

# YOUR COMMUNITY, YOUR FUTURE



## 2030 Fulton County Comprehensive Plan



April 20, 2011

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# COMMUNITY ASSESSMENT









# INTRODUCTION

## Contents

Context

Plan Components

The Fulton County 2030 Comprehensive Plan: Your Community, Your Future 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. 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 standards to Minimum Planning Standards and Procedures for local comprehensive planning. Fulton County at that time was in the process of drafting the Fulton County 2025 Comprehensive Plan. Instead of Fulton County abandoning the planning process underway, Fulton County opted to move forward and approve a plan using the previous methodology. In November 2005 Fulton County adopted the Focus Fulton Comprehensive Plan 2025. Georgia DCA has required that Fulton County develop a new comprehensive plan using the new planning standards for an October 2011 deadline. Your Community, Your Future: Fulton County 2030 Comprehensive Plan is Fulton County's response to Georgia DCA and it is being developed according to the new planning standards.

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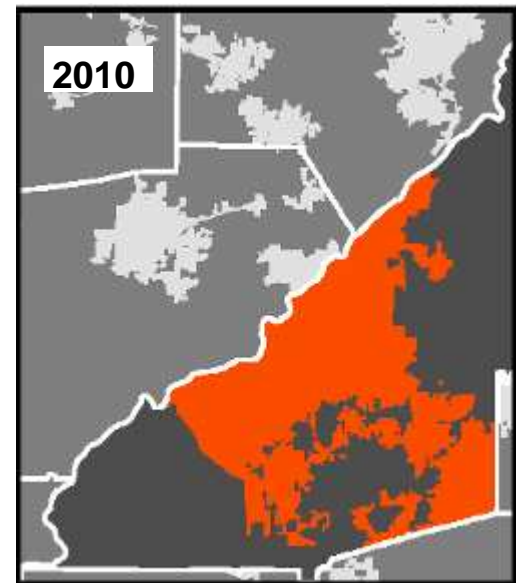
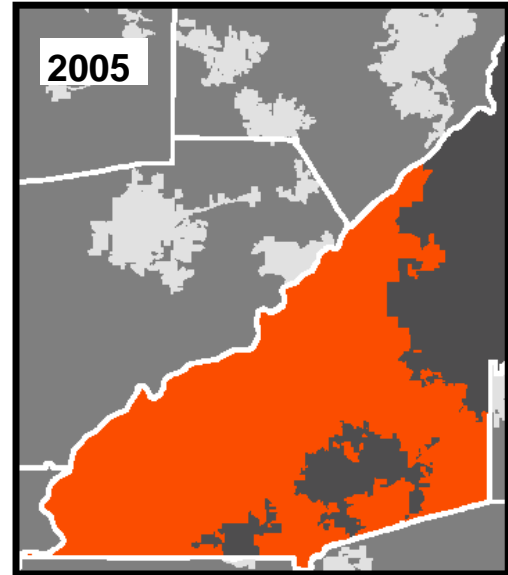


## Context

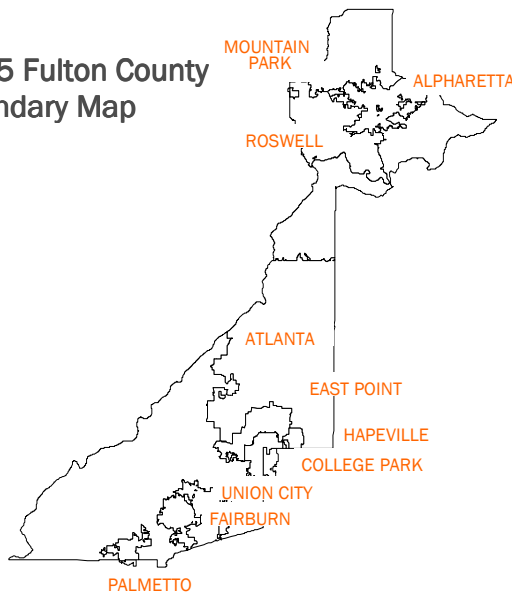
Since 2005 Fulton County has undergone major transformations resulting in a county that looks very different from the county in 2005. The most marked change has been the incorporation of four new municipalities: the city of Sandy Springs in December of 2005, the cities of Johns Creek and Milton in December 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. As shown on the table below, the percentage of Unincorporated Fulton County acreage dropped from 56% in 2005 to 19.7% in 2010.

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

## Unincorporated South Fulton County

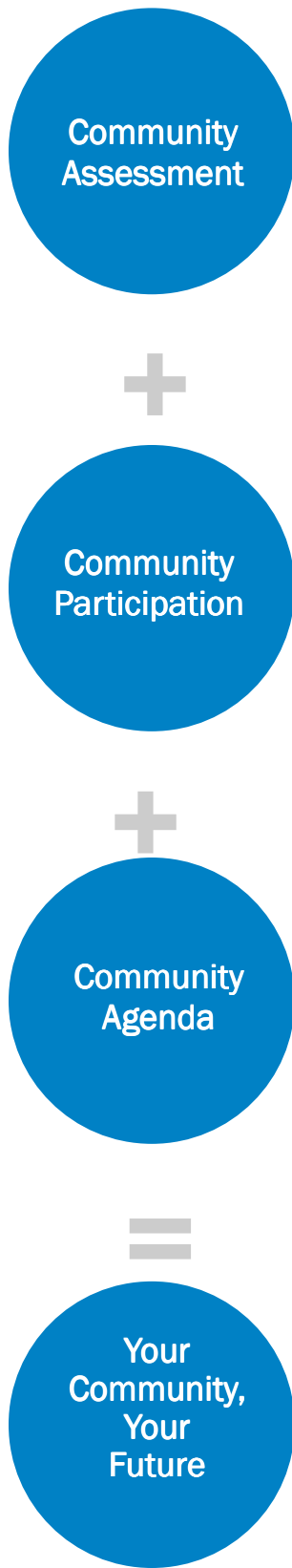


**2005 Fulton County Boundary Map**



	2005 acres	% of Total FC	2010 acres	% of Total FC
Unincorporated Fulton County	191,701	56.0%	67,574	19.8%
Total Fulton County	342,094		342,094	
	2005 acres	% of Total SFC	2010 acres	% of Total SFC
Unincorporated South Fulton	117,110	80.0%	67,574	46.1%
Total South Fulton	146,467		146,467	





The landscape has changed and this is the right moment in time 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: Fulton County 2030 Comprehensive Plan will represent a new vision for Unincorporated South Fulton County.

## Plan Components

According to the State of Georgia Minimum Planning Standards, a comprehensive plan must contain three components: a Community Assessment, a Community Participation Program and a Community Agenda.

### 1 | Community Assessment

The Community Assessment is an assessment of existing conditions. This document is a review of the data and information (community land uses, policies, services and development patterns) that currently exist in Unincorporated South Fulton County.

### 2 | Community Participation

The Community Participation Program outlines Fulton County's strategy for involving the public in the comprehensive planning process. The Program includes a list of stakeholders and a schedule for the completion of the plan including meeting dates. The Community Participation Program is to ensure that there are different voices and perspectives to provide feedback for the development of the Community Agenda.

### 3 | Community Agenda

The Community Agenda is the more substantive part of the planning process and involves the development of a shared vision, goals, objectives and policies. This document also details the strategy used to achieve this vision.

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# ISSUES AND OPPORTUNITIES

## Contents

Land Use and Development Patterns  
Resource Conservation  
Community Facilities and Infrastructure

Social and Economic Development  
Governmental Relations

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The new minimum planning requirements require that as part of the Community Assessment, Fulton County policy leaders must draft a list of issues and that are facing Unincorporated South Fulton County. These issues and opportunities drafted are a result of Fulton County staff and policy makers reviewing current program performance, reviewing zoning and development activity and responding to citizen comments and concerns. These issues and opportunities discussed will be presented for community input and will be finalized as part of the Community Agenda.

This section is organized by major topic (listed above) as directed by the DCA Local Planning Requirements.

All of the items listed under each major topic are written to be presented as an issue that is currently impacting Unincorporated South Fulton County. However as each issue is developed and refined through the community input process, each of these issues can and should be considered an opportunity. 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.

FULTON COUNTY



## Land Use and Development Patterns

### COMMERCIAL DEVELOPMENT REVITALIZATION

Roosevelt Highway and Fulton Industrial Boulevard have aging commercial properties that are deteriorating and suffering from the lack of tenants. With high commercial vacancies, these corridors are littered with abandoned signs, boarded up windows and vandalized buildings. Fulton County has shown great success revitalizing commercial corridors. Old National Highway was suffering from similar commercial decline but has seen resurgence. Since 1996 when Fulton County adopted an overlay district, Fulton County has worked through the development of policies and regulations to enhance the strength and improve the appearance of this important commercial corridor.



### RESIDENTIAL DEVELOPMENT RECOVERY

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 their residential and commercial projects. Many of these projects were already underway, leaving the few homeowners and commercial tenants surrounded by vacant and often overgrown lots. Fulton County is now experiencing some renewed interest in development and is working with lending institutions, bonding companies and developers to help getting these projects started again.



### COMMUNITY FOCUSED CULTURAL AND CIVIC CENTER

As will be discussed further in the discussion of existing land uses, Unincorporated South Fulton County is primarily a place of residence. With institutional uses such as government buildings, libraries and health centers widely dispersed, Unincorporated South Fulton County is in need of a community focused cultural and civic center. An excellent opportunity exists to build on Fulton County's newest cultural facility, the Wolf Creek Amphitheater.



## Resource Conservation

### HISTORIC CONTEXT



Unincorporated South Fulton County has a rich history and is home to many historic communities and resources. Fulton County recognizes the importance of reflecting on our past while planning for the future. Fulton County has been successful in the past at protecting specific resources such as the Beavers House in the historic community of Campbellton. However with the downturn in the economy Fulton County is now facing a time of limited financial resources. Fulton County must be innovative to protect our important historic resources and build on our rich history.



### POLLUTION MANAGEMENT

The citizens of Unincorporated South Fulton County are currently experiencing the negative impacts of pollution in the form of illegal dumping and air pollution. In addition to littering the roadways, illegal dumping can lead to real health impacts as dumped debris, especially tires, are breeding grounds for diseases including West Nile. Fulton County is currently updating the Solid Waste Management Plan which will set forward new policies and regulations to combat illegal dumping.



Currently Fulton County is within the Atlanta Region's air quality non-attainment zone for ozone and particulate matter. As such, citizens of Unincorporated South Fulton County face smog alert days when it is not advised to exercise or enjoy outdoor activities. To help in the fight to clear Atlanta's air, Fulton County is seeking ways to reduce air pollution from Fulton County vehicles. In March of 2011 the Fulton County Board of Commissioners adopted an Anti-Idling policy which directs employees in Fulton County vehicles to turn off their vehicles instead of allowing them to idle.





## Community Facilities and Infrastructure

### PHASING OF INFRASTRUCTURE

The positive impact of new development to Unincorporated South Fulton County can often be diminished by the negative effects of increased traffic and capital costs to upgrade and extend public utilities. With a disconnect between the zoning of property and infrastructure planning, new development is often enticed by lower real estate prices to purchase land that will require Fulton County to expend capital financial resources to serve the development with necessary infrastructure. With this comprehensive plan update, Fulton County has the opportunity to draft new policies and regulations that can shift or direct new development and phase development with the installation of infrastructure.



### GREENSPACE ENHANCEMENT

With the loss of land to incorporation since 2005, Unincorporated South Fulton County has lost greenspace and parks as those parks have been acquired by local annexing municipalities. The largest loss of parkland was the recent loss of Cochran Mill Park, a park of 800+ acres to the City of Chattahoochee Hills. With Fulton County's limited financial resources, new tools need to be developed to enhance greenspace amenities for the citizens of Unincorporated South Fulton County. To rebuild an inventory of parks and greenspace, Fulton County is looking to partner with private developers and non-profits. 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.





