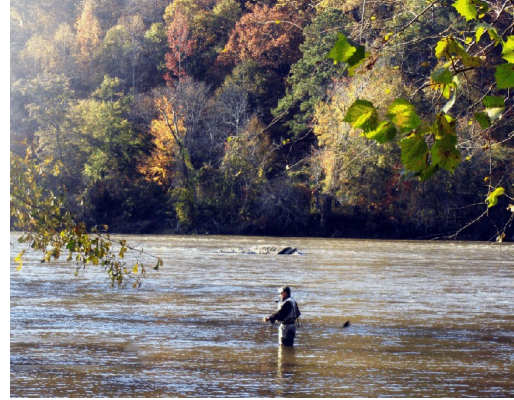


Figure 5H

Question	Yes/No	Comments
Our community has a comprehensive natural resources inventory.	Yes	Fulton County GIS maintains a database of natural resources.
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.
We have identified our defining natural resources and taken steps to protect them.	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.
Our community has passed the necessary "Part V" environmental ordinances.	Yes	
Our community has a tree preservation ordinance which is actively enforced.	Yes	
Our community has a tree-replanting ordinance for new development.	Yes	
We are using stormwater best management practices for all new development.	Yes	
We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.

76

Social and Economic Development

GROWTH PREPAREDNESS

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Figure 5I

Question	Yes/No	Comments
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes	Fulton County has a demographer on staff.
Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes	We share our data with Fulton County Schools.
Our elected officials understand the land-development process in our community.	Yes	Fulton County elected and appointed officials understand the land development process.
We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	Yes	
We have a Capital Improvements Program that supports current and future growth.	Yes	
We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	Yes	The Fulton County 2025 Comprehensive Plan and Map.
We have clearly understandable guidelines for new development.	Yes	
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes	Fulton County Environment and Community Development website. www.fultonecd.org
We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	Yes	Fulton County Environment and Community Development website. www.fultonecd.org
We have a public-awareness element in our comprehensive planning process.	Yes	Community Participation Program.



APPROPRIATE BUSINESSES

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.



Figure 5J

Question	Yes/No	Comments
Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	Yes	
Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	Yes	
We recruit firms that provide or create sustainable products.	Yes	
We have a diverse jobs base, so that one employer leaving would not cripple our economy.	Yes	

78

EMPLOYMENT OPPORTUNITIES

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Figure 5K

Question	Yes/No	Comments
Our economic development program has an entrepreneur support program.	No	
Our community has jobs for skilled labor.	Yes	
Our community has jobs for unskilled labor.	Yes	
Our community has professional and managerial jobs.	Yes	



HOUSING CHOICES

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Figure 5L

Question	Yes/No	Comments
Our community allows accessory units like garage apartments or mother-in-law units .	No	
People who work in our community can also afford to live in the community.	Yes	
Our community has enough housing for each income level (low, moderate and above-average).	Yes	
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	N/A	Fulton county does not have an historic town center on which to base design standards.
We have options available for loft living, downtown living, or “neotraditional” development.	Yes	Loft development and “downtown living” is not compatible with our suburban community. Neotraditional development with narrow streets and reduced front yard setbacks are consistent and Unincorporated Fulton County does have neotraditional options.
We have vacant and developable land available for multifamily housing.	Yes	
We allow multifamily housing to be developed in our community.	Yes	
We support community development corporations that build housing for lower-income households.	Yes	
We have housing programs that focus on households with special needs.	Yes	
We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Yes	Fulton County has districts that have lot sizes as small as 4,000 sq ft.



EDUCATIONAL OPPORTUNITIES

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Figure 5M

Question	Yes/No	Comments
Our community provides workforce training options for its citizens.	Yes	Fulton County has an Office of Workforce Development.
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes	
Our community has higher education opportunities, or is close to a community that does.	No	
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes	

80

Governmental Relations

REGIONAL SOLUTIONS

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Figure 5N

Question	Yes/No	Comments
We participate in regional economic development organizations.	Yes	South Fulton Chamber of Commerce.
We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Yes	Member Metropolitan North Georgia Water Planning District.
We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	Yes	MARTA, Fulton-Dekalb Hospital Authority, Atlanta-Fulton County Emergency Management Agency.
Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local governmental borders.	Yes	Fulton County participates in ARC regional committees.

REGIONAL COOPERATION

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Figure 50

Question	Yes/No	Comments
We plan jointly with our cities and county for comprehensive planning purposes.	Yes	
We are satisfied with our Service Delivery Strategy.	No	Fulton County Service Delivery Strategy is currently in mediation.
We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies .	Yes	
We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	Yes	Fulton County meets on an as-needed basis with neighboring jurisdictions.

81



Image courtesy of J. Kenneth Thompson





POPULATION

Contents

Total Population

Growth Rates

Age Distribution

Race and Ethnicity

Income



Population statistics provide the framework for the development of a comprehensive plan. This is the base of data that informs local governments and paints a picture of where the government has been, the way it is now and forecasts where it will be in the future. The landscape of Unincorporated South Fulton County has changed dramatically in the past five years. This section will highlight how these changes have impacted the population of Unincorporated South Fulton County and present a picture of its future through the year 2030.



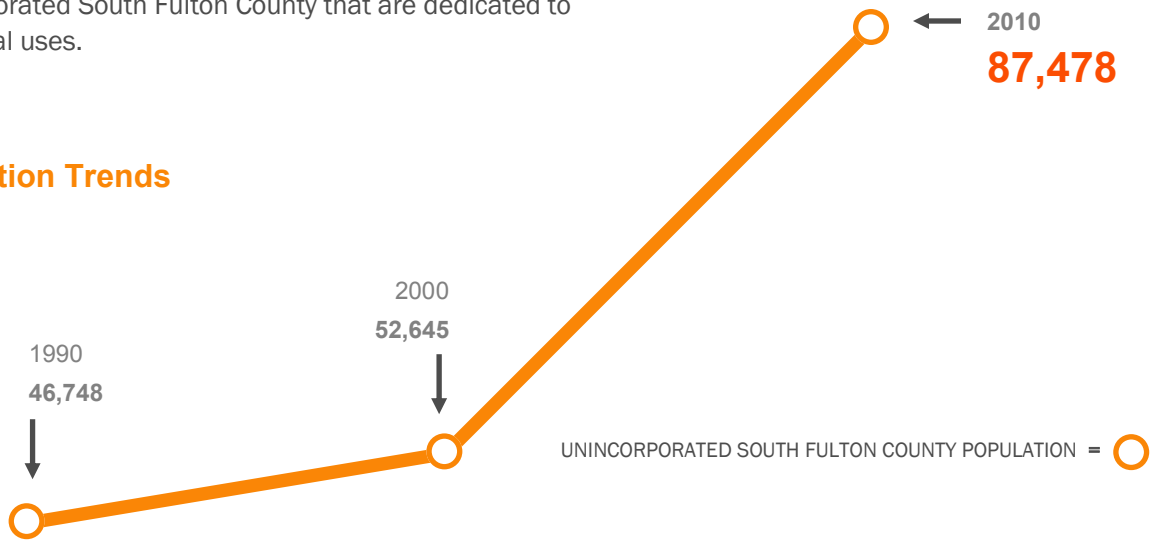
Total Population

As seen on the graph below, Unincorporated South Fulton County has experienced substantial growth over the past 10 years. Even with the annexation of large areas by surrounding cities, Unincorporated South Fulton County outpaced growth in Fulton County, the 28 county Metropolitan Statistical Area (MSA - the geographic area around Atlanta with strong economical ties throughout), the state, and the nation. Looking directly at the population growth in Unincorporated South Fulton, it is significant to note that the total population has grown by 66% from 2000 to 2010. This growth again highlights the dominance of land uses in Unincorporated South Fulton County that are dedicated to residential uses.

Figure 6A

Population Trends

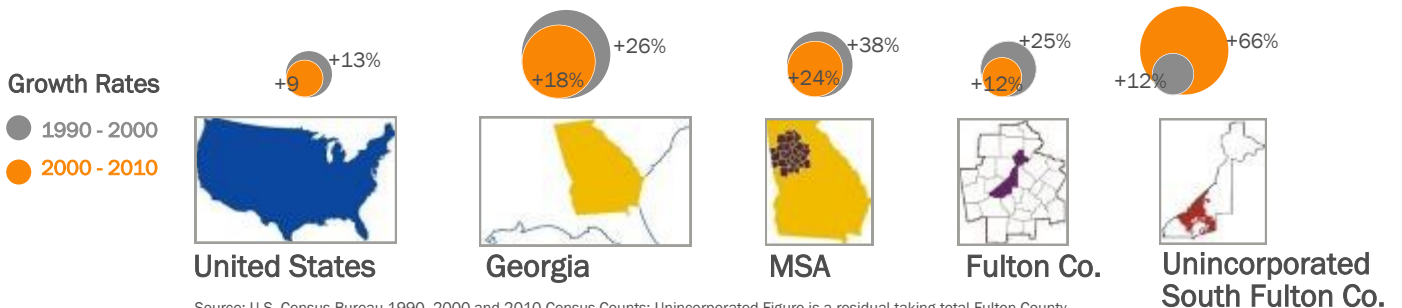
84



Source: U.S. Census Bureau 1990, 2000 and 2010 Census Counts; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

Figure 6B

Unincorporated South Fulton County Compared to the County, MSA, State, and Nation



Growth Rates

66.2%

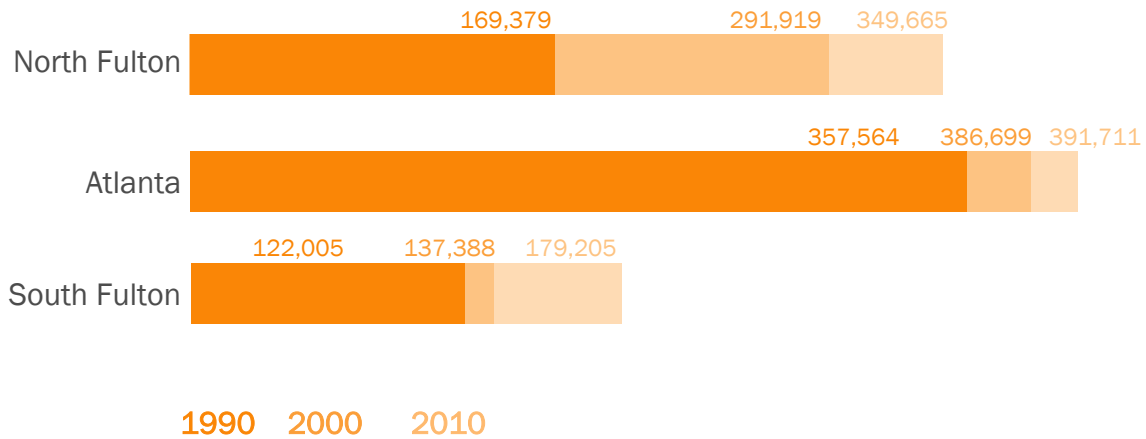
Level of growth Unincorporated South Fulton County experienced from 2000 to 2010.

The percentage of growth Unincorporated South Fulton County has experienced from 2000 to 2010 is 66.2%. This dramatic increase in population has occurred despite the fact that Unincorporated South Fulton County has lost nearly 58% of its land mass due to annexations and incorporations.

The percentage of Fulton County residents living in unincorporated areas is expected to continue to rise, and as Unincorporated South Fulton County continues to grow faster than the county as a whole, this growth could have serious implications to the residential character of Unincorporated South Fulton County.

Figure 6C

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



Source: U.S. Census Bureau 1990, 2000, and 2010 Census Counts



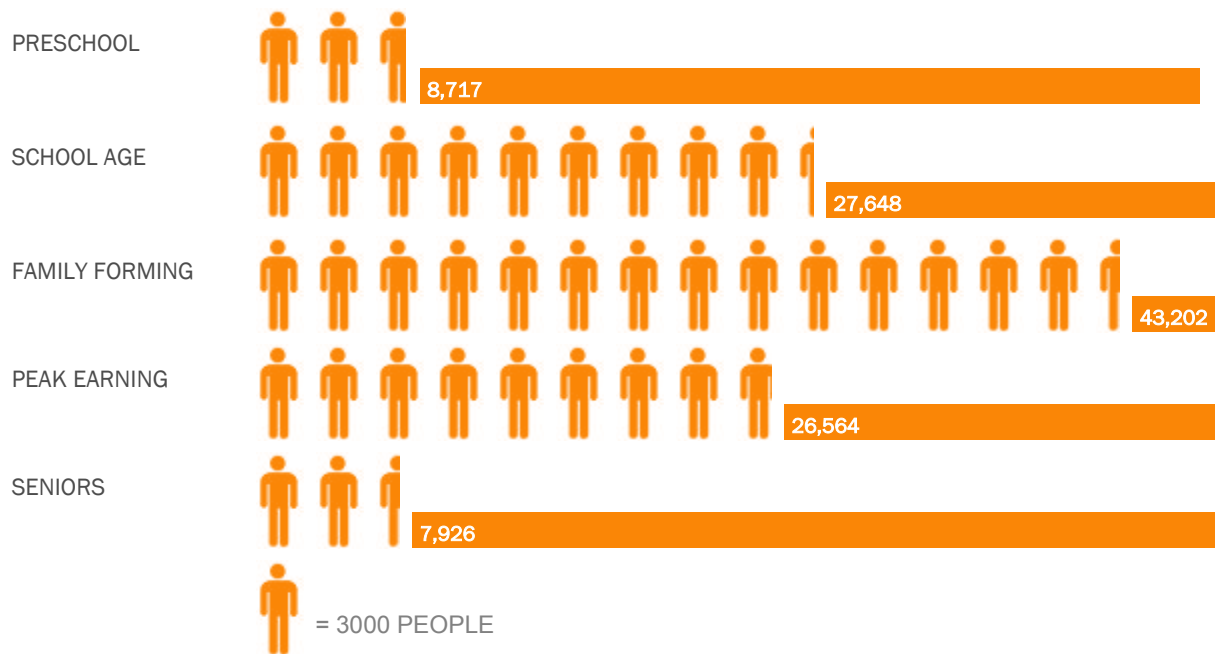
Age Distribution

AGE GROUPINGS FOR FULTON COUNTY

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

Figure 6D

Age Distribution, 2009



Source: U.S. Census Bureau and Fulton County GIS; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