## Social and Economic Development

### ECONOMIC DEVELOPMENT VISION



Fulton County, like all local governments, is struggling with how to best move forward and build their communities in time of economic downturn. Fulton County realizes that without a clear economic development vision, Unincorporated South Fulton County will not be able to realize growth need to build a sustainable economic base. Fulton County government has recently made a renewed effort to foster economic growth in Fulton County by re-establishing Fulton County's Office of Economic Development. This new office will be charged with drafting and implementing a new economic vision for Fulton County.

### FULTON INDUSTRIAL REVITALIZATION



Unincorporated South Fulton County is home to one of the largest industrial areas east of the Mississippi River. However, this industrial area that once thrived in the 1960's and 1970's has been in a state of decline. High vacancy rates and declining rents are now the norm. Fulton County government recognizes the importance of the survival and success of this important industrial corridor and has made renewed commitment to it. In June of 2010 Fulton County opened a service center on Fulton Industrial Boulevard serving the needs of Unincorporated South Fulton County residents and businesses. In addition, Fulton County adopted in August 2010 the Fulton Industrial Framework Plan that sets for a plan for the continued revitalization of the Fulton Industrial area.



## Governmental Relations

### IMPROVE SERVICE DELIVERY

The Service Delivery Strategy Act requires that all Georgia counties adopt and approve a Service Delivery Strategy which details how all services are to be provided within the county. The strategy ensures that local governments within a county examine the services they provide to identify gaps or duplication and use that information to draft an agreement of how all services are to be provided in the county and by which entity. The last approved Service Delivery Strategy for Fulton County was adopted in 2005 before all of the recent municipal incorporations. Fulton County and the cities of Fulton County are currently engaged in mediation to finalize a new Service Delivery Strategy. This mediation process provides an excellent opportunity to improve the quality of services to all Fulton County residents.



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### COORDINATE HIGH QUALITY DEVELOPMENT

The municipal boundaries within Fulton County have changed dramatically since 2005. Looking at the existing boundary lines with surrounding municipalities, especially along the South Fulton Parkway, it is clear that it is difficult to achieve consistency of high quality development standards along mutual boundaries. With the erratic and choppy jurisdictional boundaries, development regulations put in place by Fulton County are often not consistent along road frontages and in some cases between adjoining properties. Fulton County must work to build relationships with our local jurisdictions to provide for improved quality of life for all citizens of South Fulton County.



# ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

## Contents

Existing Land Use Map

Areas Requiring Special Attention

Recommended Character Areas—Neighborhood, Corridor and Marketplace

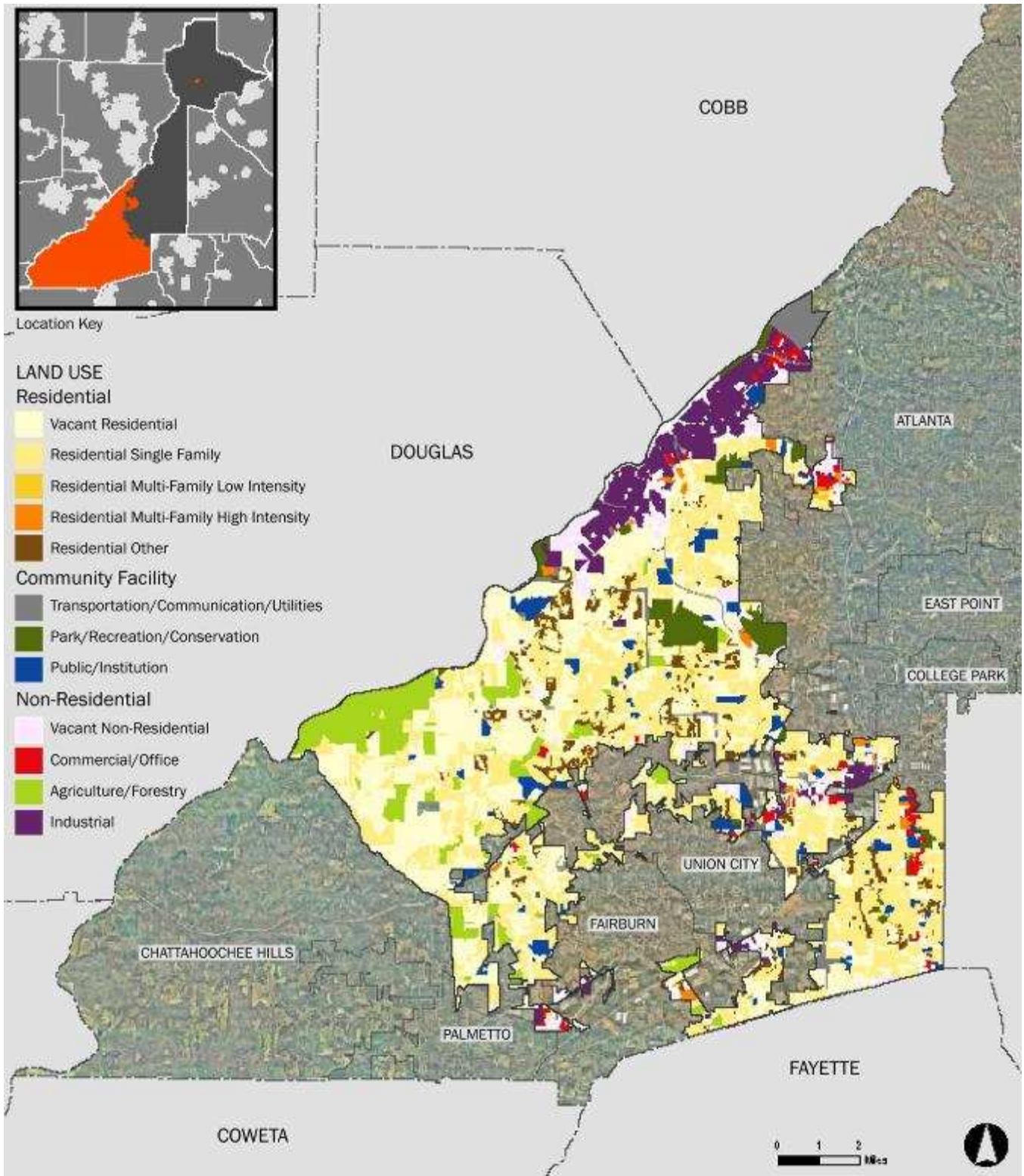
Unincorporated South Fulton Character Area Map

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This section describes existing development conditions in Unincorporated South Fulton County. Presented in this section will be a discussion and map of existing land uses, a discussion of areas requiring special attention and a discussion of recommended character areas.







**Existing Land Use Map**

## Existing Land Use Map

The existing land use map is visual depiction of Unincorporated South Fulton County. This map presents a current snapshot of what is on the ground today. The map is categorized into nine land use classifications which are organized into three major groups: Residential, Non-Residential, and Community Facility. The table below defines each of the existing land use classifications presented in the land use map.

The table on the following page presents Unincorporated South Fulton County's existing land use data. Existing land use information presented on this table and the land use map is derived from multiple sources including Fulton County Tax Assessor data, current zoning data, aerial photography and windshield surveys. The table along with the charts on the next page create a detailed inventory of the distribution of land in Unincorporated South Fulton County.

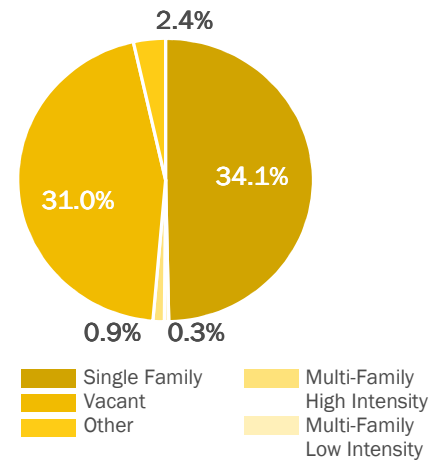
Classification	Description
<b>Residential</b>	
Single Family	Land developed with single family homes including mobile homes
Multi-Family Low Intensity	Land developed attached housing units including townhouses and residential cottage condominiums
Multi-Family High Intensity	Land developed with apartments and condominiums
Vacant Residential	Land in areas served by water and sewer but with no residential structure or active residential use
Other	Land dedicated to the common areas of residential subdivisions
<b>Non-Residential</b>	
Commercial	Land dedicated to non-industrial business uses including retail sales, office and service
Industrial	Land dedicated to manufacturing facilities, factories, processing plants, warehousing and wholesale trade facilities
Agriculture	Land dedicated to farmsteads, farming (fields, pastures, livestock, horses), agricultural production such as timber or pulp wood and general agricultural use
Vacant Non-Residential	Land areas served by water and sewer but with no non-residential structure or active non-residential use
<b>Community Facility</b>	
Public/Institutional	Land dedicated for governmental and institutional land uses including Fulton County facilities, police precincts, fire stations, libraries, post offices, churches, schools and other similar institutions
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses both public and private including playgrounds, ball fields, parks, golf courses, and other similar uses
Utilities	Land dedicated to electrical substations, transmission lines, airports and other similar uses



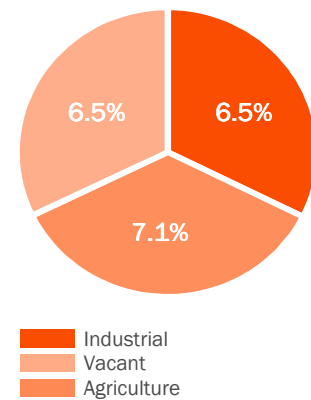
## Existing Land Use

Classification	% Distribution
<b>Residential</b>	
Single Family	34.1%
Multi-Family Low Intensity	0.3%
Multi-Family High Intensity	0.9%
Vacant	31.0%
Other	2.4%
<b>Total</b>	<b>68.6%</b>
<b>Non-Residential</b>	
Industrial	6.5%
Agriculture	7.1%
Vacant	6.5%
<b>Total</b>	<b>21.7%</b>
<b>Community Facility</b>	
Public/Institutional	3.9%
Parks/Recreation/Conservation	3.5%
Utilities	2.3%
<b>Total</b>	<b>9.7%</b>

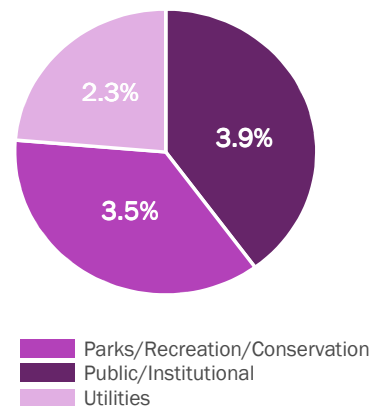
### Residential Distribution



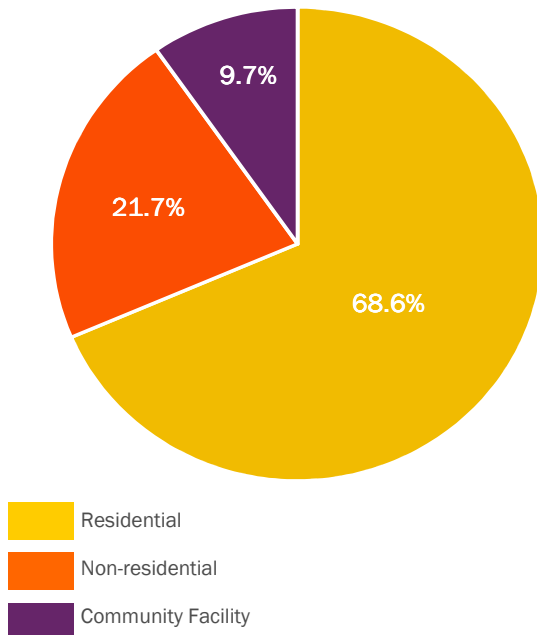
### Non-Residential Distribution



### Community Facility Distribution



### Percent of Land Use







## RESIDENTIAL

Unincorporated South Fulton County is overwhelming dedicated to residential land uses. Currently, Residential represents 68.5% of Unincorporated South Fulton County's land use with the majority of the land being dedicated to single family homes. Unincorporated South Fulton County has only a small portion of land with more intense residential development of multi-family apartments and condominiums. The second major residential category which is just short of single family is land that is classified as vacant. The vacant category includes vacant lots within existing subdivisions that are not built, and all land that is currently undeveloped and not designated for commercial or industrial use.