24%

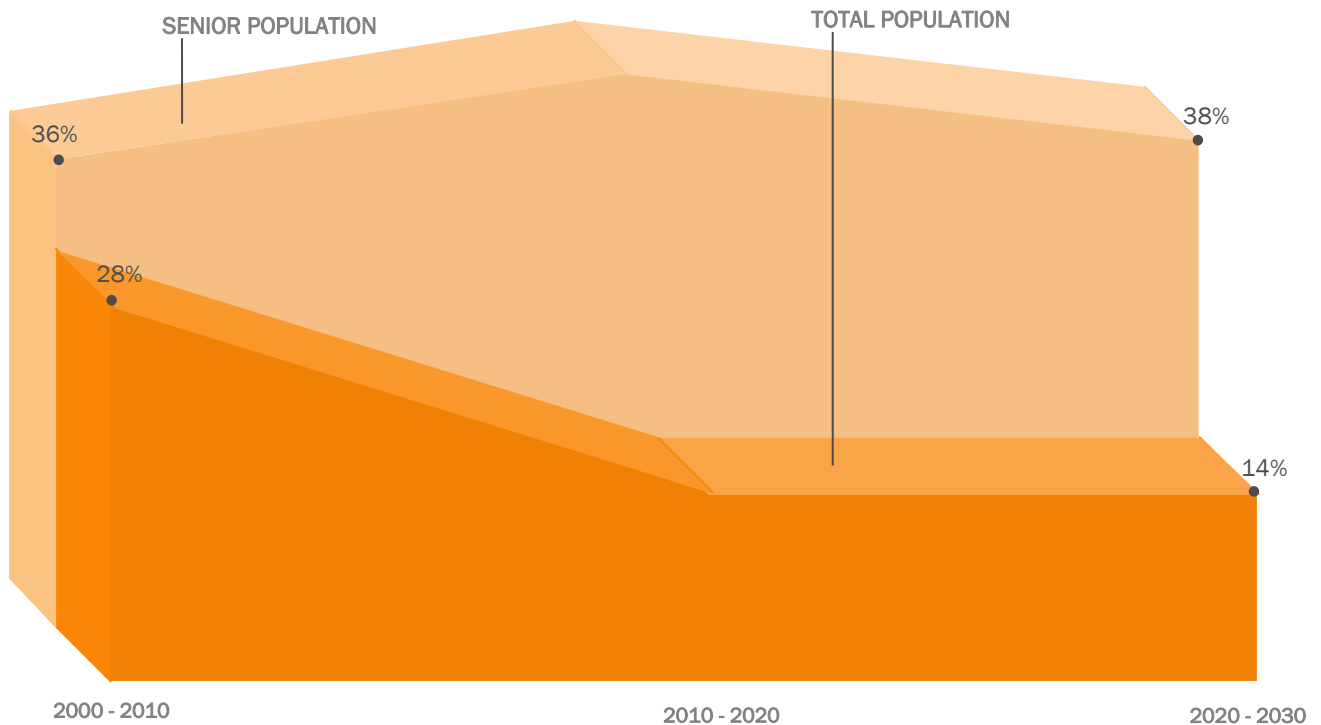
The senior population in Fulton County is growing faster than the county as a whole. By the year 2030, that rate is expected to outpace the total population growth by 24%.

IMPLICATIONS OF AGE DISTRIBUTION

Currently, the largest percentage of people in Unincorporated South Fulton County are in the family forming category, comprising 38% of the population. This percentage is forecasted to stay fairly consistent in the future; however, the population of Unincorporated South Fulton County is slowly aging. As shown in the chart below, the growth rate for seniors within the county is projected to be consistently higher than that of the entire population. For the entire county, the average (mean) age is projected to change from 35 in 1990 to 38 in 2030. This shift is especially apparent within the senior population, which is expected to grow from 10% of the population in 1990 to 13.6% of the population in 2030. If Unincorporated South Fulton County continues to stay consistent with age distribution for the entire county, this anticipated shift in senior population will significantly affect the future needs of the community. These concerns for elderly residents include housing, healthcare, and public institutions. Planning decisions need to consider this shift, as senior housing and mobility will become an increasingly larger problem in the future.

87

Figure 6E
Senior Growth Rates, 2000 - 2030



Source: Fulton County GIS

Race and Ethnicity

RACIAL AND ETHNIC COMPOSITION AND COMPARISON

Historically, Unincorporated South Fulton County’s population has been majority black, with the white population comprising about a third of the total population. The other races combined make up less than five percent of the population. Since 1990 there has been a trend of the white population increasing while the black population is decreasing in terms of total percentage of Unincorporated South Fulton County’s total population. The minority populations, which include American Indians, Alaskan Natives, Asian or Pacific Islanders as well as other races, including Hispanic and Middle Eastern individuals, have shown very little change in terms of percentage of the total population. The distribution of African Americans in Unincorporated South Fulton County is higher than the county, MSA and state, and the distribution of all other racial and ethnic groups is lower than the county, MSA and the state.

Figure 6F

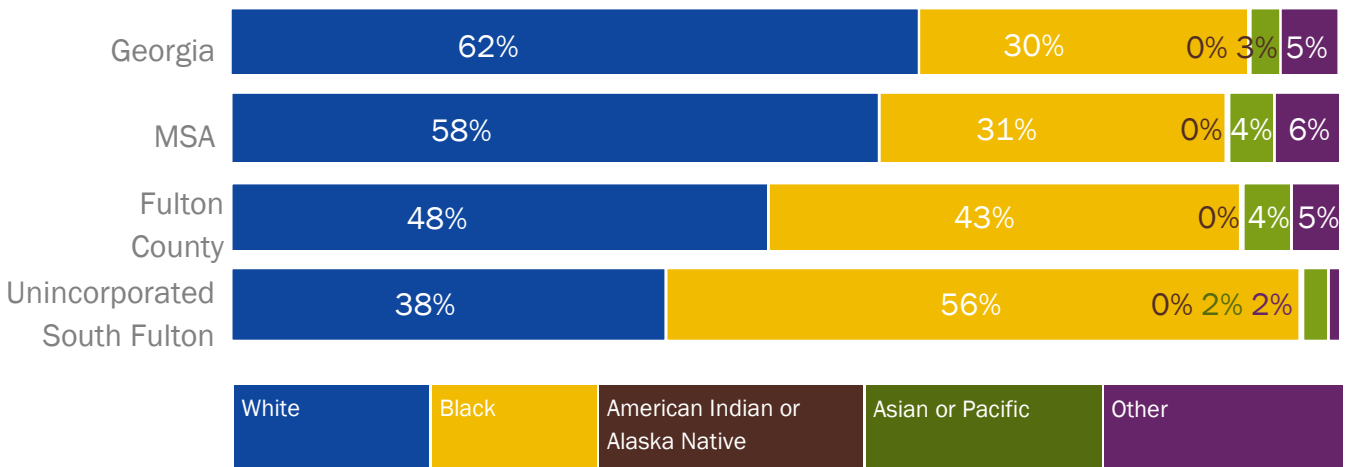
Unincorporated South Fulton County Changing Racial Distribution, 1990 - 2010

88



Figure 6G

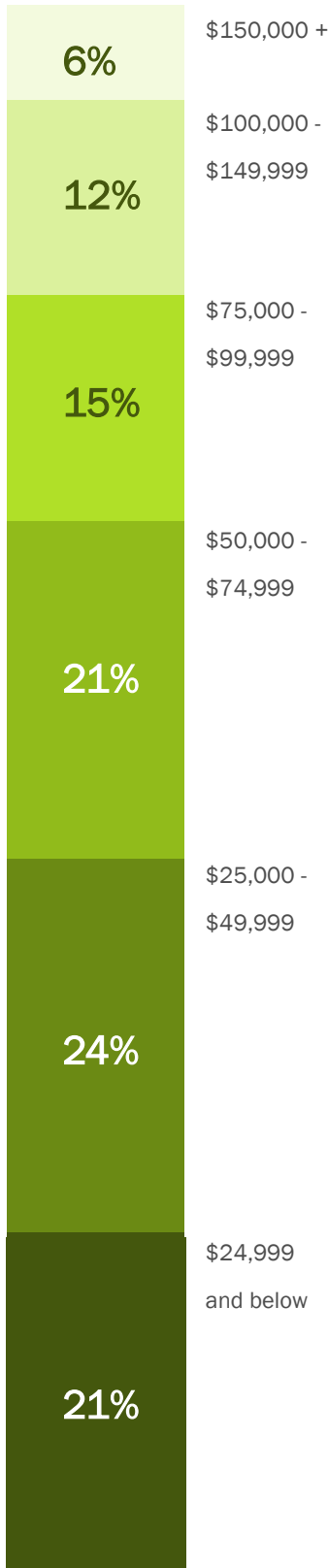
Racial Distribution Compared to the County, MSA and Georgia, 2010



Source: U.S. Census Bureau 1990 and 2000 Census Counts and Fulton County GIS; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

Unincorporated South Fulton County Income Distribution, 2009

Figure 6H



Source: US Census Bureau ACS 2006 - 2008 estimates; USFC is a residual taking of Fulton County

Income

INCOME LEVELS AND DISTRIBUTION

The median (middle) household income for Unincorporated South Fulton County in 2009 was \$30,539, which is lower than the county, MSA, Georgia and the United States. The mean (average) household income for Unincorporated South Fulton County was \$69,765. The gap between the mean income and the median income indicates a large disparity between ordinary households and wealthy households. This data suggests that although the average (mean) income level for Unincorporated South Fulton County is high, this income is not distributed evenly throughout the population and a large proportion of Unincorporated South Fulton residents fall below this income level.

Figure 6I

Unincorporated South Fulton County Median Household Income (2009)



\$30,539

Unincorporated South Fulton County Mean Household Income (2009)



\$69,765

Source: US Census Bureau; USFC is a residual taking of the entire county

POVERTY

Current data for the poverty level in Unincorporated South Fulton County is not available. However, current poverty levels in Fulton County reflect state and national levels and until we can gather more relevant data we will assume that poverty levels in Unincorporated South Fulton reflect those of Fulton County.

Figure 6J

Poverty Rates (2008)



Source: US Census Bureau Small Area Income and Poverty Estimates 2008





ECONOMIC DEVELOPMENT

Contents:

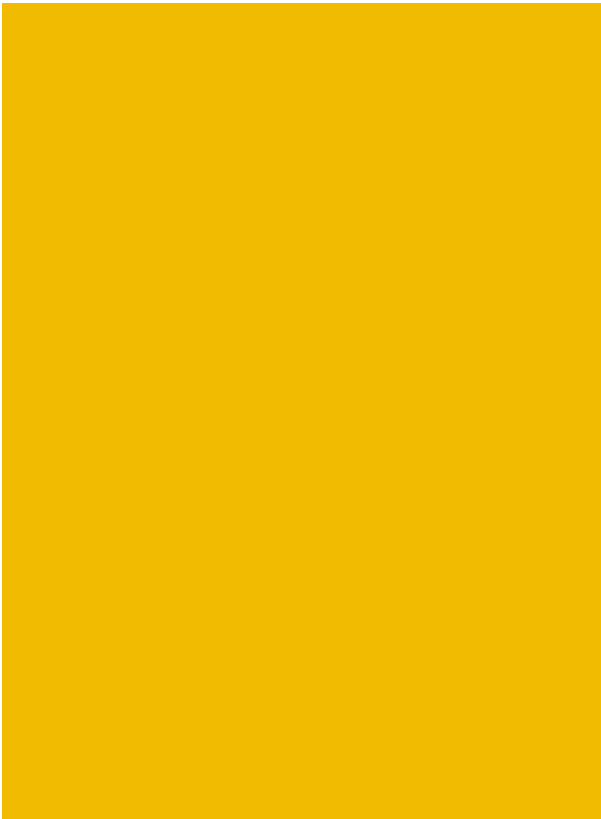
Economic Base

Labor Force

Economic Resources

Economic Trends

91



Economic diversity is critical for a large and dynamic economy, especially during times of economic recession. Fulton County has a diverse economy with a wide range of industries with both small and large businesses. The Economic Development section includes data from 2001 to 2008 for Fulton County's economy. For the purposes of this document a majority of the data will be presented on a total Fulton County basis as this information is not currently available for Unincorporated South Fulton County. Commuting Patterns for Unincorporated South Fulton County was available and is presented at the end of this section.



Economic Base

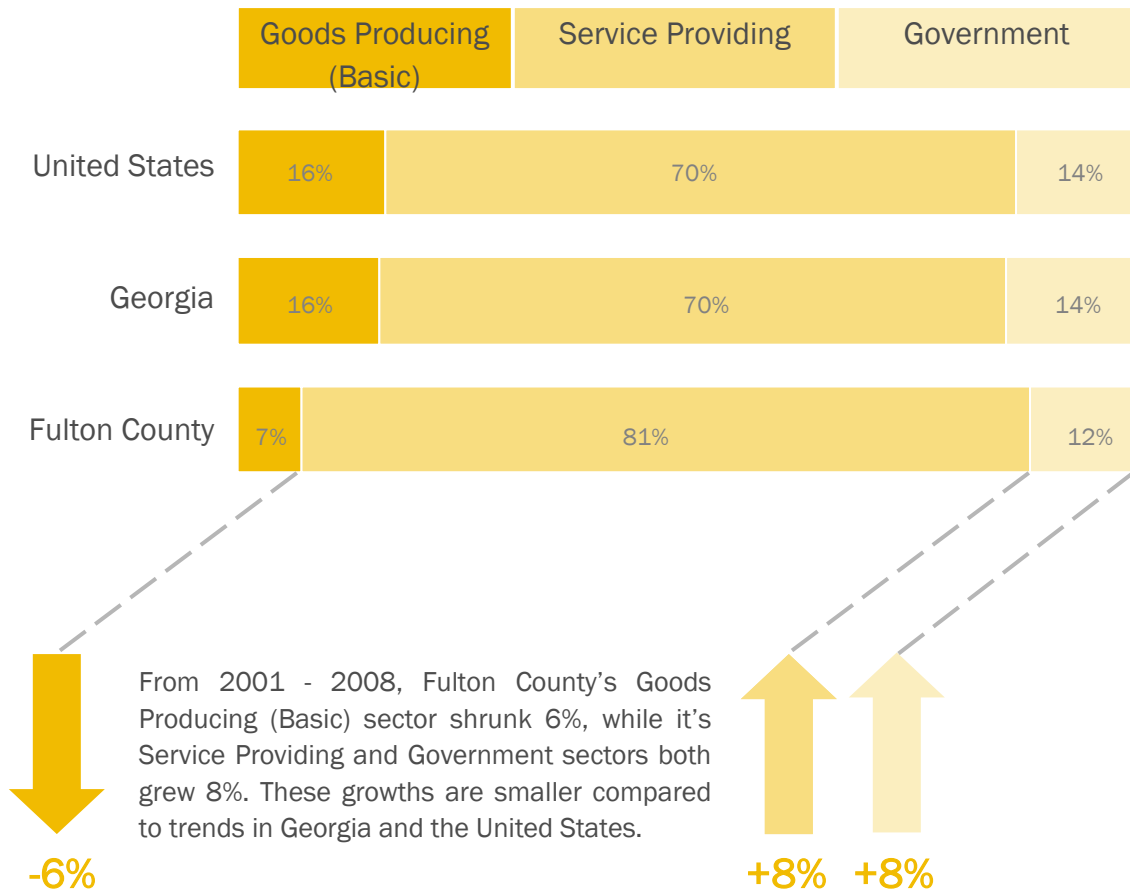
IMPORTANCE AND IMPACT OF RELEVANT INDUSTRIES

Total employment in Fulton County grew 7% between 2001 and 2008, which is a slower rate of growth than the state and the nation. In Fulton County, the single largest sector of employment is professional, scientific, and technical services, which comprises almost 12% of the economy. Other top sectors in the county include Administrative and Support and Waste Management and Remediation Services, Accommodation and Food Services, and Health Care services. All of the top sectors in Fulton County are service providing, and Fulton County has a lower percentage of basic, or goods producing, industries than either the state or the nation. Not only does Fulton County have a lower percentage of goods producing jobs, but it is also losing these jobs at a faster rate than Georgia or the United States .

Figure 7A

Percentage of Employment by Sector, 2008

92

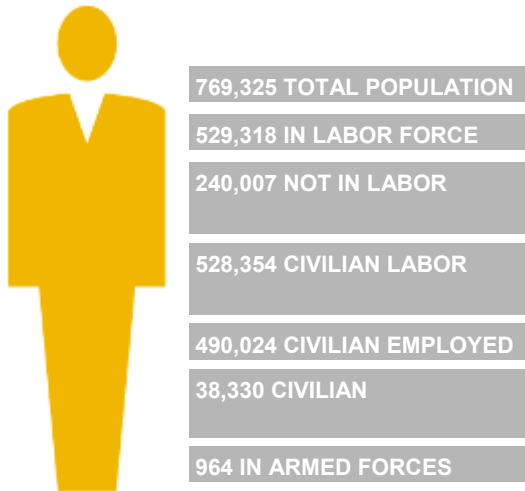


Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce, 2008

Labor Force

Figure 7B

Labor Force Participation, 2008



EMPLOYMENT STATUS

In 2008, 69% of the working age population of Fulton County was in the labor force. This number is up from 2000, when 68% of the population was in the labor force. The 2008 unemployment rate was down slightly from 2000, as the percentage of the population not in the labor force.

OCCUPATIONS

A majority of the population living in Fulton County worked in professional or management jobs, with 45.3% of the total labor force. The next largest occupation is sales and office, which had 26.4% of the total labor force. The proportion of professional and management jobs held by Fulton residents is higher than the state and national average, but the county has a smaller percentage of construction and transportation jobs than Georgia and a smaller percentage of farming and fishing jobs than the United States.

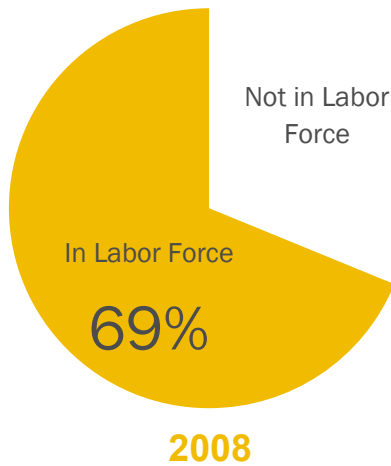
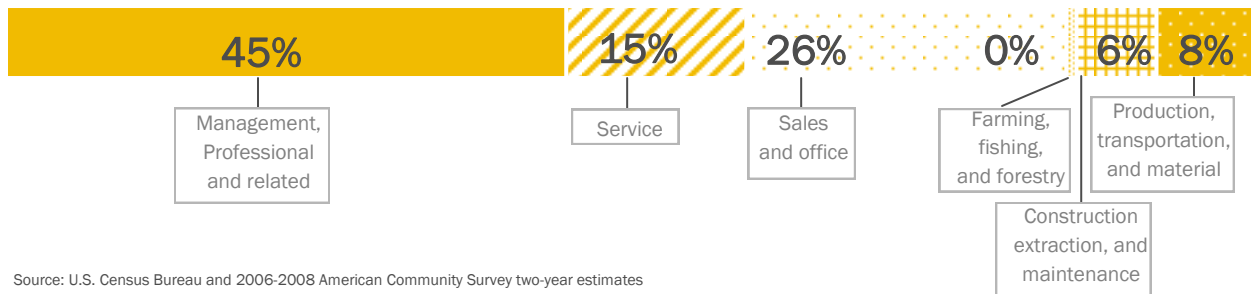


Figure 7C

Fulton County Civilian Employment by Occupation, 2007



Source: U.S. Census Bureau and 2006-2008 American Community Survey two-year estimates



WAGES

The average annual wage per job for Fulton County was \$61,107 in 2008, which is a 9.2% growth over \$55,937 in 2005. The wage per job is consistently higher in Fulton County than the MSA and state average. The growth in wages is consistent with the state's average, and higher than the MSA, which only grew 8.3% from 2005 to 2008.

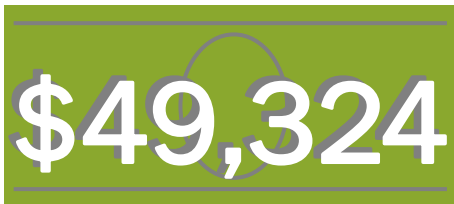
Figure 7D

Annual Average Wage per Job, 2008



94

Fulton County



Atlanta MSA



Georgia

Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce

Economic Resources



OFFICE OF ECONOMIC DEVELOPMENT

Fulton County's Office of Economic Development works to promote economic growth for all of Fulton County. The mission of the Fulton County Office of Economic Development is to market and promote Fulton County through programs designed to promote the location of new business and expanding business. Services provided by the Office include the following: marketing to attract new business, financial services to provide new or expanding businesses with options for financing and business services to help existing businesses stay in Fulton County or expand operations.

SOUTH FULTON CHAMBER OF COMMERCE

Originally established in 1947 as the East Point Chamber of Commerce, the South Fulton Chamber of Commerce serves the business community of South Fulton County. Serving Unincorporated South Fulton County in addition to the cities of South Fulton, the South Fulton Chamber's mission is to create synergy for business development and expansion by attracting, retaining and advancing the business interests of South Fulton.

95

LOCAL BUSINESS ASSOCIATIONS

Business owners have formed organizations which act in their common interest to maintain and enhance the economic health of an area. Unincorporated South Fulton organizations include the Cascade Merchants Association, the Old National Merchants Association, the South Fulton Community Improvement District and the newly formed Fulton Industrial Community Improvement District.



Economic Trends

IMPORTANCE AND IMPACT OF RELEVANT INDUSTRIES

Based on data from 2001-2008, the fastest growing industry in Fulton County is Real Estate, which is on par with the state but is growing faster than the national average. Other growing industries in the county include professional, scientific, and technical, health care, and arts, entertainment, and recreation, all which are also growing on the state and national levels. Industries in Fulton County that are shrinking include manufacturing, transportation and warehousing, information, and management of companies. While these percentage may not be representative of Unincorporated South Fulton County because we do not have the data, it is important to understand the larger regional economic trends to prepare for future economic growth.

96

Figure 7E

Growing and Declining Industries (2001-2008)



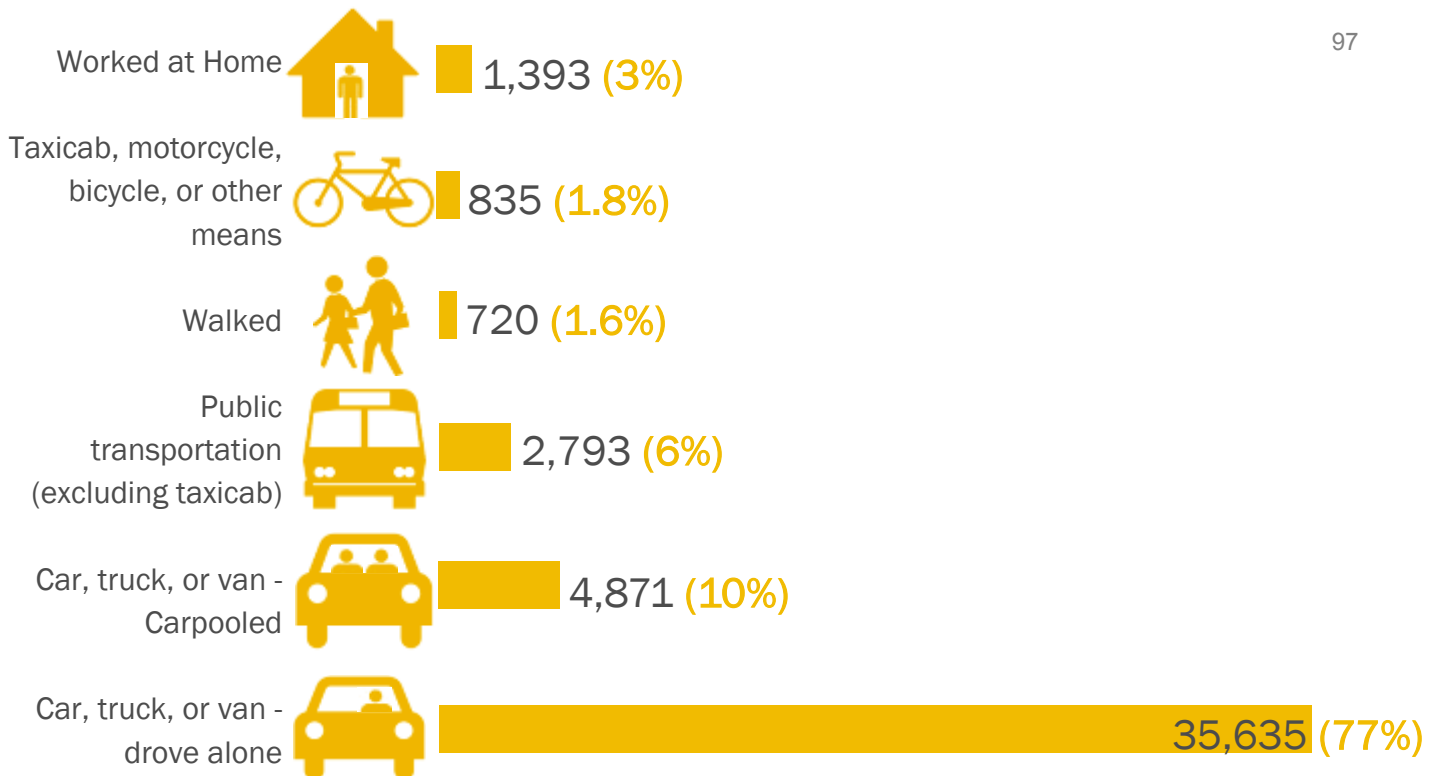
COMMUTING PATTERNS

The majority of workers in Unincorporated South Fulton County (77%) drive to work alone, and about 6% utilize public transportation. A small fraction (1.6%) walked to work, and only 1.8% of the population used a different means of transportation, including a bicycle. Although a majority of residents work within the county, the average commute time has remained fairly constant, around 30 minutes. Also a majority of the jobs held in Fulton (63%) are held by residents of surrounding counties, which places a great deal of strain on the transportation infrastructure in the county to accommodate the massive in and out flux of daily commuting traffic.

Figure 7F

Unincorporated South Fulton County Commuting Patterns, 2009

97



Source: US Census Bureau 2005-2009 ACS Data, USFC is a residual taking of the incorporated areas within Fulton County





HOUSING

Contents:

Housing Type and Mix

Condition and Occupancy

Cost-Burdened Households

Special Housing Needs

Jobs-Housing Balance



The Housing section will include an inventory of the current housing stock, housing changes over the last twenty years, and forecasts for the next twenty years in Fulton County. The state of housing can be seen through a description of current housing types, age and housing conditions tenure, housing cost, cost burdened households and community characteristics. This section will seek to provide an evaluation of adequacy and suitability of the existing housing stock to serve current and future needs. With exception of housing type and vacancy rate data for Unincorporated South Fulton County, the data presented in this section will be for total Fulton County.



Housing Type and Mix

HOUSING STOCK DISTRIBUTION

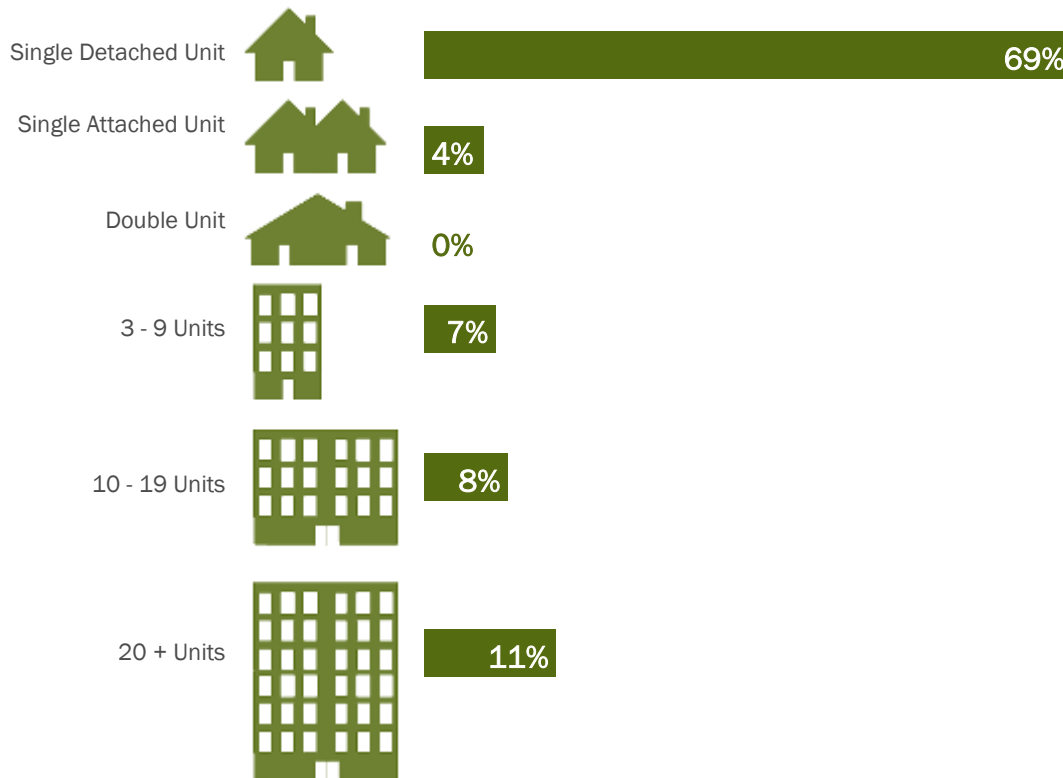
As seen the housing table below, the largest housing type in Unincorporated South Fulton County is the single family home, comprising nearly 70% of the housing stock. This is much higher than the county as a whole, where only one half of all housing is single family, reflecting Unincorporated South Fulton County's residential character. The recent trend in Fulton County has shown growth in single family and high density housing (20 units or more per structure) and less growth in low density housing (duplexes and 3 - 9 unit structures). Unincorporated South Fulton County's housing stock reflects this trend.