## NON-RESIDENTIAL

Non-Residential uses represent only 21.7% of Unincorporated South Fulton County land uses. The commercial uses are generally located along the major commercial corridors of South Fulton Parkway, Old National Highway, and Roosevelt Highway. Industrial uses are focused on Fulton Industrial Boulevard.



## COMMUNITY FACILITY

The remaining major group of land uses in Unincorporated South Fulton is Community Facility. Representing 9.7% of all uses, Community Facility includes the classifications of public/institutional, parks/recreation/conservation and utilities. Public/institutional uses include government buildings, schools and churches. Parks/recreation/conservation represents 3.5% of Unincorporated South Fulton County. The primary land uses associated with this category are Fulton County parks. Additionally, many of the residential neighborhoods have private recreation amenities, such as golf courses, which provide recreation opportunities and are included in this category. Utility transmission lines and utility substations represent 2.3% of Unincorporated South Fulton County.



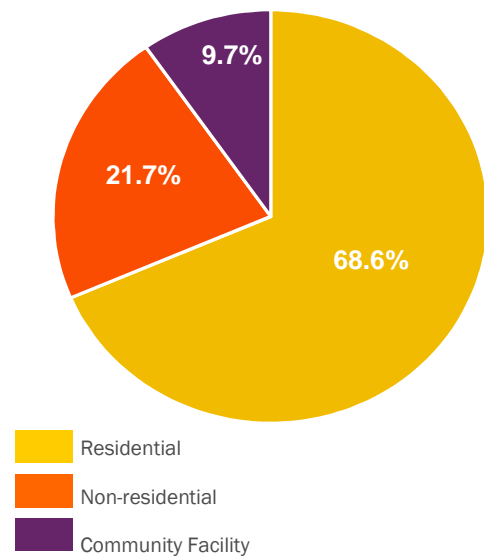
## Areas Requiring Special Attention

The existing land use map presents a very different picture from that of the 2025 Fulton County Comprehensive Plan map of 2005. The 2025 map shows a vision of Unincorporated South Fulton County with strong commercial corridors, areas of mixed use development that promote a broad range of housing choices in close proximity to shopping, and areas dedicated to industrial and business park uses. Developed just five years ago, the vision depicted for Unincorporated South Fulton County is different in many ways from the reality presented on the existing land use map generated for the 2030 Community Assessment. Evaluating this new map, especially in light of the inconsistencies with the 2025 Map and the issues presented previously, it becomes clear that several areas require special attention.

### 2025 Comprehensive Plan



### Percent of Land Use



### LAND IS OUT OF BALANCE

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First and foremost, it is quite clear that Unincorporated South Fulton County is out of balance. For a government to be strong financially and sustainable, there must be a diversity of uses. It is generally agreed by researchers conducting fiscal impact reports that non-residential developed property is more financially beneficial to governments than is residentially developed property. Currently Unincorporated South Fulton County is dominated by residential land uses and the land prime for non-residential development is often prime for annexation.

### FULTON INDUSTRIAL BOULEVARD NEEDS REDEVELOPMENT AND REINVESTMENT

Unincorporated South Fulton County depends on Fulton Industrial for a strong tax base and employment center. The current state of high vacancies, crime and derelict properties is a detriment to a financially strong and sustainable Fulton County.





### UNINCORPORATED FULTON COUNTY LACKS A “COMMUNITY” CENTER

Just beginning to appear on the 2025 Comprehensive Plan Map, Unincorporated South Fulton County is a community divided. With the band of municipalization along the South Fulton Parkway, Unincorporated South Fulton County needs a cultural and civic core to bind the two geographic areas together.

### Recommended Character Areas

Character Area Type	Character Area Description
Neighborhood	Land that is predominately dedicated to residential use with scattered commercial and institutional uses.
Corridor	Land adjacent to major transportation systems where the predominant land uses are non-residential including commercial, office and industrial.
Marketplace	Land dedicated to locally serving commercial uses.

Traditionally, comprehensive planning in Georgia has been focused on land use and 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 big picture and 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 also included character areas instead of individual parcels. Character areas are the big picture view of the community. Based on patterns of development, character areas are specific geographic areas that share a common purpose.

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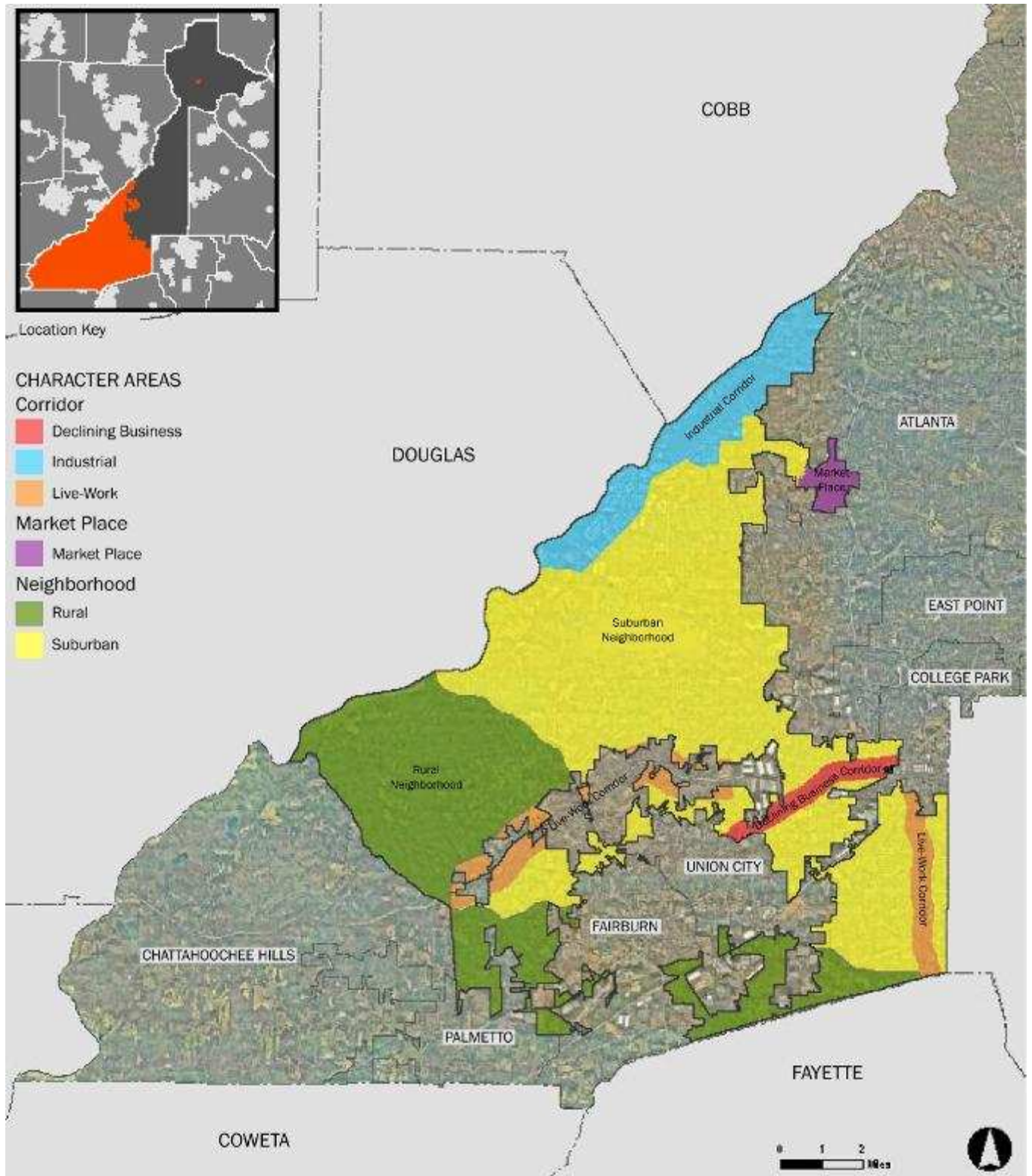
Character Area Type	Percentage of Unincorporated Fulton County
Neighborhood	83%
Corridor	16%
Market Place	1%
<b>Total</b>	<b>100.0%</b>

Source: Fulton County GIS

The Recommended Character Areas presented in this chapter represent a starting point for discussion to create the Future Development Map that will be developed as part of the Community Agenda. Working with the community, a shared vision for Fulton County’s Character Areas will be developed.

Presented in the table (above left) are Unincorporated South Fulton County’s Recommended Character areas. The table (left) is a breakdown of the character areas according to the percentage of Unincorporated South Fulton County in each category. As was first recognized when studying Unincorporated South Fulton County’s existing land uses, residential development which is categorized in the Neighborhood Character Area is by the far the most dominant category.





**Unincorporated South Fulton  
Character Area Map**

## Neighborhood



Unincorporated South Fulton County as described previously in the discussion of existing land uses is primarily a place of residence. Due to the high percentage of residential land uses, Unincorporated South Fulton County's primary character area type is Neighborhood covering 83% of Unincorporated South Fulton County. Looking more closely at the Neighborhood Character Area classification it becomes clear that Unincorporated South Fulton County has two distinct smaller character areas types: Suburban Neighborhood and Rural Neighborhood.



### SUBURBAN NEIGHBORHOOD

Represented by the more established communities of Cascade, Sandtown and Cliftondale; the Suburban Neighborhood Character Area is home to low density single family homes. These communities represent Unincorporated South Fulton County's first wave of suburban development as people moved to these communities in the late 1950's and 1960's. When the residential development boom hit the Atlanta region in the 1990's, it was this portion of Unincorporated South Fulton County that first attracted development in the form of traditional subdivisions. Closest to the City of Atlanta and with the necessary sewer and water infrastructure in place, new residential development was widespread.



### RURAL NEIGHBORHOOD

The Rural Neighborhood Character area is represented by a wider diversity of uses, including older single family homes on large lots, farms, large acreages of undeveloped land and newer traditional residential subdivisions. Located further from the city of Atlanta, the Rural Character area is home to the community of Cedar Grove. Although limited public infrastructure of water and sewer is available to these areas, actual services may need to be extended to serve new development.



## Corridor

In Unincorporated South Fulton County the majority of non-residential land uses are located along major transportation corridors. Representing 16% of all of Unincorporated South Fulton County, the Corridor Character Area can be further classified into three smaller categories: Declining Business Corridor, Live-Work Corridor and Industrial Corridor.

### DECLINING BUSINESS CORRIDOR

#### ROOSEVELT HIGHWAY (STATE HIGHWAY 29)

Roosevelt Highway is a primary transportation route out of the City of Atlanta and home to aging commercial and industrial developments. Narrow lot depths and the over abundance of curb cuts have made this roadway unattractive to new developments which prefer large sites for development of the more traditional shopping center with outparcels. This corridor is further constrained by an adjacent active railway. As a result, this corridor is in a state of decline with boarded up stores and vacant lots.



### LIVE-WORK CORRIDOR

#### SOUTH FULTON PARKWAY

Physically described as a one-half mile band of land on both sides of the South Fulton Parkway, the Live-Work Corridor is characterized by a mix of locally serving retail, office, institutional and higher density residential uses. South Fulton Parkway is a major east-west limited access roadway. Designed to move high volumes of traffic, Fulton County designated this corridor as the prime location for the development of shopping centers and apartments. Recent annexation activity from the cities of Union City and Fairburn have incorporated a large percentage of the corridor and removed these parcels from land use authority of Fulton County.







#### OLD NATIONAL HIGHWAY

Old National Highway is a corridor in transition from a declining business corridor into a live-work corridor. Old National Highway has many of the same characteristics of Roosevelt Highway that served to limit the amount of new development to the corridor. With narrow lot depths and abundance of driveways, Old National Highway faced a period of decline. However, since 1996 when Fulton County adopted an overlay district, Fulton County has worked to adopt policies that have worked to turnaround this once depressed commercial corridor. With the adoption of the 2025 Fulton County Comprehensive Plan in 2005, the land use for the corridor was changed to reflect a live-work designation instead of a strict commercial and office designation.



#### INDUSTRIAL CORRIDOR

The Fulton Industrial Boulevard corridor is home to the largest industrial park east of the Mississippi River. Once a thriving industrial area, Fulton Industrial has been in a state of decline with high vacancy rates.

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#### Marketplace

The Marketplace Character Area for Unincorporated South Fulton County is the Cascade commercial district. Located at an interchange with Interstate 285, the Cascade commercial district is home to shopping centers, restaurants, and commercial services.







# CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

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Development Patterns

Resource Conservation

Social and Economic Development

Governmental Relations

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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 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.

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.

## 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.

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	
Our community is actively working to promote greyfield redevelopment.	No	
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.

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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.



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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.

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.

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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.

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	
Our community promotes tourism opportunities based on the unique characteristics of our region.	No	
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.

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.

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### 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.

Question	Yes/No	Comments
Our community has a greenspace plan.	No	Fulton County has not updated 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.

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.

## 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.

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. <a href="http://www.fultonecd.org">www.fultonecd.org</a>
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. <a href="http://www.fultonecd.org">www.fultonecd.org</a>
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.

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	

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## EMPLOYMENT OPPORTUNITIES

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

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.

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.

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	

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## 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.

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.

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.

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Image courtesy of J. Kenneth Thompson







# COMMUNITY PARTICIPATION PROGRAM







# INTRODUCTION

## Contents

Identification of Stakeholders

Identification of Participation Techniques

Schedule for Completion of the Community Agenda

45

The purpose of the Community Participation Program is to ensure that the Fulton County 2030 Comprehensive Plan reflects the full range of community values and desires by involving a diverse spectrum of stakeholders in the development of the Community Agenda. Broad-based participation is key to the successful implementation of the Community Agenda. As the community gets involved and engaged in the planning process, they become committed to seeing the plan implemented.

The Community Participation Program provides a schedule to guide development of the Community Agenda. The Program includes the three required components listed above.



## 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 each play a role in guiding the development and final vision of the Community Agenda.

### FULTON COUNTY BOARD OF COMMISSIONERS

The Fulton County Board of Commissioners as the governing body of Fulton County 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, the Director of the Department of Environment and Community Development meet on a regular basis to monitor plan progress.



### KEY STAKEHOLDER GROUPS COMMUNITY LEADERS

Fulton County recognizes 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 an existing network of members that allow Fulton County to get information out 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, South Fulton Chamber of Commerce, and Metro Atlanta Rapid Transit Authority (MARTA).



## Identification of Participation Techniques

Broad based participation is crucial to the development of a Community Agenda that reflects a unified vision for Fulton County. To best achieve broad participation Fulton County will utilize a wide range of outreach techniques. Fulton County also recognizes that society is changing and



the traditional public participation tools should change along with it, therefore Fulton County is proposing a change from the traditional practice of relying solely on public hearings to gather necessary public comment and review.

## PUBLIC HEARINGS

Fulton County will invite the General Public to attend public hearings to provide comment and ask questions about the development of the comprehensive plan. These public hearings will be held at meetings of the Fulton County Community Zoning Board and the Fulton County Board of Commissioners.



## COMMUNITY MEETINGS

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. For that reason Fulton County intends to build on the existing meeting schedules of its citizens.

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## MEDIA OUTLETS

Fulton County will use FGTV to provide up to date information on the plan update process.



## ONLINE

**Website:** Fulton County's website will serve as a portal for plan information throughout the planning process. On this site the community will be 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 will have a link to allow the public to provide comments on the comprehensive plan process. Available 24 hours a day, citizens will be able to provide direct comment on the plan as it moves through the development process.

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





## Schedule for Completion of the Community Agenda

	Community Assessment			Plan Review	Community Agenda			Plan Review		BOC Approval
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Project Steering Committee Meetings										
Public Hearing #1										
Online Public Information										
Email Updates										
Web Based Commenting Tool										
Community Meetings										
Transmit Community Assessment & Community Participation Program to Atlanta Regional Commission										
Atlanta Regional Commissions review										
Public Hearing #2										
Transmit Community Agenda to Atlanta Regional Commission										
Present 2030 Comprehensive Plan for adoption										





# APPENDIX OF SUPPORTING DATA AND INFORMATION







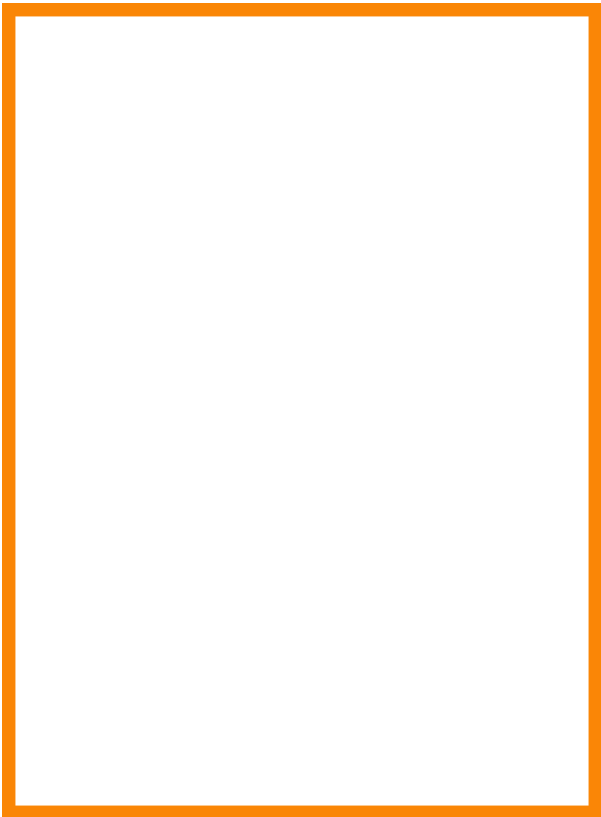


# POPULATION

## Contents

Total Population  
Growth Rates  
Age Distribution

Race and Ethnicity  
Income

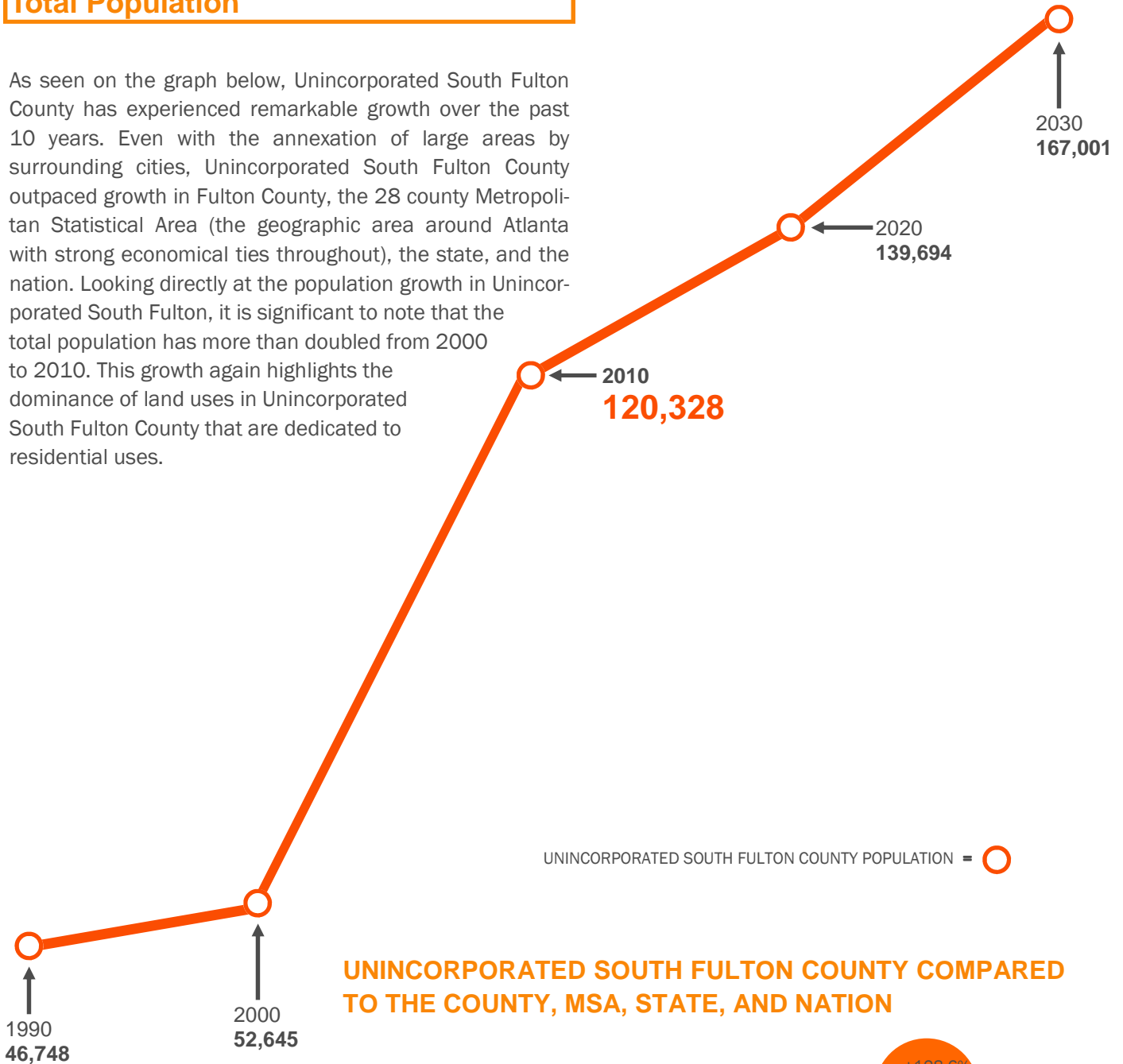


Population statistics provide the framework for the development of a comprehensive plan. This is the base of data that informs local governments and paints a picture of where the government has been, the way it is now and forecasts where it will be in the future. The landscape of Unincorporated South 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.