Figure 8A

Unincorporated South Fulton County Distribution of Housing Stock, 2009

100



Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County

Condition and Occupancy

AGE OF HOUSING STOCK

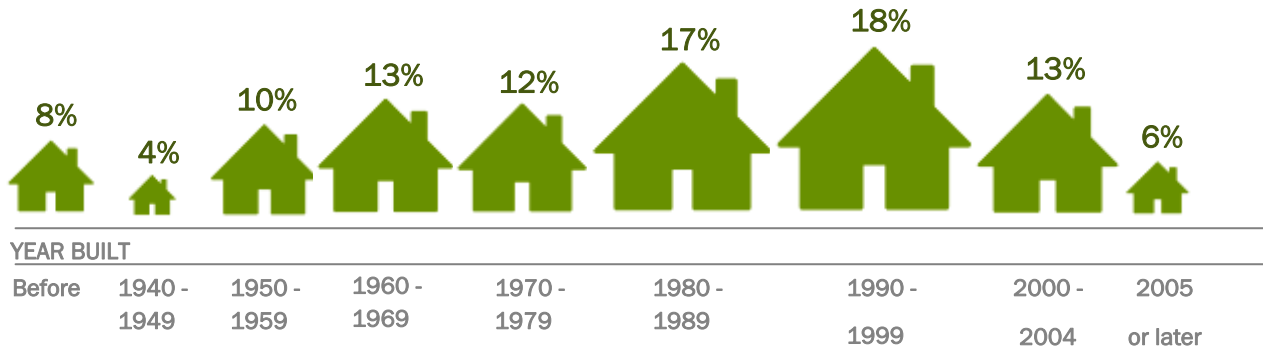


Fulton County has an older and more age diverse housing stock than either the Metropolitan Statistical Area or the state of Georgia. Nearly half of the housing in Fulton County, 47%, was built before 1980. Over 20% of the housing in Fulton County was built before 1950, more than the state and nearly double that of the MSA. These numbers mean that Fulton County has a housing stock that is aging faster than the surrounding areas. Housing age can be an important indicator of the quality of housing stock. Although well-maintained older homes are an important part of our local history and help preserve the historic character of our county, older houses also tend to have more problems. Older homes often contain environmental hazards such as asbestos and lead-based paint. Older homes are more expensive to maintain and are more likely to constitute a health hazard due to compounded years of poor maintenance. Foundation problems, wood rot, poor electrical connections, and other problems are found much more frequently in older houses than in newer homes. Moreover, substandard older housing is often occupied by those residents least able to afford the regular maintenance required of an older home.

101

Figure 8B

Fulton County Percent of Housing Stock Ages, 2008



Source: U.S. Census Bureau and 2006-2008 American Community Survey two year estimates



OWNER AND RENTER OCCUPIED UNITS

In Fulton County, the rate of ownership has steadily increased from 1990 to 2009. While the ownership rate was below 50% in 1990, it has risen to 58%, and has been growing annually by 2.8%. This growth shows a trend in Fulton County away from rentals and towards home ownership. While the percentage of home ownership is not uncommon for a large metropolitan area, it is significantly lower than the state and the national homeownership rates.

VACANCY RATES

Fulton County has experienced growth in vacant properties, up 134% in 2009 from 2000. The current vacancy rate in Fulton County is higher than that of the state or the United States at 15% in 2007, revealing that the housing crisis has hit Fulton County hard. Although the county is majority owner occupied, the percentage of renter occupied units is larger than Georgia and the United States. Between 2000 and 2009, the number of owner occupied units in Fulton County increased by almost 30%, while the number of renter occupied units decreased by one percent. The vacancy rate in Unincorporated South Fulton County is slightly higher than the total county at 17%, highlighting this as an issue that Unincorporated South Fulton County may soon face.

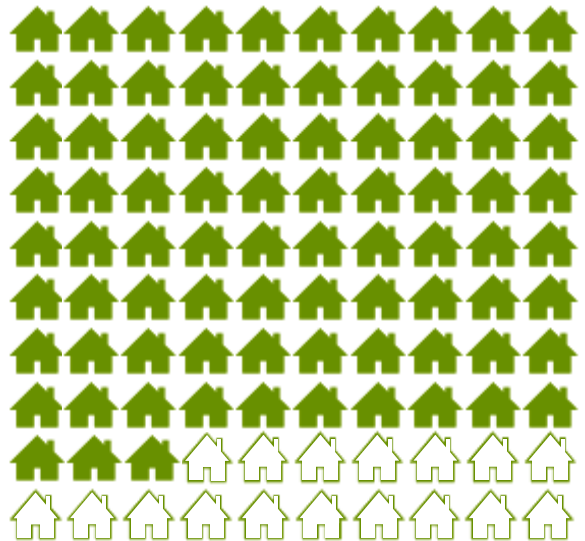
102

17%

At 17%, the vacancy rate in Unincorporated South Fulton County is higher than the county as a total.

Figure 8C

Unincorporated South Fulton County Vacancy Rate, 2009



 = 1% vacancy

Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County



COMPLETE
Kitchen Facilities
99.4%



COMPLETE
Plumbing Facilities
99.4%

Figure 8D

**Fulton County Condition of Housing
(occupied units), 2007**



LACKING Complete
Kitchen Facilities
0.6%



LACKING Complete
Plumbing Facilities
0.6%

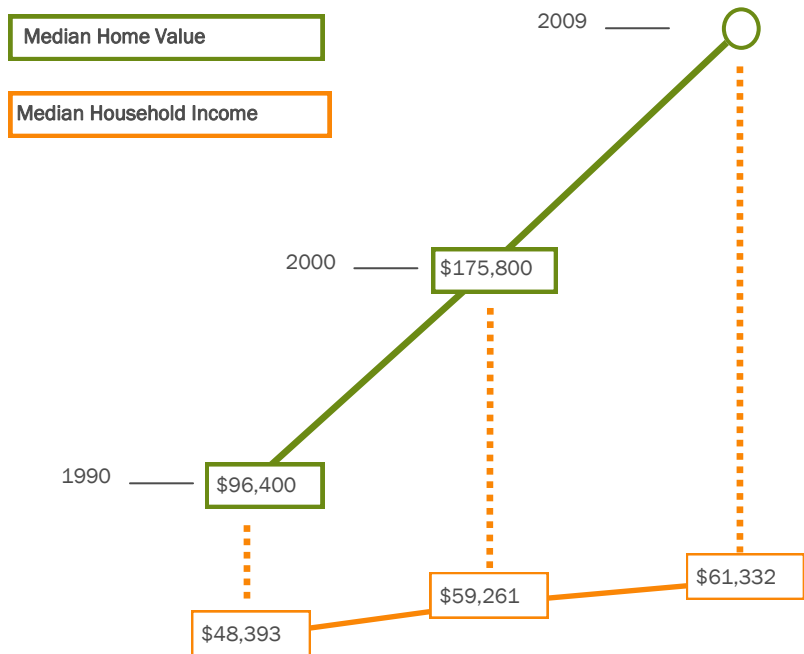
Cost of Housing

\$257,700

The median home value in Fulton County has more than doubled since 1990, while median household income has only risen by \$2,000. These numbers show that over the past ten years, housing cost has grown at a rate significantly larger than household income.

Figure 8E

**Comparison of Home Value and Income,
1990 - 2009**



Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County



Cost-Burdened Households

According to the Department of Housing and Urban Development, households paying more than 30% of income for housing costs are considered “cost burdened”. In 2009, 42% of renters within Fulton County were paying 35% or more of their total household income in rent alone, and 30% of homeowners were paying 35% or more of their total household income in mortgages and other home expenses. Between 2000 and 2009, the median home value grew by 47%, while median household income only grew by 24%. The number of cost burdened households in Fulton County is up 18.7% from 1990 to 2000.

Special Housing Needs

104

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

HOMELESS

In 2009, the Tri-Jurisdictional Homeless Census reported 7,019 homeless people in Fulton and DeKalb Counties and the city of Atlanta. Of these, 5,781 were individuals (82%) while the remaining 1,238(18%) were family members. The family members comprised 392 families with children. Of the individuals, 4,674 were male and 1,033 were females. These numbers are alarming, because Fulton County emergency shelter programs only provided a total of 371 beds for households with children, and 1,662 beds for adults. Only 198 beds may have been available for single women without children; which highlights the need for women and family emergency shelters in metro Atlanta.

MENTAL ILLNESS

There are 51,048 individuals considered mentally ill in the County or 6.9% of the population; of those estimated, 17,412 are in need of public sector services; 9,132 or 52.4% of this population were served by all public sector providers in Fulton County.

SUBSTANCE ABUSE

The Fulton County Alcohol and Drug Treatment Center has a total of 87 beds for homeless drug and alcohol abusers.

Of an estimated population of 32,186 substance abusers in Fulton County, 83% are in need of public sector services.

DOMESTIC VIOLENCE

The Georgia Bureau of Investigation's Family Violence Statistics indicate that in 2009 there were an estimated 6,623 victims of family violence in Fulton County. (Georgia Bureau of Investigation, Family Violence Statistics). This figure represents only those instances of domestic violence that were detected by law enforcement agencies reporting data to GBI. Additionally, Fulton County Police data reveals that from 2006-2008, in the South Fulton District alone, there were over 2,500 arrests for domestic violence. (County Police Department, Domestic Violence Data 2006-2008)

105

HIV/AIDS

Studies among homeless persons in metro Atlanta have revealed consistently higher HIV infection rates than estimated rates for the general population. Because of the availability of treatment at Grady Hospital in Atlanta, (and a corresponding lack of treatment facilities in other parts of the state), most cases of HIV/AIDS in Georgia are treated in Atlanta. Because of advances in treatment, persons with AIDS are living longer, and as more individuals develop the illness, there will be a growing need for treatment facilities, transitional housing, and supportive housing, and emergen-



cy shelter for the medically frail and immune compromised.

AID Atlanta estimates that 10% to 20% of all homeless persons are infected with the AIDS virus. Additionally, more than 50% of all HIV infected persons in the Metro Atlanta area; approximately 6,720 persons will face the issue of homelessness. This is due to the progressive nature of the HIV infection, and the resultant loss of earnings and the ability to maintain housing.

ELDERLY

106

The housing condition and assistance needs of elderly persons in Fulton County are reflective of the national trends. The majority of very low-income elderly households are in need of housing assistance. Overall, 28% of all elderly households (renters and homeowners) had housing problems in 1990 (“Housing problems” is defined in the box on the next page). However, 62% of the extremely low-income elderly households had housing problems, 61% had a housing cost burden of 30% or more, and 40% had a housing cost burden of 50% or more. Just under one-half of low-income elderly households had housing problems and housing cost burdens of 30% or more, and approximately one-third had a housing cost burden of 50% or more.

The majority of elderly households were homeowners and the remaining were renters. Housing problems and high housing cost burdens were more concentrated among renter households. In general, 54% of all elderly renter households experienced housing problems, while only 19% of elderly homeowners experienced any housing problems. In all low-income categories, over two-thirds of elderly renter households had housing problems and housing cost burdens of 30% or more. Approximately one-third of low and moderate-income elderly homeowners had housing problems and housing cost burdens of 30% or more. However, among extremely low-income elderly homeowners, 57% had housing problems, and 55% had a housing cost burden of 30% or more. Among middle-income elderly households, 41% of elderly renters and 17% of elderly homeowners had housing problems and housing cost burdens of 30% or more. These data indicate that a high

Households with Housing Problems are defined by at least one of the following:

Overcrowded: A housing unit containing more than one person per room

Cost Burdened: Total housing costs are equal to or greater than 30% of the Gross income

Physical Defects: Housing contains at least one of the following:

- 1) All flush toilets were broken down at the same time for 6 hours or more on at least 3 occasions during the last 3 months
- 2) Unvented gas, oil, or kerosene heaters as primary heating equipment
- 3) Lacking a kitchen sink, refrigerator, or cooking equipment inside the structure for the exclusive use of the unit
- 4) Having at least 3 of the following problems in public areas in multiunit buildings: no working light fixtures, loose or missing steps, loose or missing railings, or no working elevator
- 5) Having at least 3 of the following up-keep problems: water leaks from the outside, such as from the roof, basement, windows, or doors; leaks from inside the structure such as pipes or plumbing fixtures; holes in the floors; holes or open cracks in the walls or ceilings; more than 8 inches by 11 inches of peeling paint or broken plaster; or signs of rats in the last 90 days
- 6) Lacking complete plumbing facilities for exclusive use
- 7) Having 3 or more heating equipment breakdowns last winter resulting in uncomfortable home temperatures
- 8) Lacking electricity or having exposed wiring and room(s) without outlets and blown fuses at least 3 times in the last 90 days

Source: US Census Bureau

percentage of low and middle-income elderly households, particularly elderly renters need some kind of housing assistance. The frail elderly are most in need of personal assistance and medical care, either in their own homes or in an assisted living facility.



107

<http://www.voagno.org>

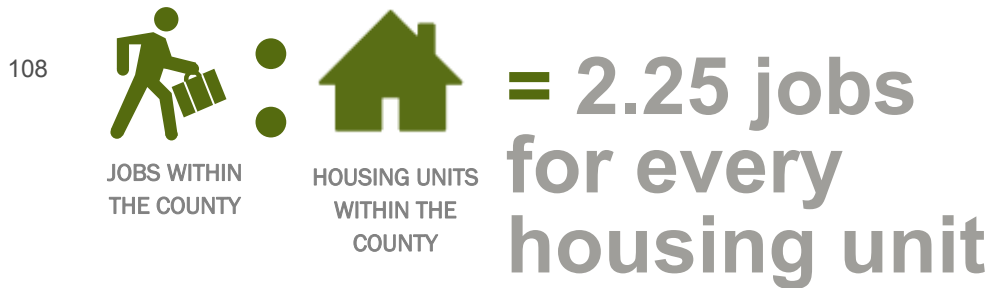


Jobs/Housing Balance

Jobs-housing balance is the ratio between a measure of employment and a measure of housing in Fulton County. This ratio measures whether there is a good balance of housing and jobs available within a certain area. This ratio is important because a disproportionate jobs-housing balance implies a spatial disconnect between where people live and where they work. As a planning tool, achieving a jobs-housing balance is a strategy to reduce vehicle miles traveled, which will also reduce traffic congestion and pollution. Currently the ratio of jobs to housing units in Fulton County as a whole is 2.25:1, meaning that there is more than double the number of jobs to housing units in the county. This highlights Fulton County's prominence as an employment center.

Figure 8F

Jobs/Housing Balance



Source: US Census Bureau ACS 2006-2008 3 year estimates , and BEA 2008 REIS data



NATURAL AND CULTURAL RESOURCES

Contents:

Environmental Planning Criteria

Other Environmentally Sensitive Areas

Significant Natural Resources

Significant Cultural Resources

Areas Requiring Special Attention



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



Environmental Planning Criteria

The Georgia Department of Natural Resources (DNR) developed the Rules for Environmental Planning Criteria to protect the state’s natural resources and environment. The Planning Criteria require that Fulton County’s comprehensive plan identify the four specific critical environmental resources that exist within Unincorporated South Fulton County and state the adopted ordinances to protect these resources. The four critical environmental resources are defined in the table below. The maps on the following pages visually present Unincorporated South Fulton County’s Environmental Planning Criterion Natural Resources

Figure 9A Natural Resource Descriptions

Resource	Definition	Local Ordinance	Ordinance Adoption Date
Water Supply	Area of land upstream from government owned public drinking intakes or water supply reservoir.	Fulton County Code of Laws Chapter 26, Article VII, Section 26-426	May 2005
Groundwater	Surface land area where water that enters an aquifer is first absorbed into the ground.	Fulton County Code of Laws Chapter 26, Article IX, Section 26-504	April 2002
Wetlands	Transitional zones between dry land and open waters and are wet at least part of the year.	Fulton County Code of Laws Chapter 26, Article XI, Section 26-527	June 2002
Protected Rivers	Any perennial river with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. Those segments of rivers covered by the Metropolitan River Protection Act are specifically excluded.	Georgia Code 12-5-440	1973

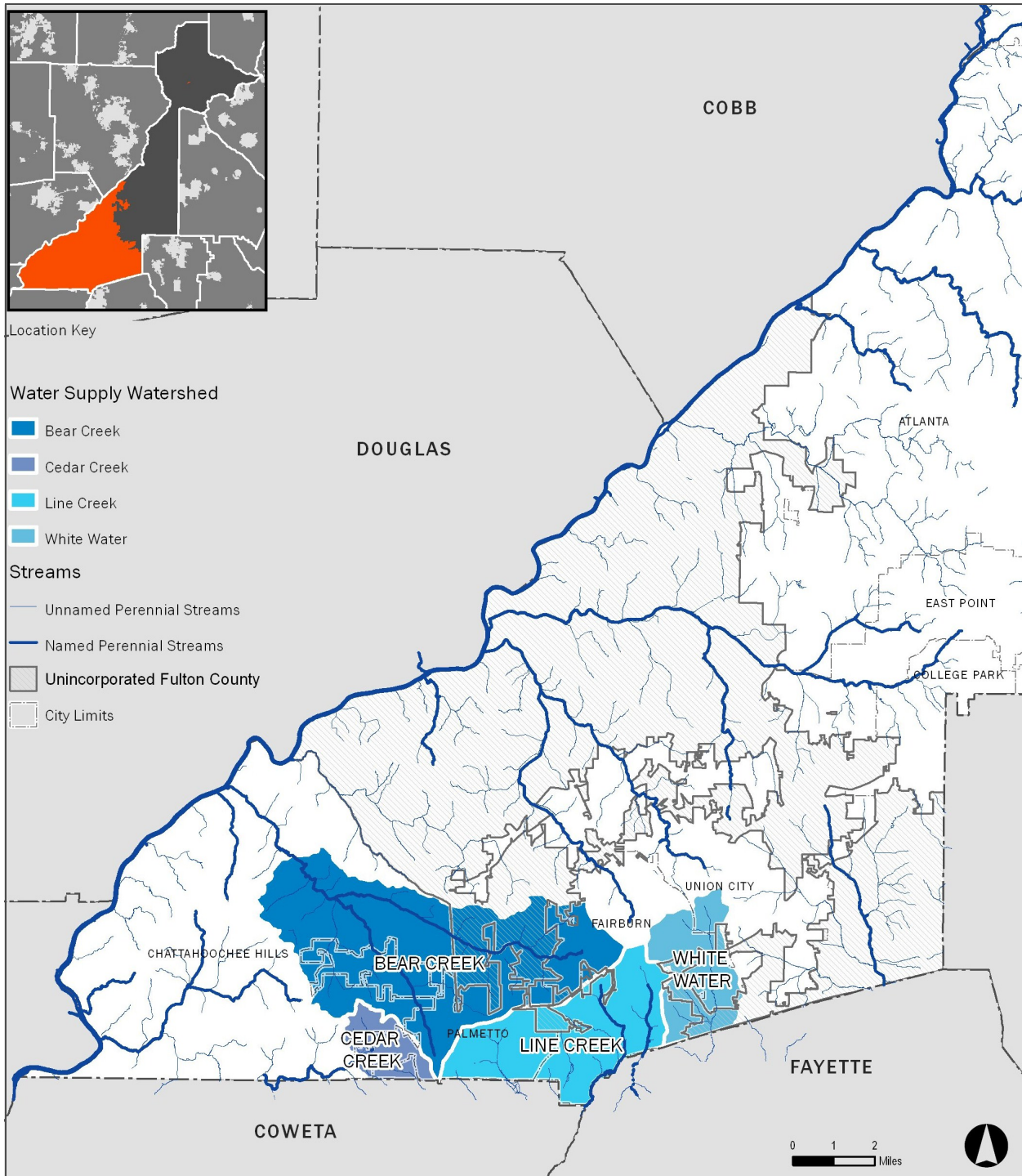


Figure 9B

Water Supply Watersheds



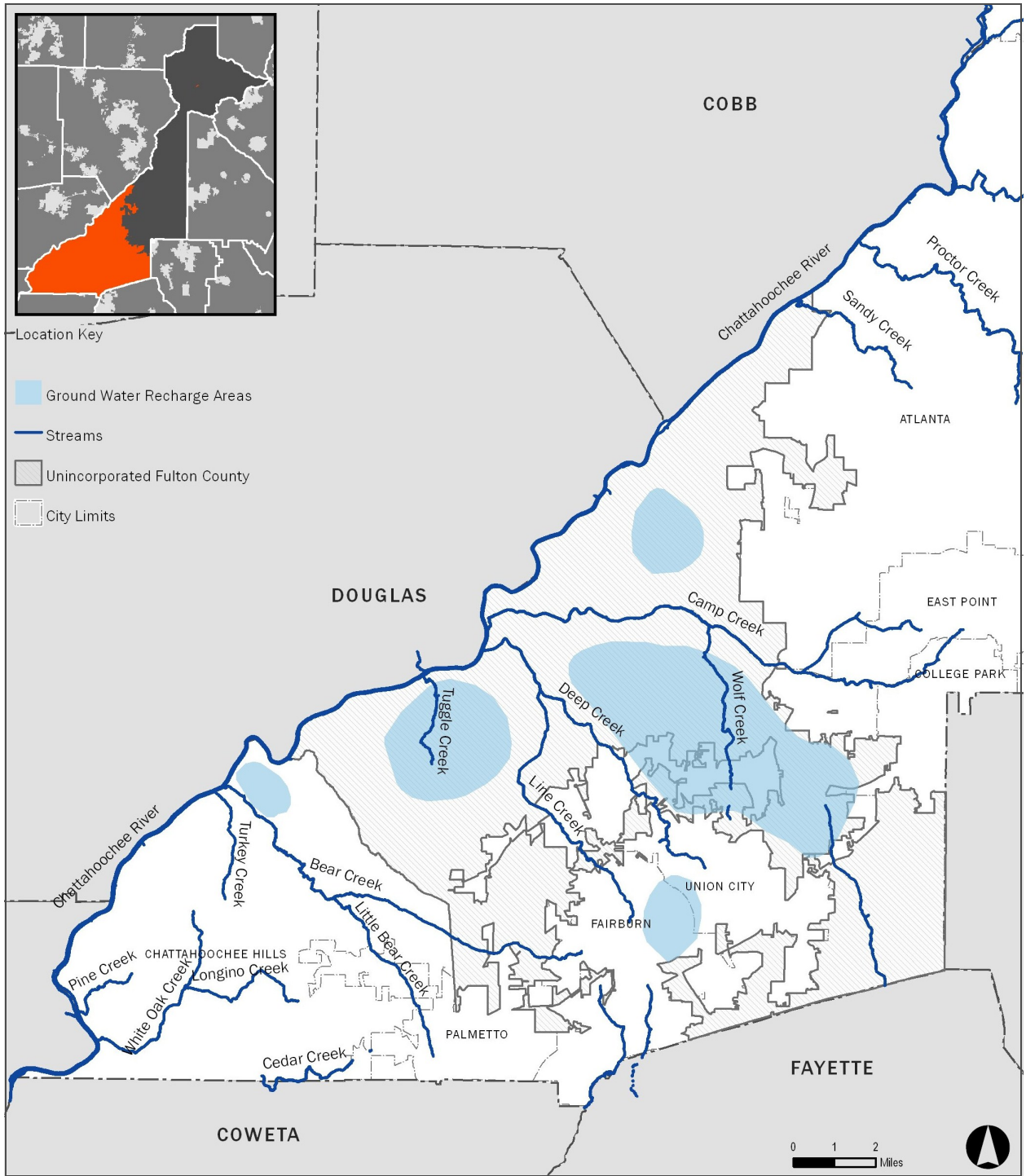
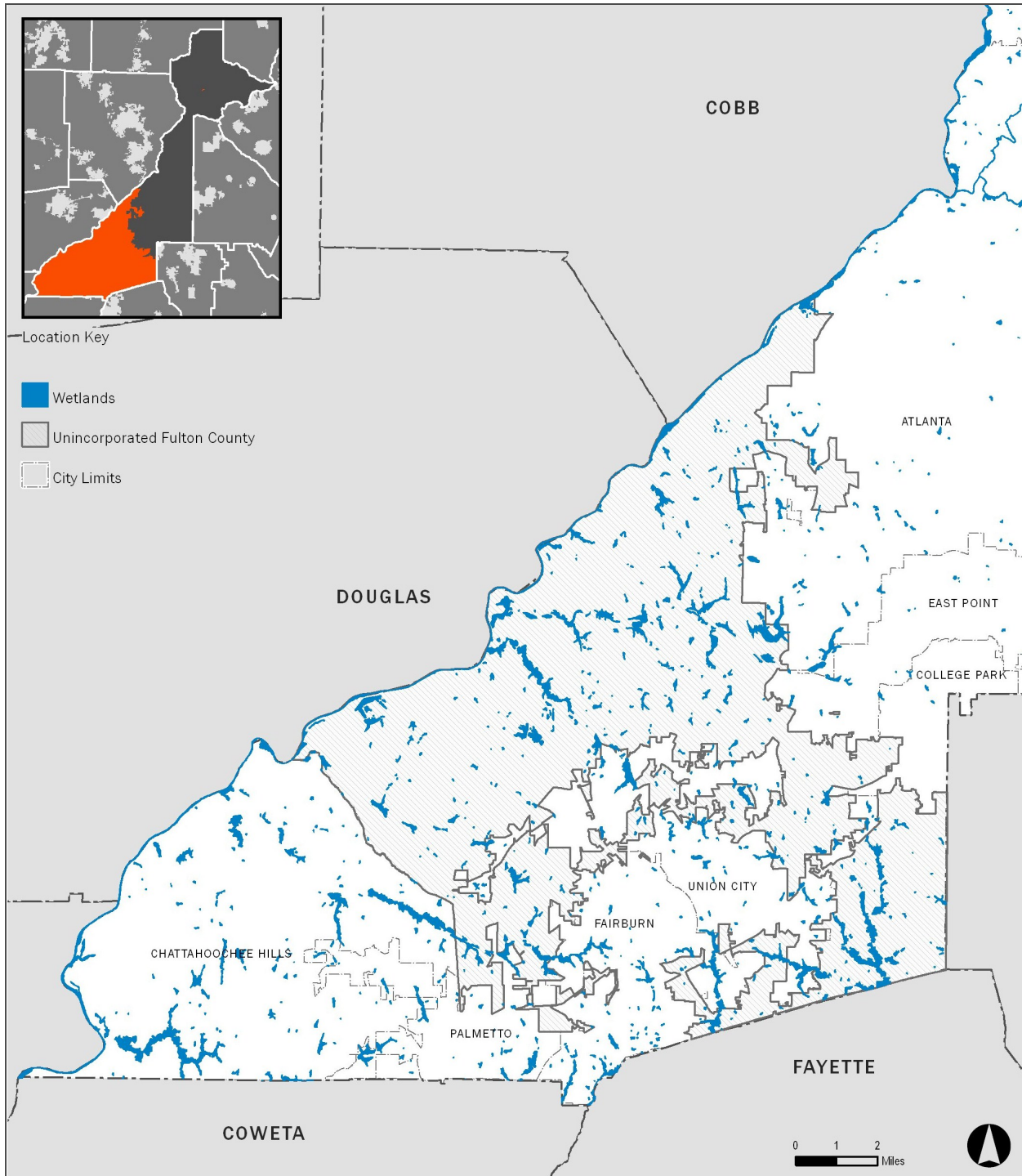