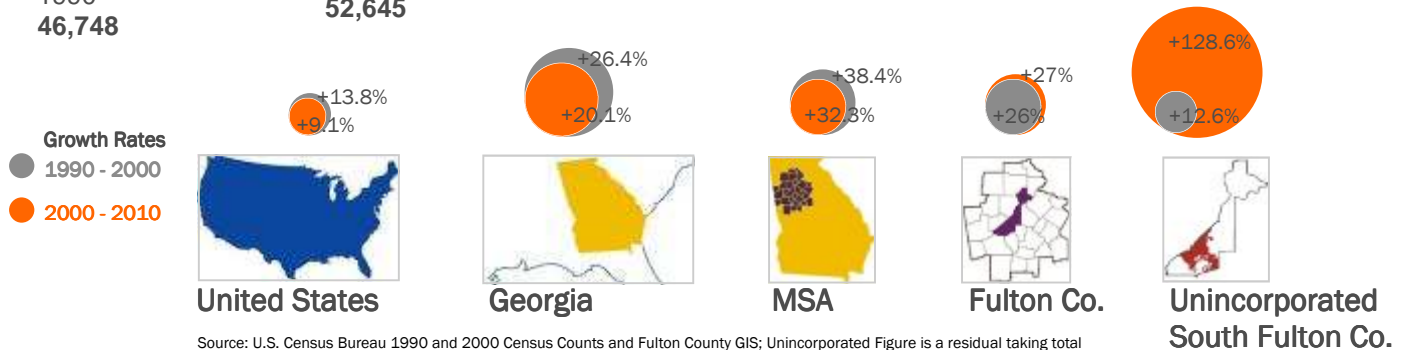
## Total Population

As seen on the graph below, Unincorporated South Fulton County has experienced remarkable 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 (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 more than doubled from 2000 to 2010. This growth again highlights the dominance of land uses in Unincorporated South Fulton County that are dedicated to residential uses.



UNINCORPORATED SOUTH FULTON COUNTY POPULATION =

## UNINCORPORATED SOUTH FULTON COUNTY COMPARED TO THE COUNTY, MSA, STATE, AND NATION



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

## Growth Rates

# 128.6%

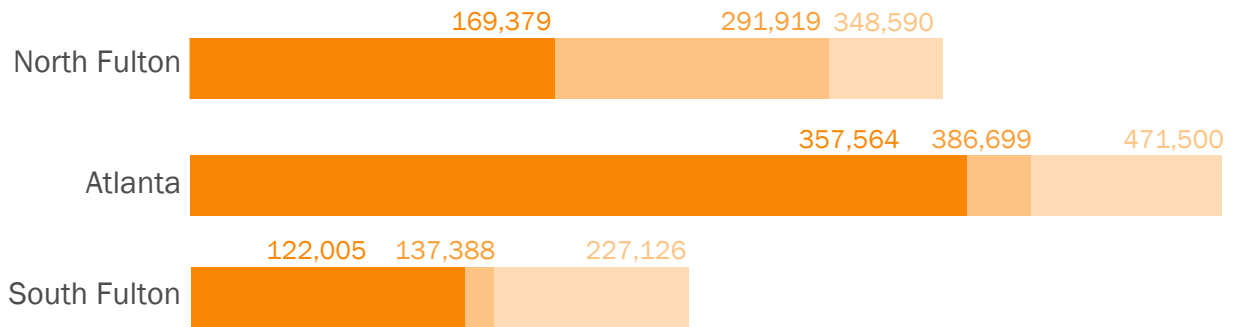
Growth rate of Unincorporated South Fulton County from 2000 to 2010. This dramatic increase in population has occurred despite the fact that Unincorporated South Fulton County has lost nearly 58% of its land mass due to annexation by surrounding cities.

### IMPLICATIONS OF FUTURE GROWTH

As shown on the line graph on the previous page, the 2030 population of Unincorporated South Fulton County is projected to be about 167,000 people in 2030. This means that over the next twenty years, UFC is projected to grow by 44,000 people, which would be an increase of nearly 36% of its current population. 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 character of Unincorporated South Fulton County. While Unincorporated South Fulton County only comprised 7.4% of all Fulton residents in 1990, if current trends continue it is expected to contain 12.3% of the entire Fulton County population by the year 2030.

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### UNINCORPORATED SOUTH FULTON COUNTY GROWTH RATE COMPARED TO OTHER AREAS IN THE COUNTY



1990 2000 2010

Source: U.S. Census Bureau 1990 and 2000 Census Counts; 2010 numbers are calculated by Fulton County GIS



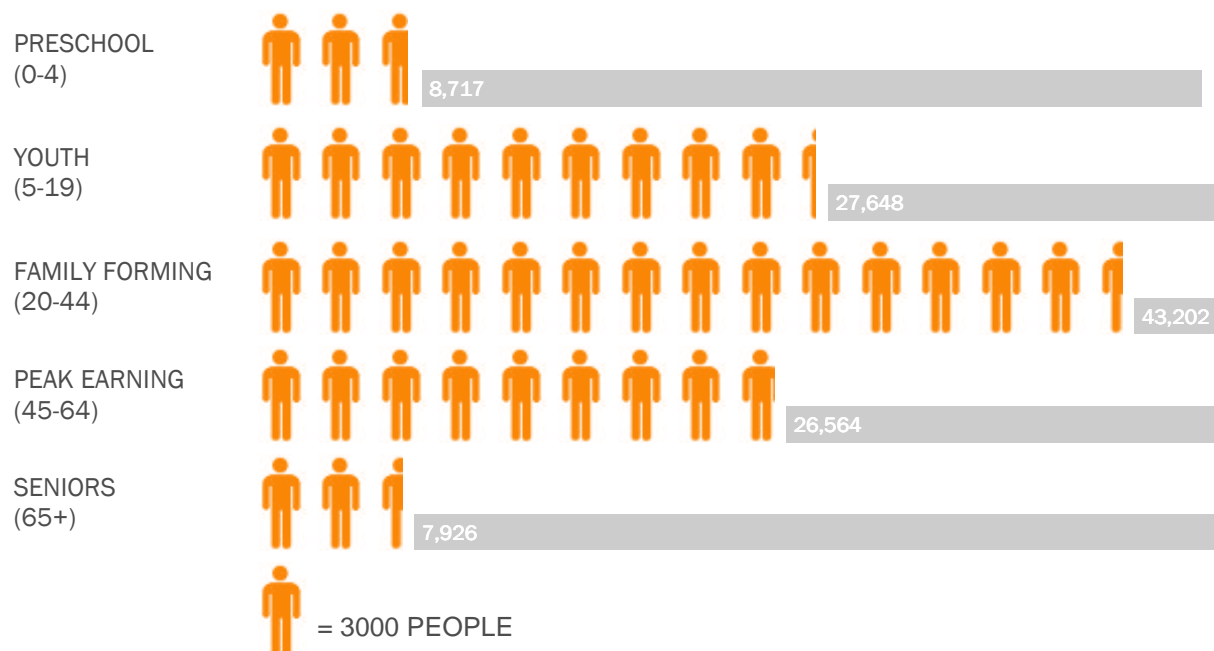
## Age Distribution

### AGE GROUPINGS FOR FULTON COUNTY

The age table 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.

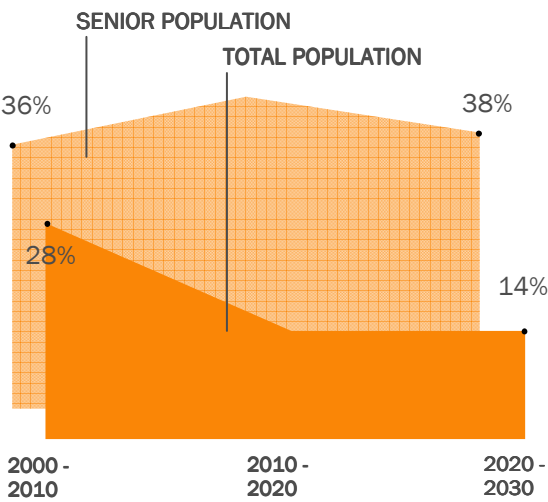
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### Age Distribution, 2009



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

## Senior Growth Rate, 2000 - 2030



Source: Fulton County GIS

## 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. The next largest group is youth, who make up 24% of the population. These percentages are forecasted to stay fairly consistent in the future; however, the population of Unincorporated South Fulton County is slowly aging. 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.

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%.





# Race and Ethnicity

## RACIAL AND ETHNIC COMPOSITION AND COMPARISON

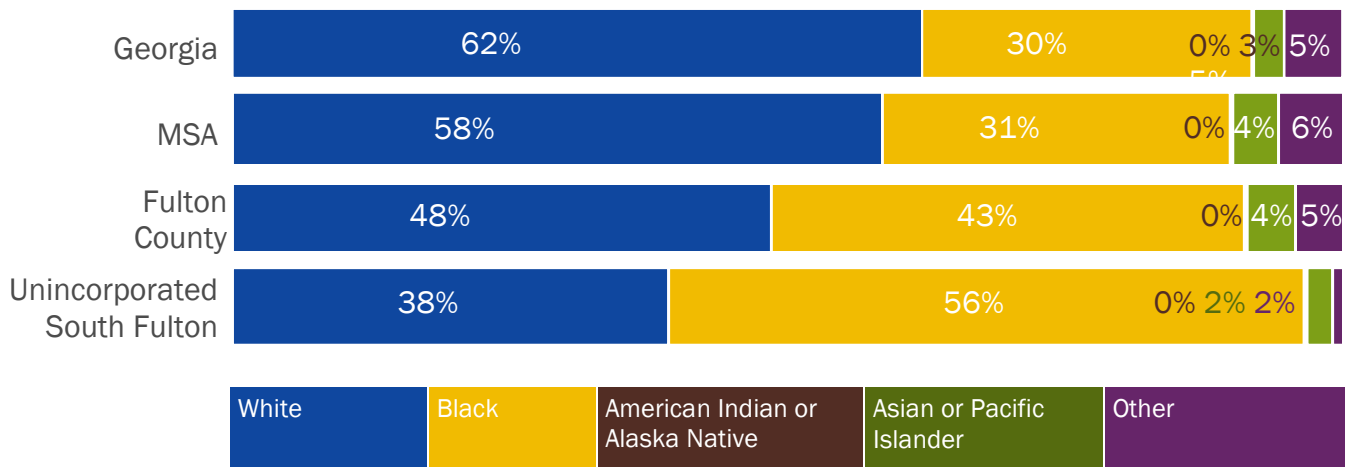
Historically, Unincorporated South Fulton County’s popula- tion has been majority black, with the white population comprising about a third of the total population. The other races combined make up less than five percent of the population. Since 1990 there has been a trend of the white population increasing while the black population is de- creasing in terms of total percentage of Unincorporated South Fulton County’s total population. The minority popu- lations, 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.

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## Unincorporated South Fulton County Changing Racial Distribution, 1990 - 2010

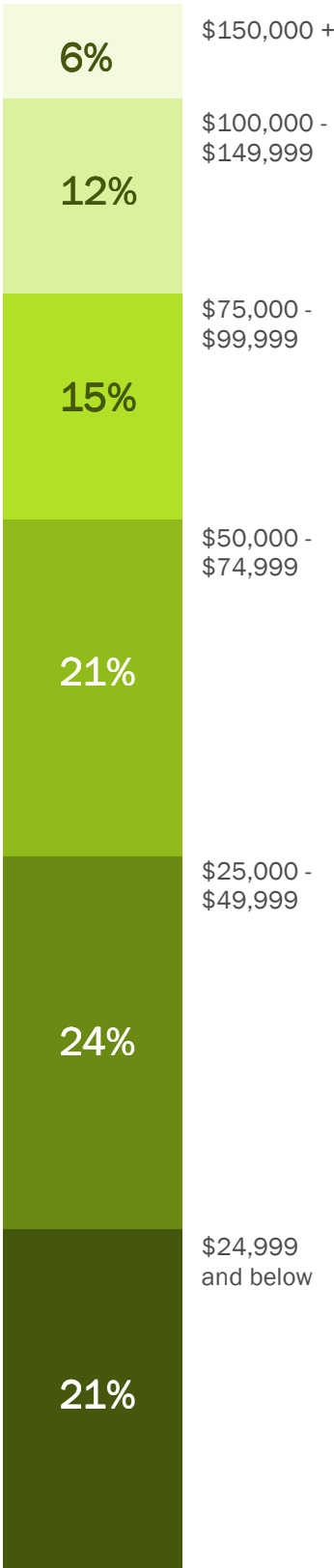


## Racial Distribution Compared to the County, MSA and Georgia, 2010



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



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.