Figure 9C
Groundwater Recharge Areas



113

Figure 9D

Wetlands Protection

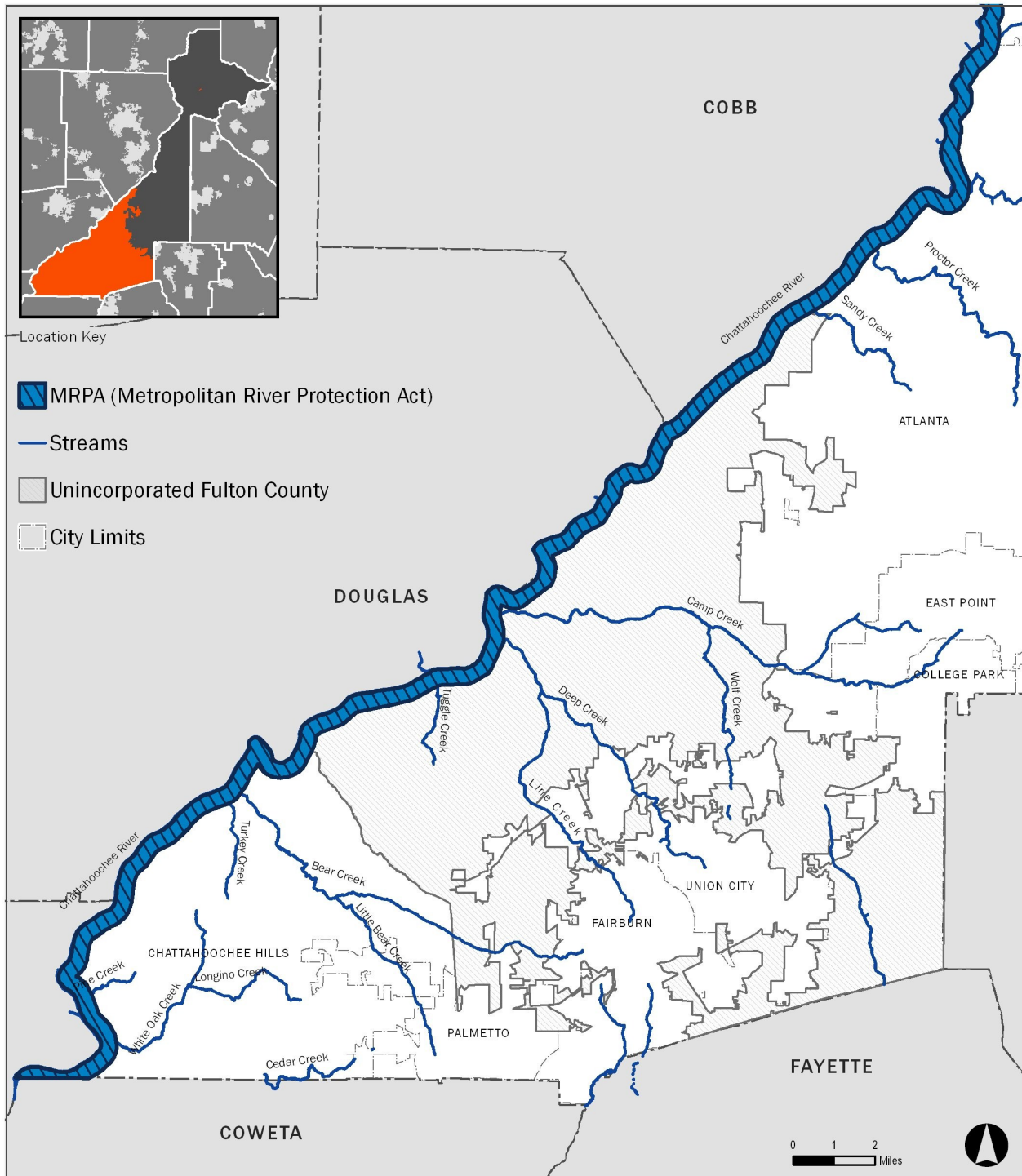


Figure 9E

River Corridor Protection

Other Environmentally Sensitive Areas

PUBLIC WATER SUPPLY SOURCES

One of Fulton County's primary natural resources is the Chattahoochee River. It is the major drinking water source for Fulton County. The City of Atlanta provides unincorporated South Fulton with water services. Water from the Chattahoochee River is processed by City of Atlanta's Chattahoochee and Hemphill water treatment and distributed to customers through a network of pipes.

Unincorporated South Fulton County has small portions of small supply drinking watersheds within our boundaries, however the enhanced North Georgia Water Planning District (NGWPD) buffer protection requirements within a 7-mile radius of these watersheds intakes, lies well outside of our jurisdiction. Fulton County's stream buffer protection measures in these watersheds are a greater standard than the mandated 50-foot NGWPD requirement.

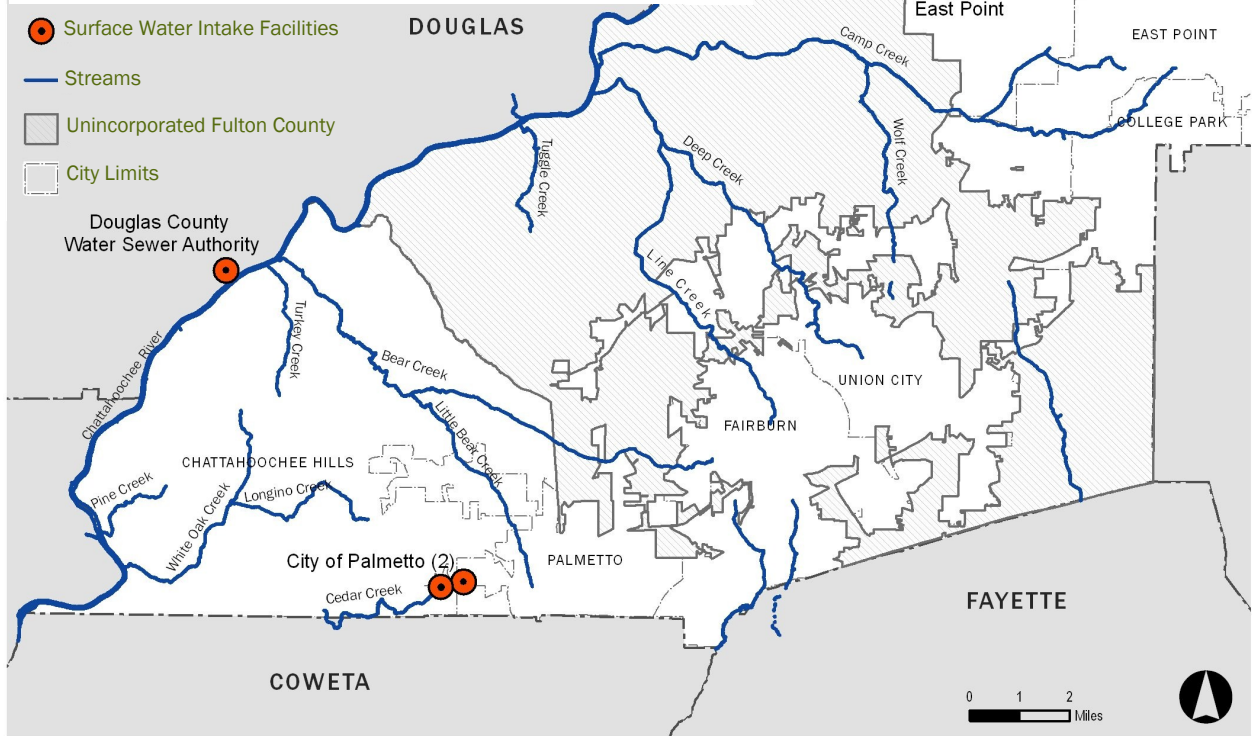
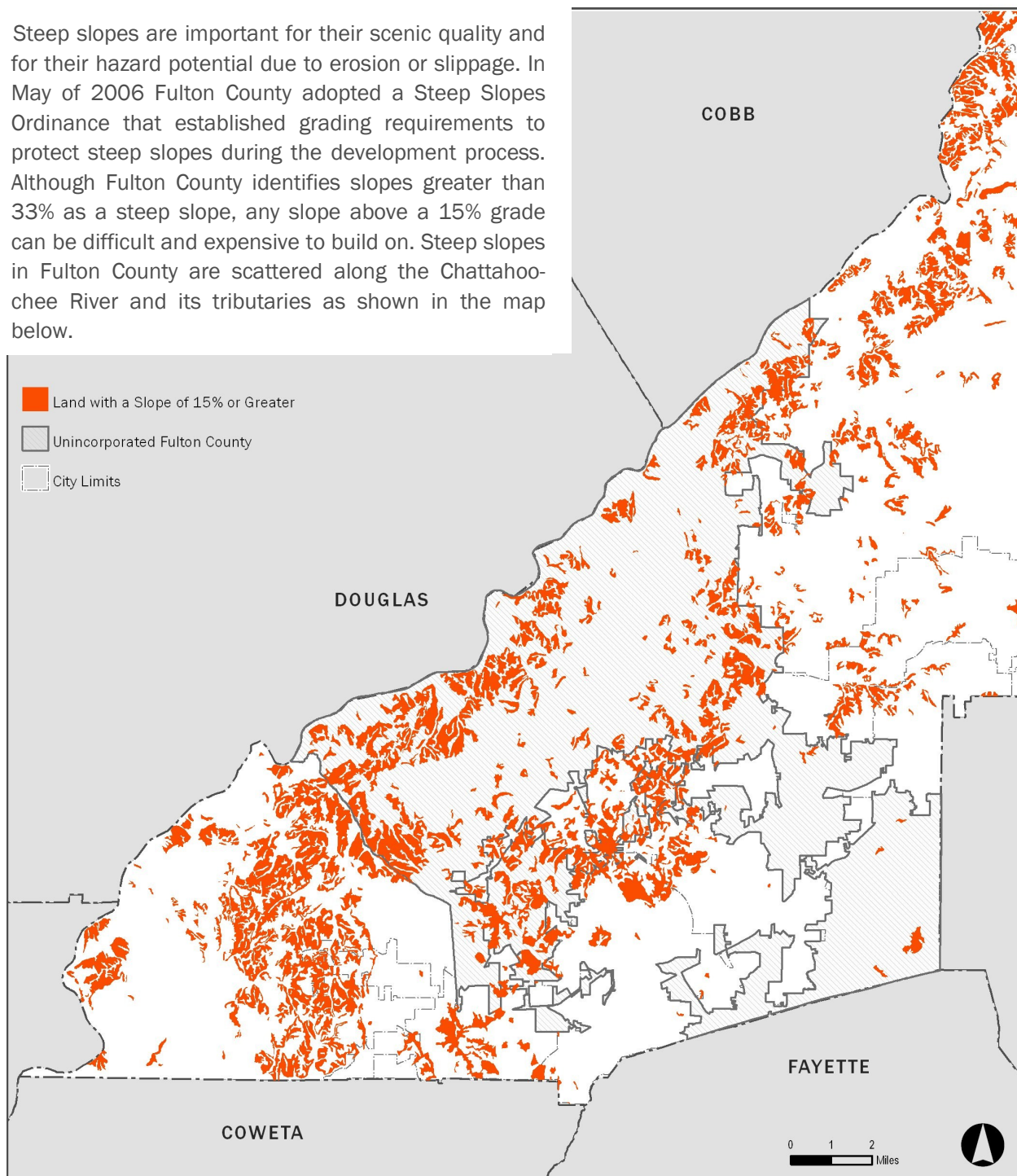


Figure 9F
Public Water Supply Sources

STEEP SLOPES

Steep slopes are important for their scenic quality and for their hazard potential due to erosion or slippage. In May of 2006 Fulton County adopted a Steep Slopes Ordinance that established grading requirements to protect steep slopes during the development process. Although Fulton County identifies slopes greater than 33% as a steep slope, any slope above a 15% grade can be difficult and expensive to build on. Steep slopes in Fulton County are scattered along the Chattahoochee River and its tributaries as shown in the map below.



116

Figure 9G

Steep Slopes

FLOODPLAINS

Floodplains are areas that are subject to flooding, based on the 100-year, or base flood. Floodplains are environmentally sensitive and are significant areas which are vulnerable to impacts of development activities. Land development and human activity occurring in floodplains affect their functionality. In Fulton County, flood plains are primarily located along the Chattahoochee River and its tributaries (see the map below for the 100-year and 500-year floodplains). According to GIS analysis, 14,518 acres of land are in the floodplain in Unincorporated South Fulton County.

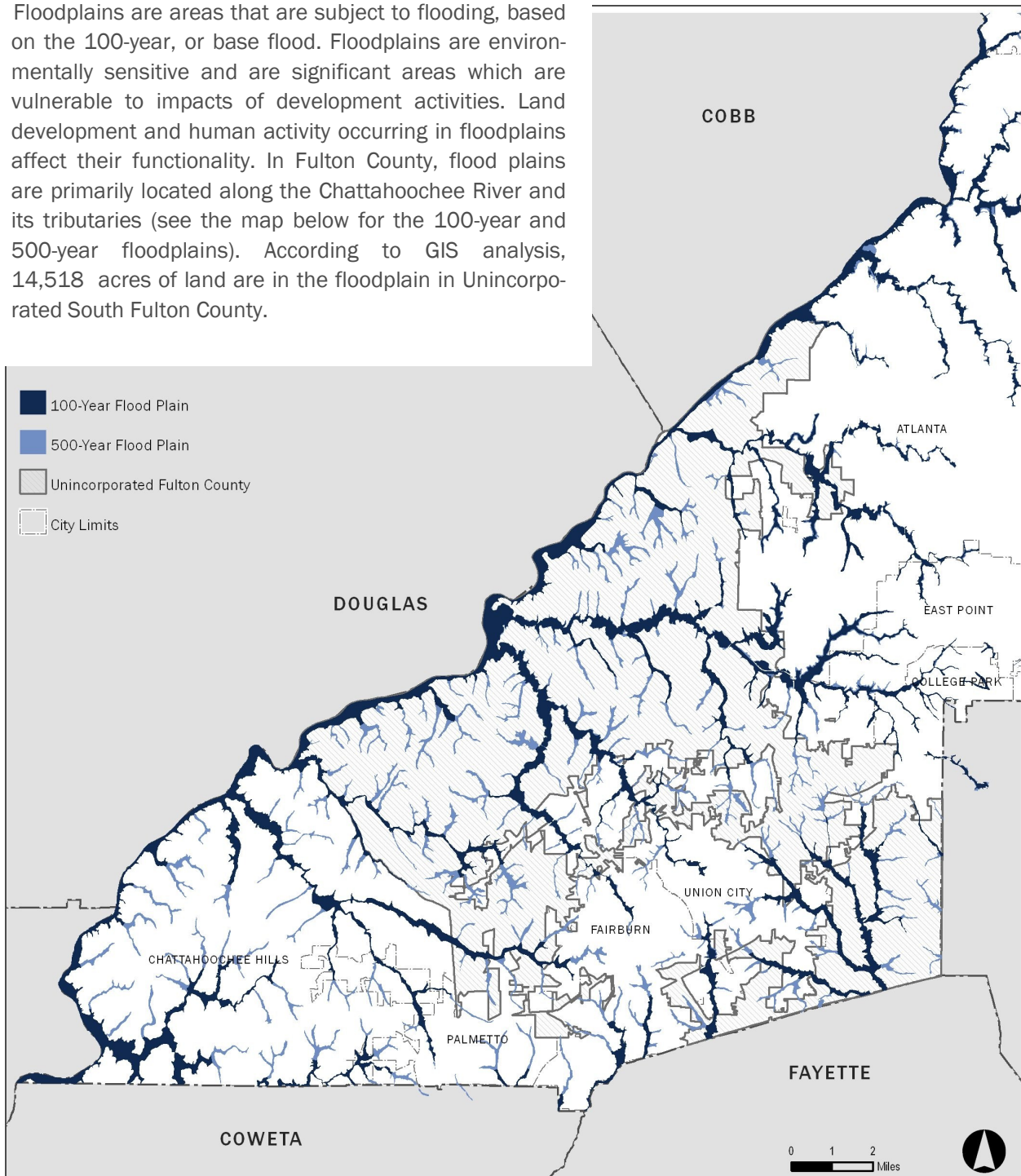


Figure 9H

100 and 500 Year Floodplains



SOILS

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

Significant Natural Resources

RECREATION AND CONSERVATION AREAS

As the County has experienced annexations and formation of new municipalities, concerns have been raised regarding environmental quality and recreational needs within the County. Parks and recreation areas are included in Appendix VI: Community Facilities and Services.