#### Median Household Income (2009)



#### Mean Household Income (2009)



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.

#### Poverty Rate



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

FULTON COUNTY







# ECONOMIC DEVELOPMENT

## Contents

Economic Base

Labor Force

Economic Resources

Economic Trends

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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.

As was mentioned in the Community Assessment, Fulton County government has recently made a renewed effort to foster economic growth in Fulton County by re-establishing Fulton County's Office of Economic Development. This new office will be charged with drafting and implementing a new economic vision for Fulton County.

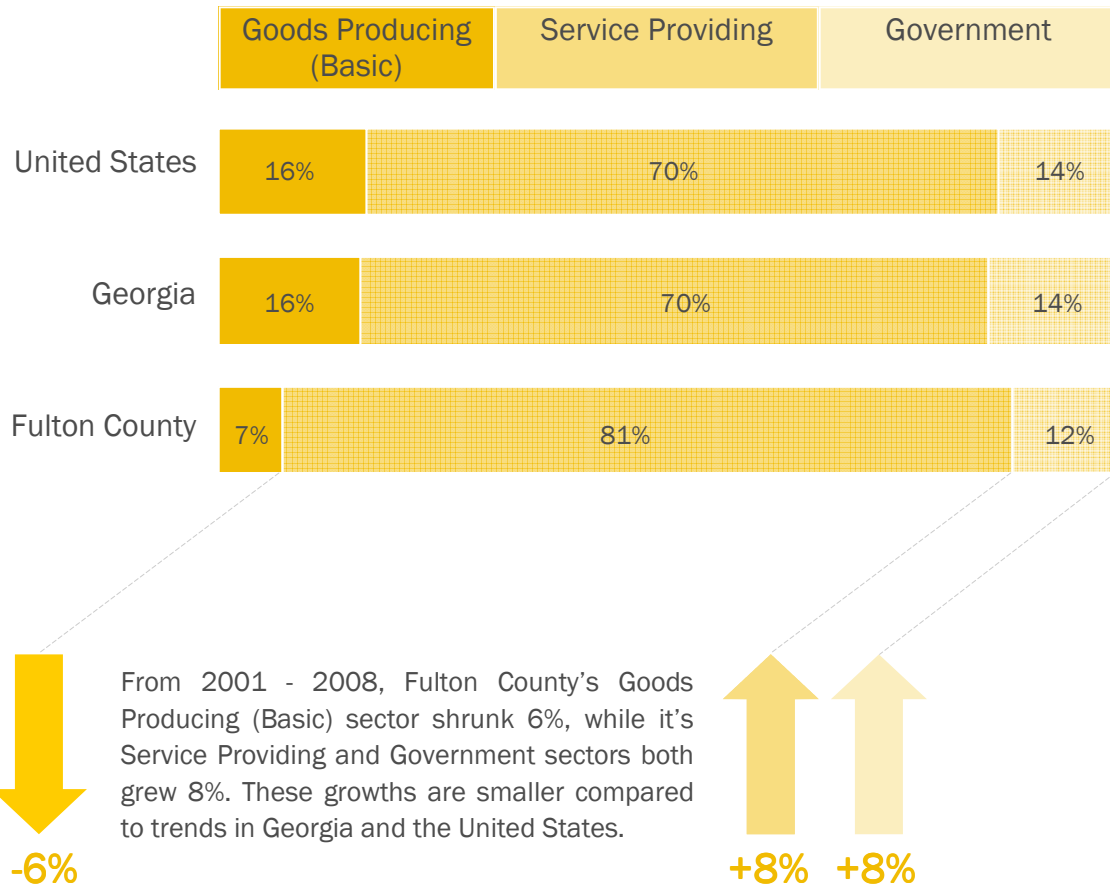


## Economic Base

### 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 .

### Percentage of Employment by Sector, 2008



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

## Labor Force

### Labor Force Participation, 2008



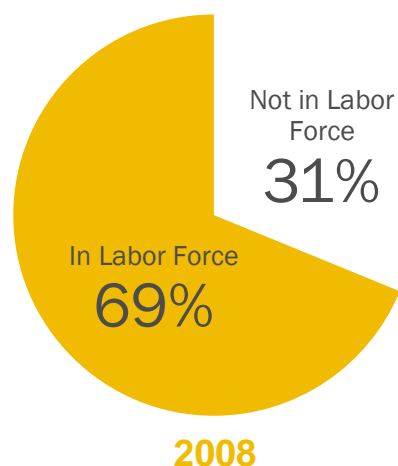
769,325 TOTAL POPULATION
529,318 IN LABOR FORCE
240,007 NOT IN LABOR FORCE
528,354 CIVILIAN LABOR FORCE
490,024 CIVILIAN EMPLOYED
38,330 CIVILIAN UNEMPLOYED
964 IN ARMED FORCES

#### 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.

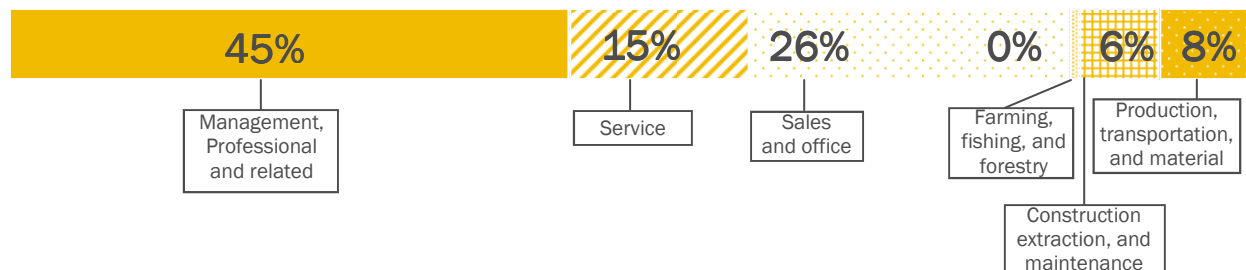
#### OCCUPATIONS

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.



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### 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.

### Annual Average Wage per Job, 2008

\$61,107

Fulton County

\$49,324

Atlanta MSA

\$43,474

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.

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### 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.



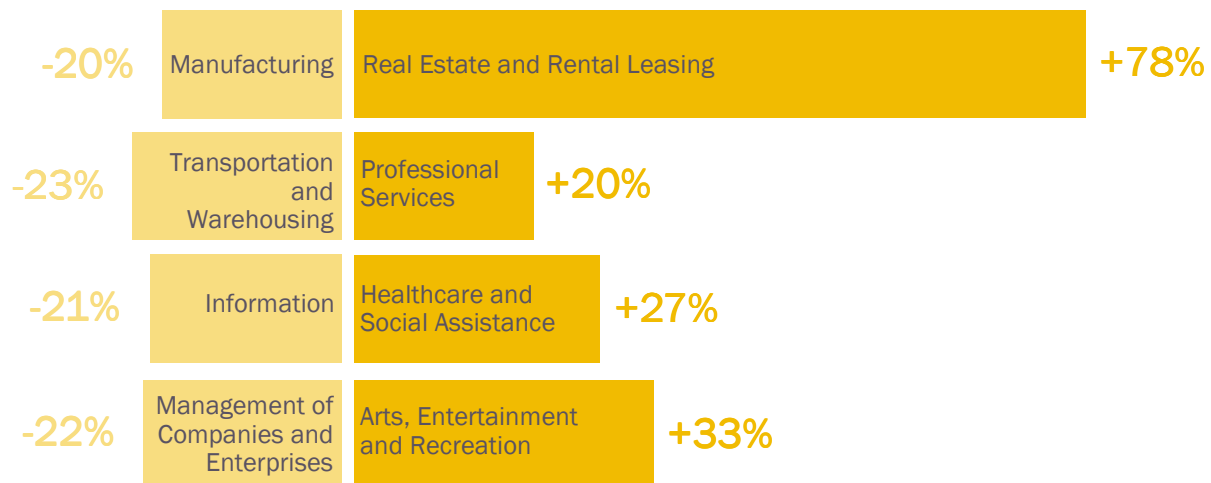
## Economic Trends

### 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 percentages 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.

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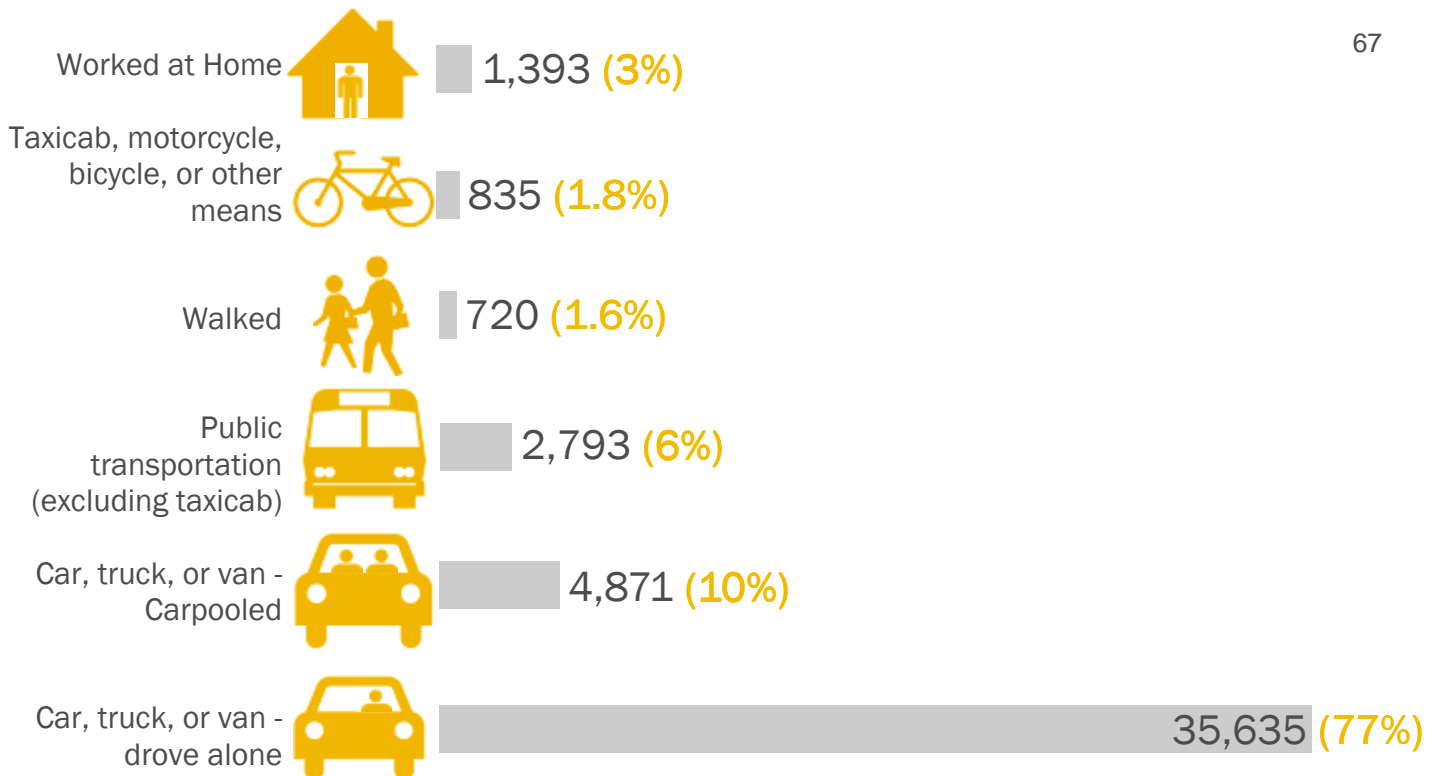
### Growing and Declining Industries (2001-2008)



## COMMUTING PATTERNS

A majority of workers (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.

### Unincorporated South Fulton County Commuting Patterns, 2009



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 of Housing

Cost-Burdened Households  
Special Needs Housing  
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.



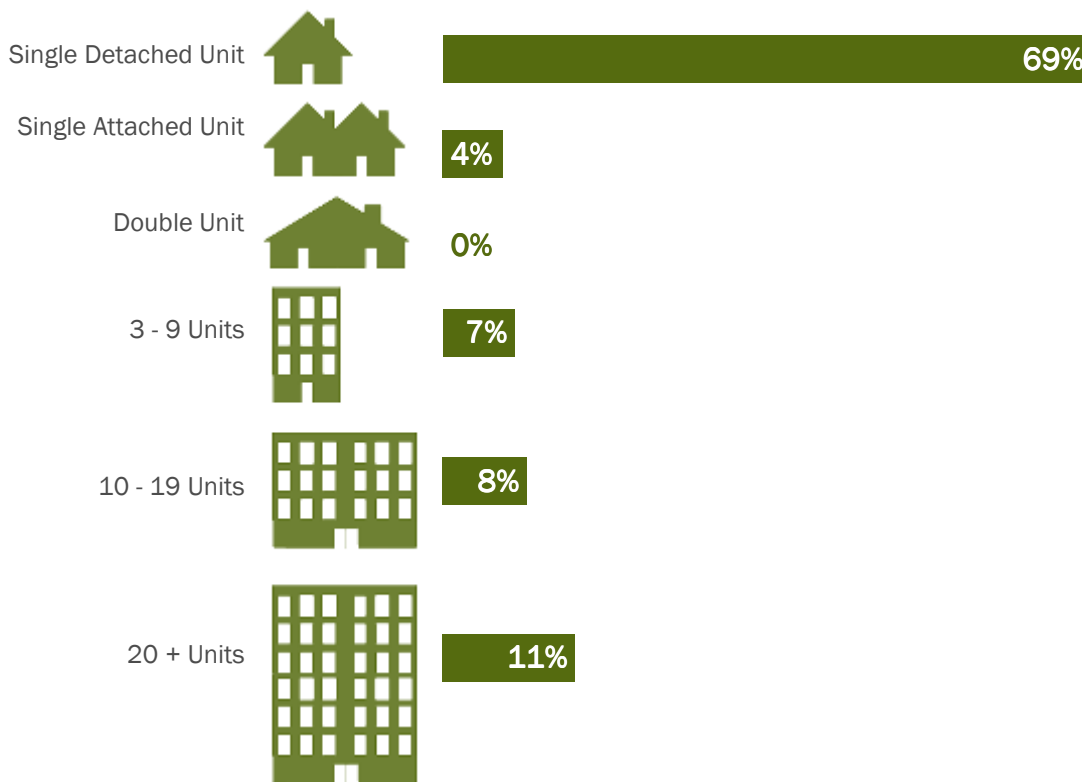


## Housing Type and Mix

### 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 suburban 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.

### Unincorporated South Fulton County Distribution of Housing Stock, 2009



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

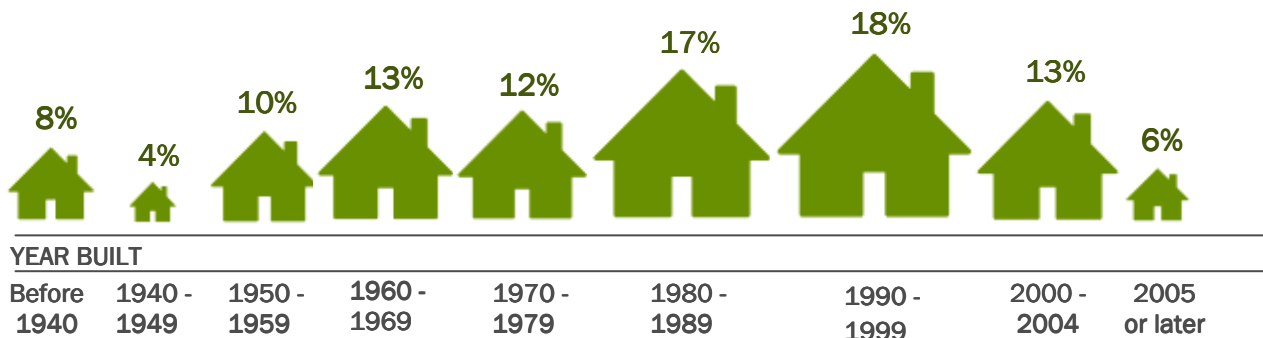
## Condition and Occupancy

### 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.

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### Fulton County Percentage of Housing Stock Age, 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 will address in the updated comprehensive plan.

# 17%

At 17%, the vacancy rate in Unincorporated South Fulton County is higher than the county as a total. This will become a key issue to be discussed further in the Community Agenda section of the document.

## 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

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



Complete  
Kitchen Facilities

99.4%



Lacking Complete  
Kitchen Facilities

0.6%



Complete  
Plumbing Facilities

99.4%



Lacking Complete  
Plumbing Facilities

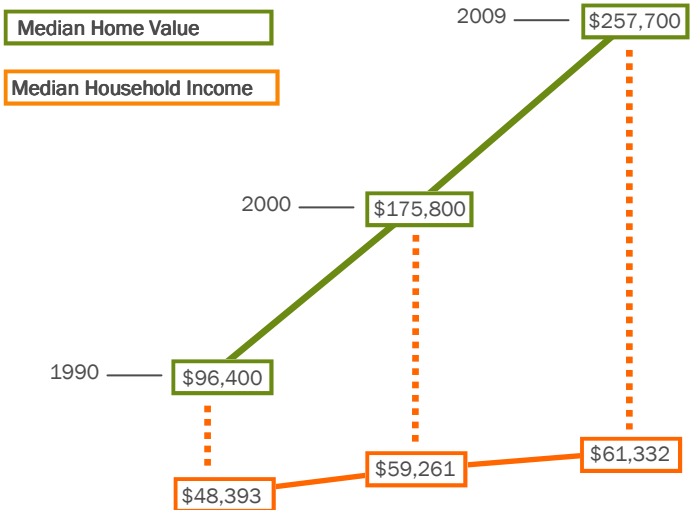
0.6%



## Cost of Housing

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



\$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.

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

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. The following data pertains to this population in Fulton County:

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

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## **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)

## **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 emergency 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

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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. 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 homeown-

**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

ers, 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 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.

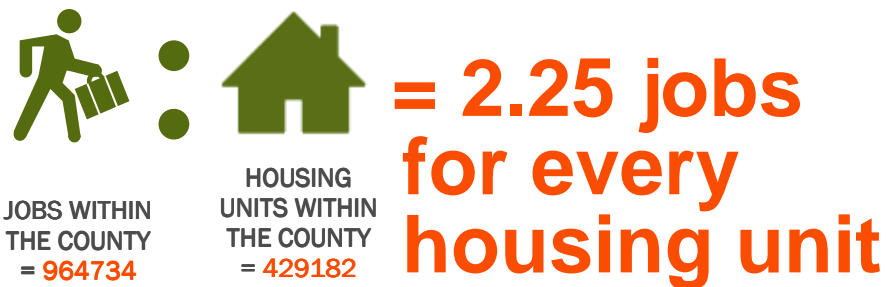


## Jobs/Housing Balance

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.

This trend for Fulton County is not consistent with Unincorporated South Fulton County. As was presented in the Community Assessment, residential land uses dominate Unincorporated Fulton County. Currently only 22% of land in Unincorporated Fulton County is dedicated to a non-residential use.

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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

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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.

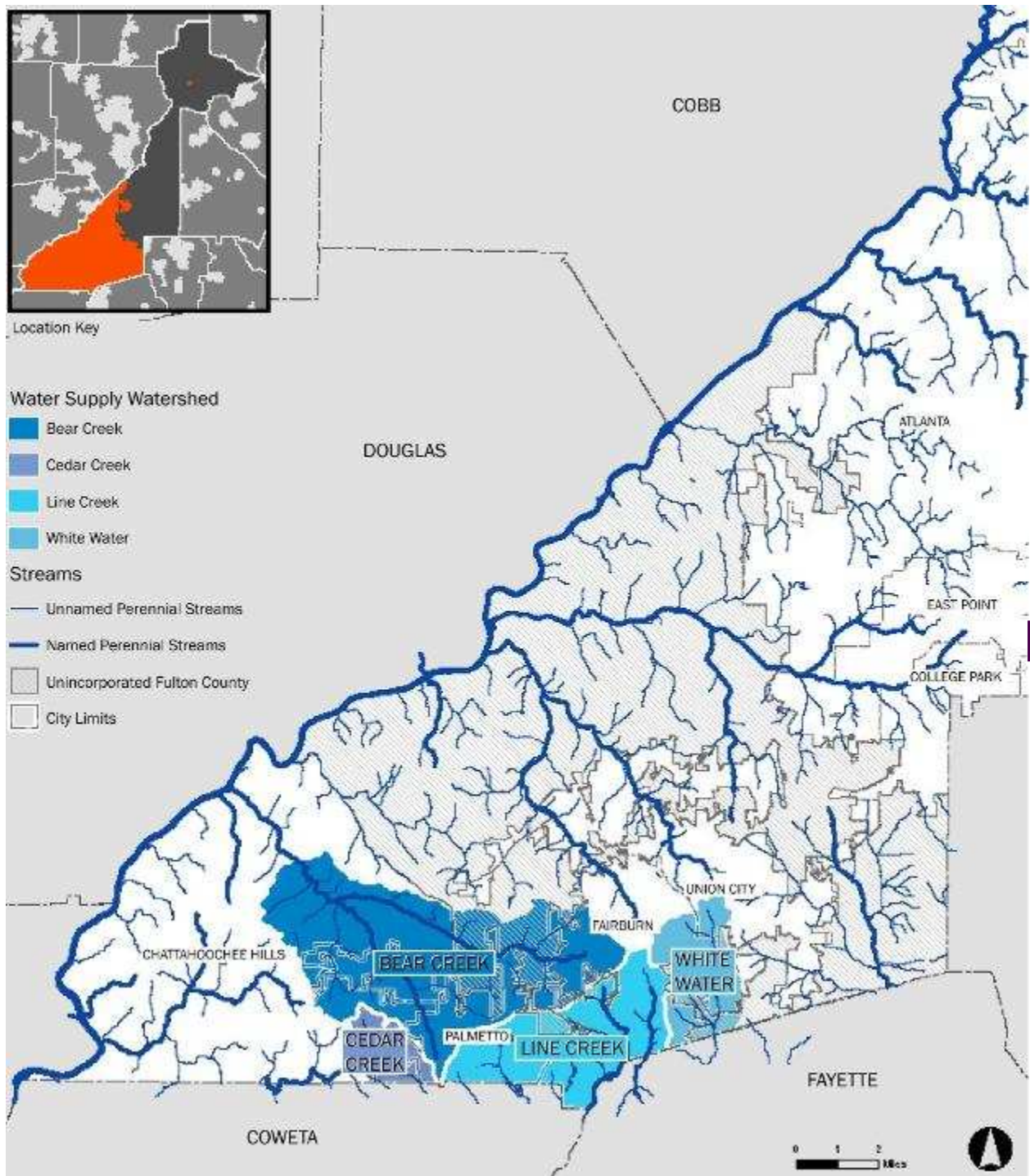


## Environmental Planning Criteria

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 what adopted ordinances exist to protect these resources. The four critical environmental resources are defined in the table below.