118

Significant Cultural Resources

HISTORIC RESOURCES

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

A total of 490 sites were surveyed in Unincorporated South Fulton County using the Georgia Historic Resources forms. Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings. However, the majority of the



structures were single family dwellings. The date of construction of the properties surveyed range from the early 1800s to the 1950s. Most of the structures were built after the 1880s, with the majority having been built between 1910 and 1949.

The most significant historical resource in Unincorporated South Fulton County is the Beaver's House. Located on Cochran Road in the historic community of Campbellton, the Beaver's House is on the National Register of Historic Places. Built in 1828, the Beavers House is considered to be the oldest home in Unincorporated South Fulton County. Due to its historical significance, Fulton County purchased the home and adjoining acreage in 2003 for protection purposes.

Since Fulton County developed as an agricultural area, most of the historic resources in Unincorporated South Fulton County could be considered to be rural resources. Crossroads communities frequently located at the intersection of two or more roads, are located throughout unincorporated Fulton County. Crossroads communities were the hub of activities and services in the farming communities. A variety of community institutions were located near the major intersection with residential development extending along the roads.

119

Several historic communities are located in Unincorporated South Fulton County. Fife, Stonewall and Red Oak developed due to proximity to a rail stop. Commercial and industrial buildings developed along the rail line with residential uses built along the rail line and surrounding streets. Sandtown was a community whose center was along the Chattahoochee River at a river crossing and around large plantations along the river.

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



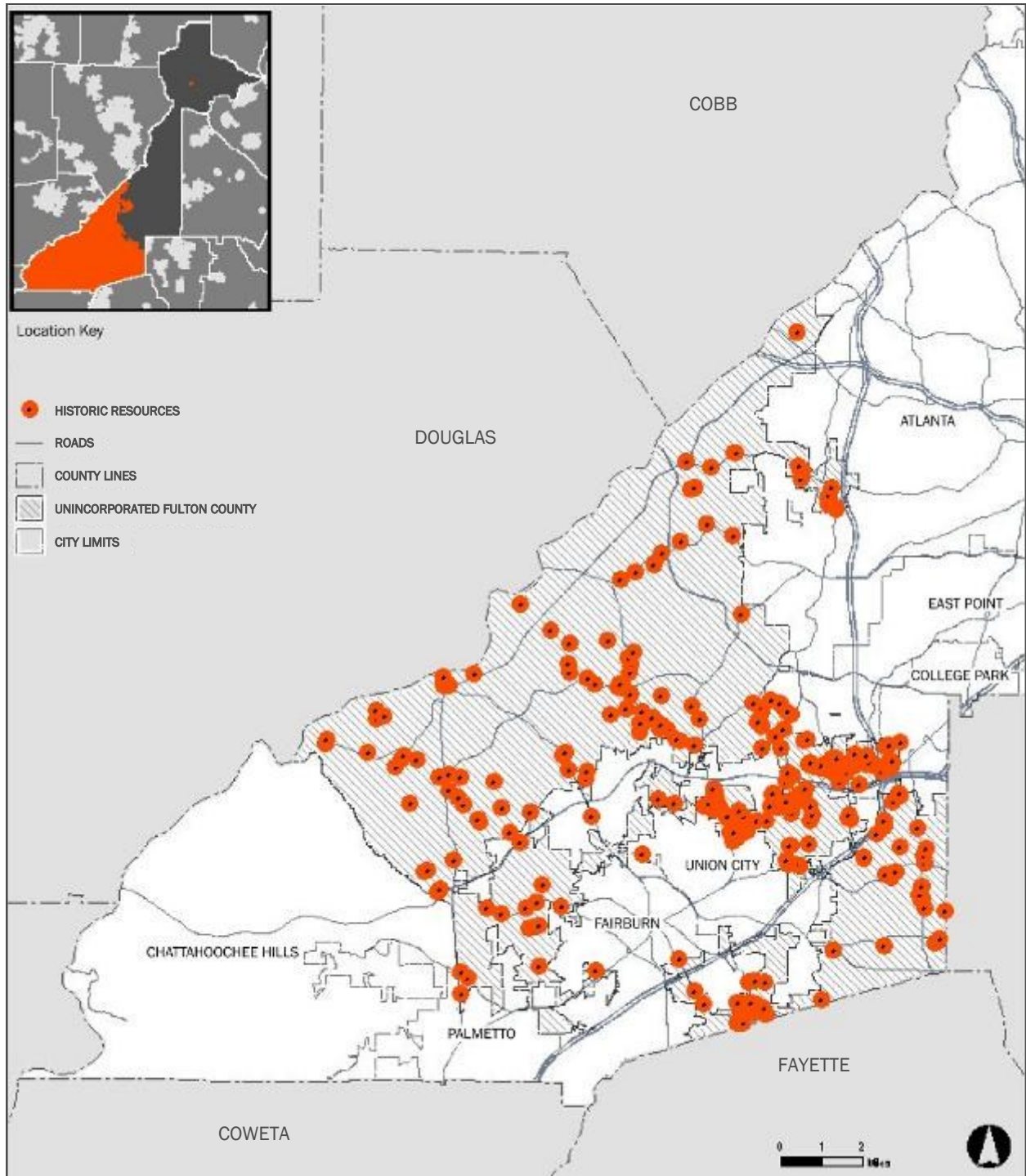


Figure 91

Historic Resources

Areas Requiring Special Attention

Figure 9J

Summary of Areas Requiring Special Attention in Unincorporated South Fulton County	
Category	Summary
Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;	<ul style="list-style-type: none"> • A total of 490 sites were surveyed in Unincorporated South Fulton County using the Georgia Historic Resources forms – the majority of the structures are single family dwellings (highlighted on Historic Resources Map, page 120) • South Fulton Scenic Byways are a 29-mile loop in South Fulton County that highlight the rural character and lifestyle of the surrounding area • Steep slopes are scattered along the Chattahoochee River and its tributaries • Water supply watersheds are located south and east of US-29 • Wetlands are located throughout the county • Groundwater recharge areas are located around Camp Creek, Tuggle Creek, Line Creek and the Chattahoochee River • Floodplains are primarily located along the Chattahoochee River and its tributaries (14,518 acres of land are in floodplains)
Areas where rapid development or change of land uses is likely to occur;	<ul style="list-style-type: none"> • Areas within the Suburban Neighborhood Character Area are prime for growth within the county • Potential annexation areas near South Fulton Parkway • Live-Work Corridor along South Fulton Parkway
Areas where the pace of development has and/or may outpace the availability of community facilities and services including transportation;	<ul style="list-style-type: none"> • Rural Neighborhood Character Areas do not currently have public infrastructure extended into the region
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor
Large abandoned structures or sites, including those that may be environmentally contaminated	<ul style="list-style-type: none"> • Industrial Corridor
Areas with significant infill development opportunities (scattered vacant sites);	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor • Live-Work Corridor along Old National Highway
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor

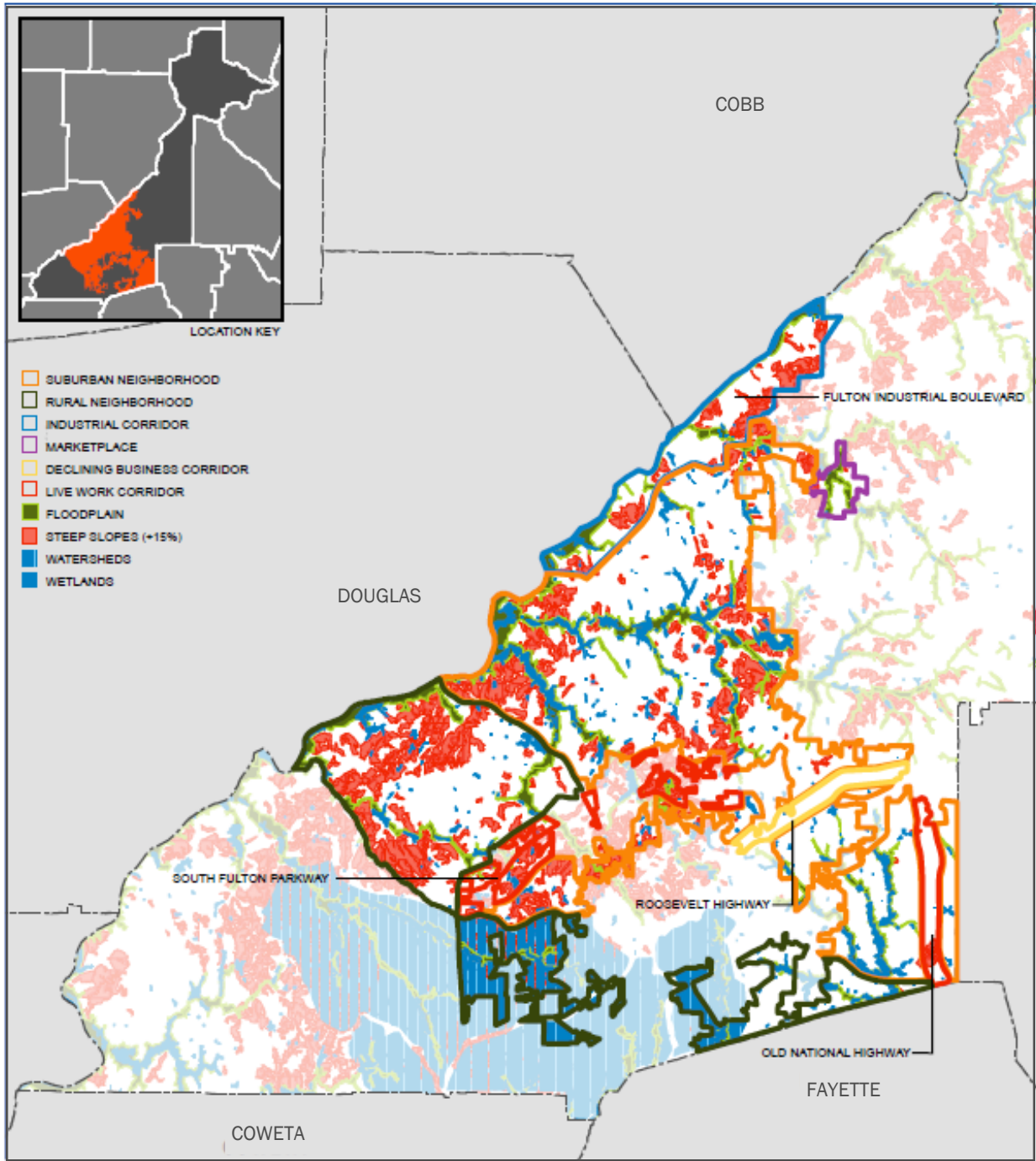


Figure 9K

Areas Requiring Special Attention



COMMUNITY FACILITIES AND SERVICES

Contents:

Water Supply and Treatment

Sewerage System and Wastewater Treatment

Other Facilities and Services

Police

Fire Rescue Emergency

Parks and Recreation

Stormwater Management

Solid Waste Management



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

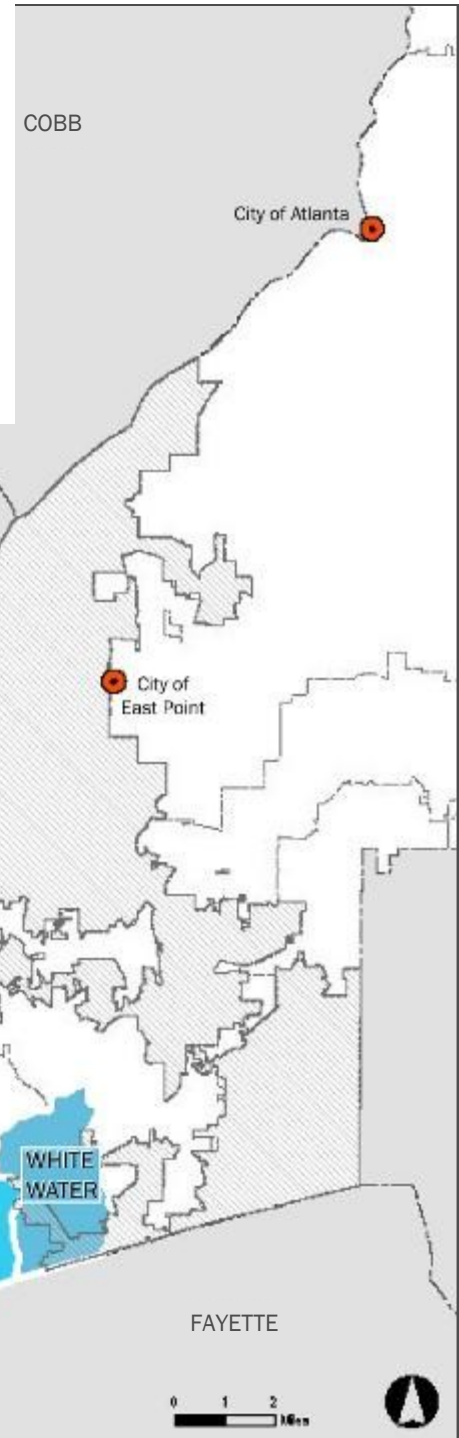


Water Supply and Treatment Facilities

EXISTING FACILITIES

The Chattahoochee River is the prime source of drinking water in the Atlanta Region and provides 100% of all of Fulton County's drinking water. Two water treatment facilities draw raw water out of the Chattahoochee River and treat it to drinking water standards for Unincorporated South Fulton County.

Water demand records for Unincorporated South Fulton County cannot be separated from the City of Atlanta demands. The distribution system and pumping data cannot be split between jurisdictional lines. The estimated 2002 average daily demand for South Fulton is approximately 15 million gallons daily (mgd).



124

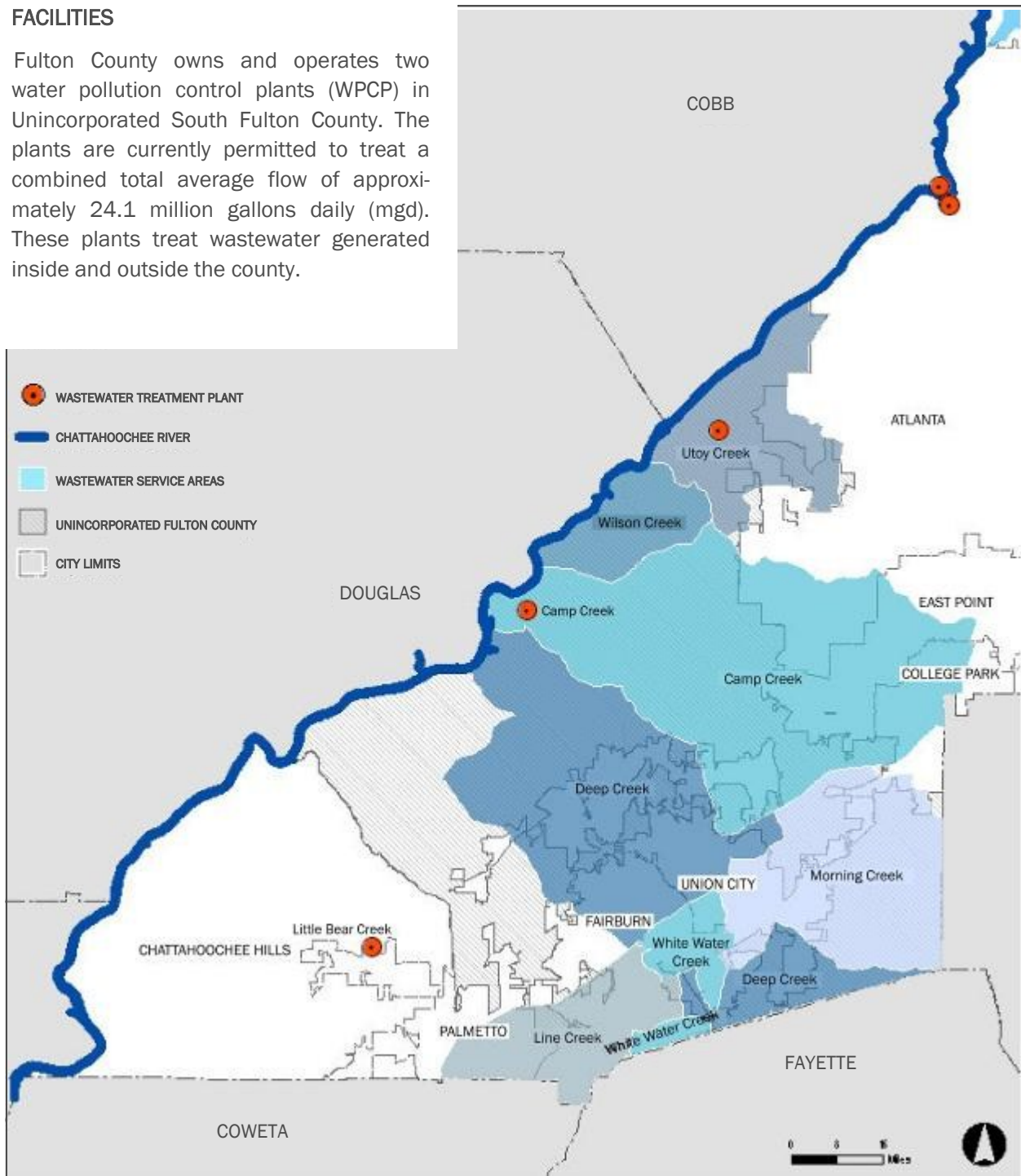
Figure 10A

Existing Water Supply and Treatment Facilities

Sewerage System and Wastewater Treatment

EXISTING WATER POLLUTION CONTROL FACILITIES

Fulton County owns and operates two water pollution control plants (WPCP) in Unincorporated South Fulton County. The plants are currently permitted to treat a combined total average flow of approximately 24.1 million gallons daily (mgd). These plants treat wastewater generated inside and outside the county.



125

Figure 10B

Existing Water Pollution Control Facilities

SOUTH FULTON WASTEWATER SYSTEMS

The Unincorporated South Fulton County system includes all County wastewater service south of the Atlanta City limits. The South Fulton sewer service area is approximately 235 square miles. The wastewater system is comprised of approximately 550 miles of gravity sewers, 14 pump stations, and two wastewater treatment plants (Camp Creek WPCP and Little Bear Creek WPCP). In addition, treatment capacity is also provided by Atlanta's Utoy Creek Water Reclamation Center (WRC).

CAMP CREEK

The Camp Creek WPCP, originally designed in 1960 with a 3 mgd capacity, now has a 24 mgd capacity. The plant currently serves residential and industrial users and covers approximately two-thirds of the sewered area in South Fulton. The Camp Creek collection system consists of approximately 550 miles of sewer lines and 12 pumping stations. Wastewater flows from the Cities of East Point, College Park, Union City, Fairburn, and a portion of Palmetto are also treated by the Camp Creek WPCP.

126

LITTLE BEAR CREEK

The Little Bear Creek WPCP plant serves the Crossroads subdivision in South Fulton County. The plant was originally constructed in 1977 with an average design capacity of 100,000 gpd. The plant currently serves all homes in the subdivision. The Little Bear Creek distribution system consist of an 8-inch diameter collection sewer and a below-ground package pump station. Sludge from the facility is treated at the Camp Creek WPCP. The plant is currently operating at approximately 40% capacity and meets all permit requirements.

UTOY CREEK

Utoy Creek Water Reclamation Center, operated by the City of Atlanta, provides service to approximately 13 square miles within Fulton County. Although the facility is located outside the Atlanta city limits, the Utoy Creek WRC is owned and operated by the City of Atlanta. Approximately 75 percent of the flows treated at the facility are generated within Atlanta. The City is responsible for maintaining the collection system within the entire service area. The Great Southwest Pump Station is the only facility operated and maintained by the County which conveys flow to the Utoy Creek WRC.

Other Facilities and Services

POLICE

The Fulton County Police Department is one of only a handful of police departments to be nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA). The Fulton County Police Department is supported by two (2) funds, the General Fund and the Special Services District Fund. Services provided out of the General Fund are provided County-wide and include Library Security and Building Security. The Special Services District Fund serves Unincorporated South Fulton County. The Fulton County Police Department provides four (4) general categories of services to the citizens of Fulton County, as described in the top table. The police department has 191 personnel: 113 sworn officers and 78 civilian employees.

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

Service Area	
Service	Geographic Service Area
Uniform Patrol	Unincorporated South Fulton County comprised of 4 sections: South, Southwest, Old National and Fulton County Airport
Criminal investigation	Unincorporated South Fulton County
Library Security	31 branches in Fulton County
Building Security	541 facilities in Fulton County

Service Standards	
Service	Adopted Level of Service
Uniform Patrol	Average response time of 9 minutes
Criminal investigation	Maximum of 32 cases per month assigned to each investigator (20) 640 cases per month
Library Security	Minimum of 1,546 library patrols per year
Building Security	Reduce reported incidents to less than 210 per year

Source: Fulton County Police Dept.



Figure 10C

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

Source: Fulton County Police Department

FIRE RESCUE AND EMERGENCY SERVICES

Unincorporated South Fulton County is supported by 10 Fire Stations and 149 personnel. Fulton County Fire Services are generally limited to Unincorporated South Fulton County. In addition, the Department is a member of the Georgia Mutual Aid Group (GMAG), a state-wide fire department mutual aid group. The Department provides the following services: Fire Prevention Education, Fire Suppression Mitigation, Emergency Medical Service, Hazardous Material Response, Technical Rescue Response, Fire Inspections and Code Enforcement, Fire Investigations, and Community Emergency Response Training.

Fire and emergency equipment includes 9 fire engines, 2 ladder trucks, one aviation crash truck and one mobile air unit. With the exception of Fulton Industrial (#11) and Charlie Brown Airport (#19), which provides service to a major industrial area and a small airport, most Fulton County fire stations serve residential areas. Fulton County Fire also has one Hazardous Material Response Truck at Station 11 and a Georgia Search and Rescue Truck at Station 23.

128



Figure 10D

Fire Rescue Service Standards	
Service	Desired Level of Service
Fire Protection	4 minute response 90% of the time
Emergency medical services	4 minute response 90% of the time
Community Risk Reduction	No adopted level of service
Fire code enforcement	New structures inspected within 2 days & all existing structures once/two years
Hazardous material response & mitigation	On demand
Technical rescue	On demand
Service response calls	On demand
Permit inspection	No adopted level of service



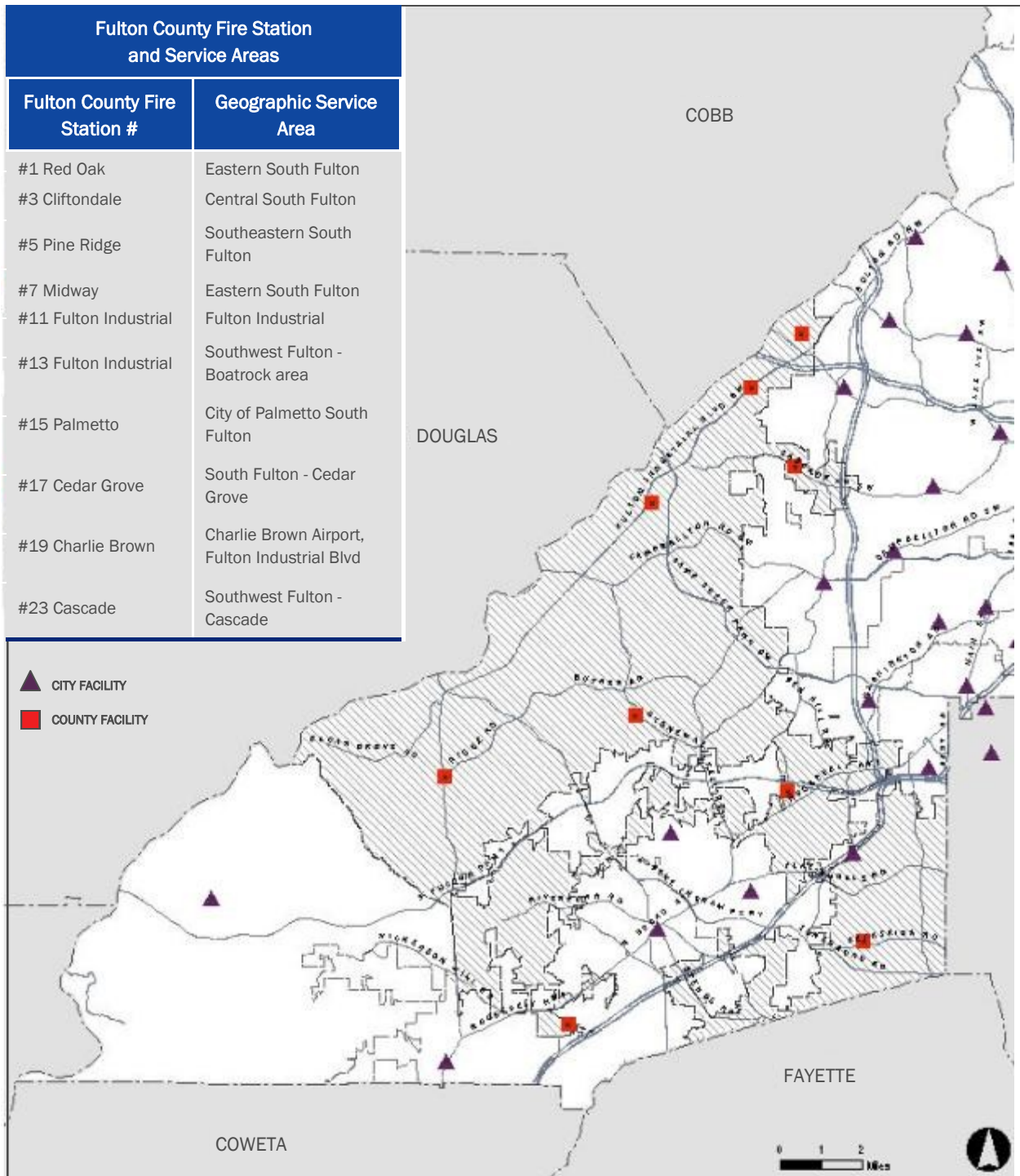


Figure 10E

Fire Stations and Service Areas

PARKS AND RECREATIONAL SERVICES

The current population of Unincorporated South Fulton County area is 87,478. The national Recreation and Park Association (NRPA) established guidelines for minimum park service levels for local governments. On the most general level, the NRPA suggests 6.25-10.25 acres of park space for every 1,000 persons. By this measure, with Unincorporated South Fulton County’s current population, Fulton County should be providing between 547 to 897 acres of parkland. Currently, Fulton County offers 770 acres of parkland in Unincorporated South Fulton County. It should be noted that this acreage does not include the 480 acres of reclaimed landfill known as the Wolf Creek Facility.

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

130

Unincorporated South Fulton County currently has four Neighborhood Parks, seven Community Parks, and five Specialty Parks. Fulton County no longer owns a Regional Park in Unincorporated South Fulton County as Cochran Mill Park (778 acres) was sold to the City of Chattahoochee Hills in March of 2010.

Figure 10F

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

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT PROGRAM

Management of stormwater services in Unincorporated South Fulton County is provided primarily by the Public Works Department along with the Environment and Community Development Department in the areas of permitting and enforcement. Overall coordination of the stormwater program and services that relate to the County's National Pollutant Discharge Elimination System (NPDES) permit are the responsibility of the Surface Water Management Section within the Water Services Division of the Department of Public Works. Additional services in this area are also provided by other Fulton County departments such as the Fire Department and the Health and Wellness Department.

The NPDES permits require the implementation of regulatory and operational programs in order to limit the discharge of pollutants to receiving waters such as streams and rivers.

SOLID WASTE MANAGEMENT

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

Coordinated with the update of 2030 Fulton County Comprehensive Plan, Fulton County is also updating the Fulton County Solid Waste Management Plan. This plan when adopted will meet Georgia Department of Community Affairs Minimum Planning Standards and Procedures for solid waste management plan as per chapter 110-4-3 requirements. It will provide guidance on source reductions, generation control, household hazardous waste as well as environmental compliance for collection, transportation and disposal methods. The plan will also focus on providing funding and resources for public education and involvement.

131



Exhibit 1

RESOLUTION TO ADOPT THE 2030 FULTON COUNTY
COMPREHENSIVE PLAN.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

WHEREAS, the Fulton County Board of Commissioners has completed a draft comprehensive plan as part of the 20 year Comprehensive Plan Update; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on July 19, 2011;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners does hereby adopt the 2030 Fulton County Comprehensive Plan.

SO PASSED AND ADOPTED, this 7th day of December, 2011.

SPONSORED BY:

JHE
John H. Eaves, Chairman
District 1

ATTEST:

Mark Massey
Mark Massey
Clerk to the Commission



APPROVED AS TO FORM:

R. David Ware Marvin Hawkins
County Attorney Staff Attorney