	Definition	Local Ordinance	Ordinance Adoption Date
Water Supply Watershed	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-05
Groundwater Recharge Areas	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	Aug-02
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	Jun-02
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

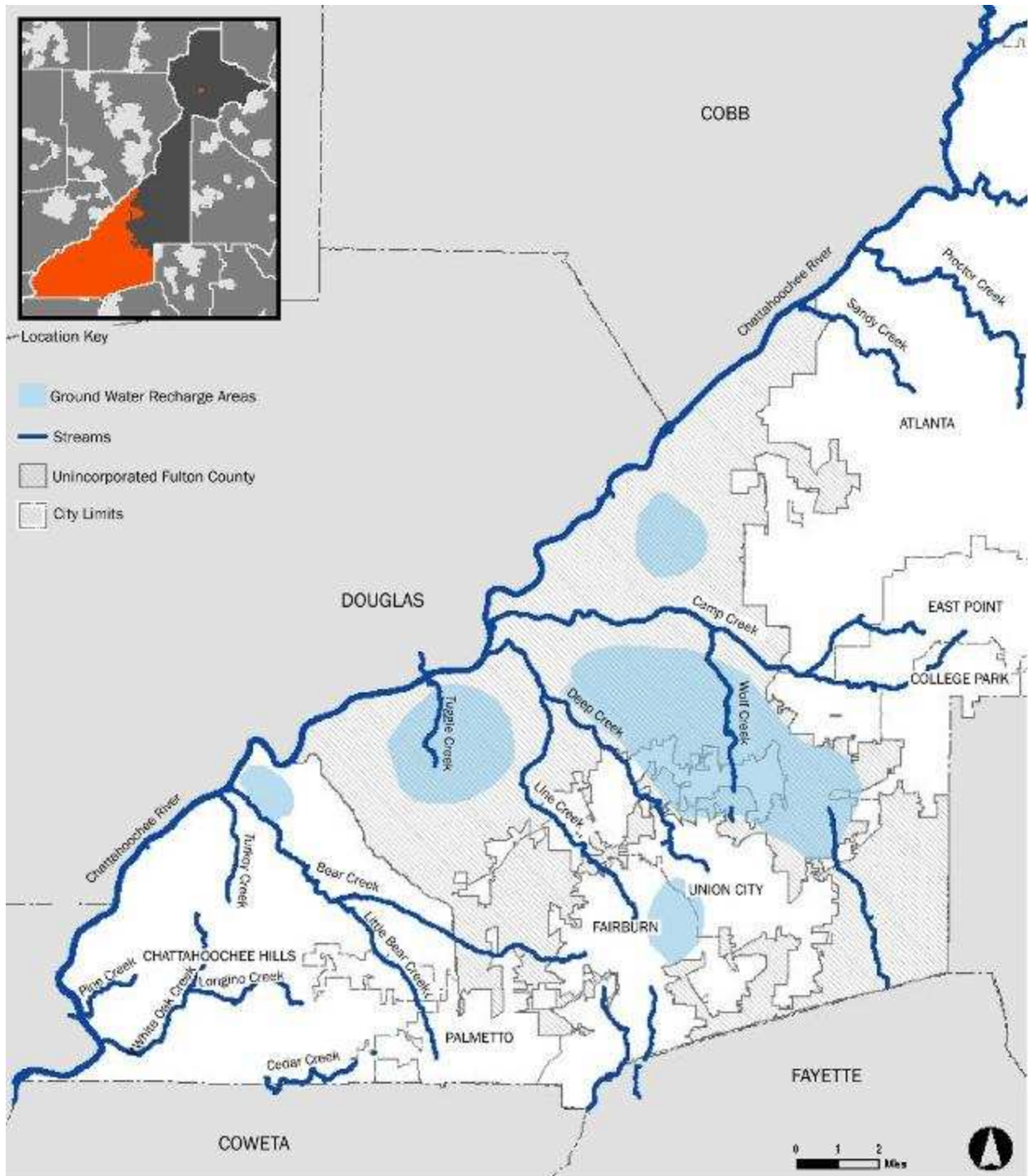




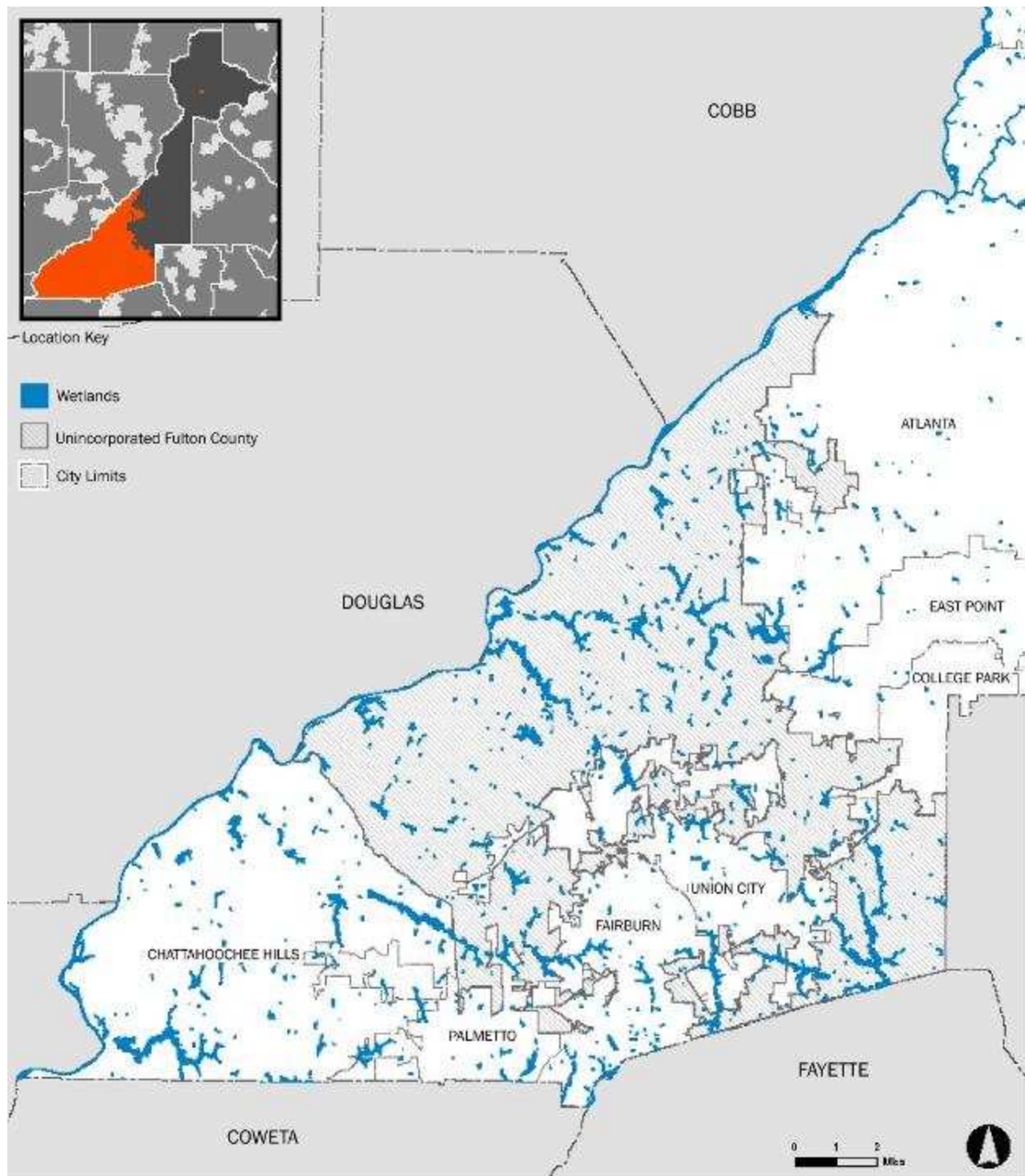
## Water Supply Watersheds





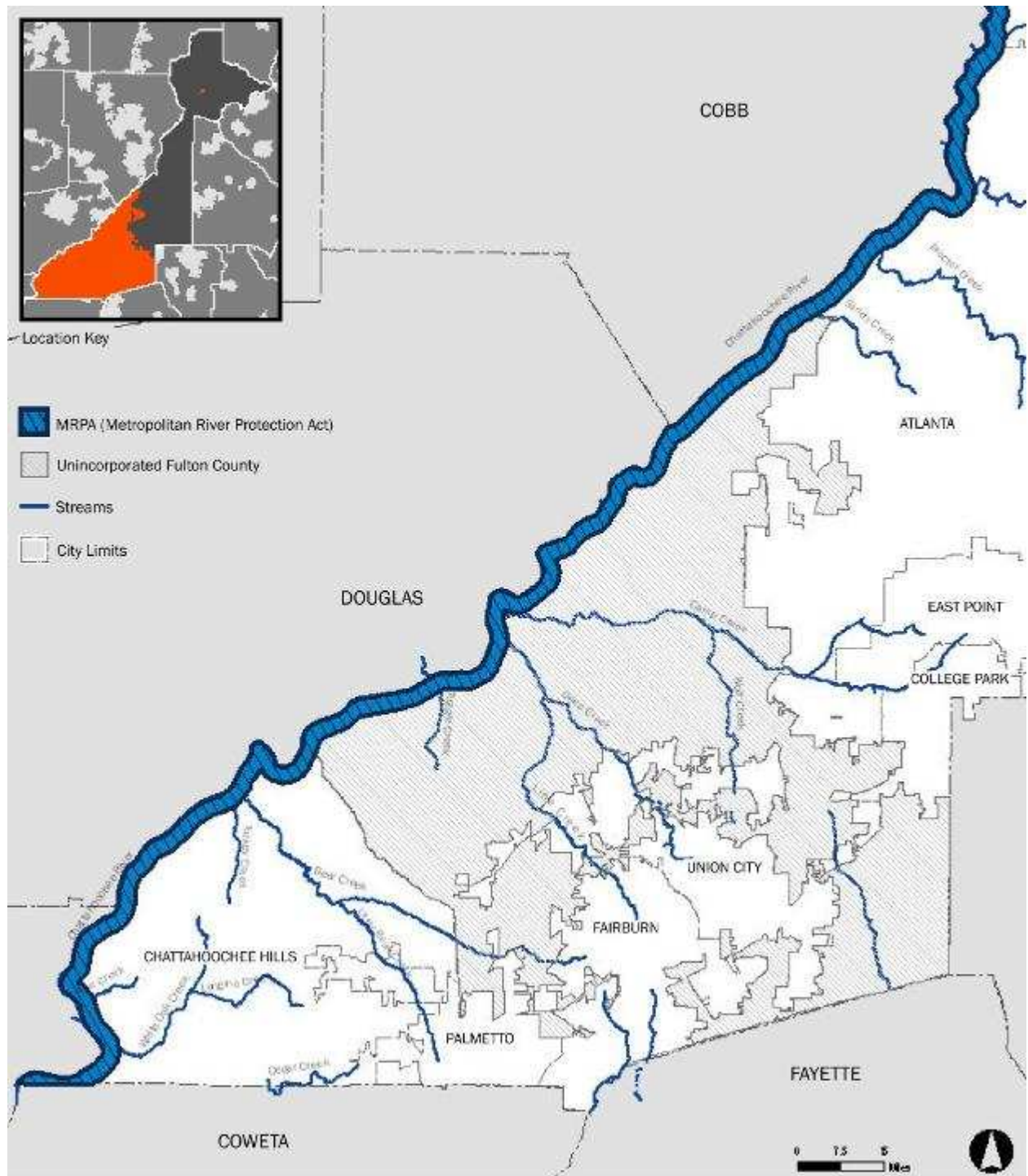


## Groundwater Recharge Areas



## Wetlands Protection





## River Corridor Protection

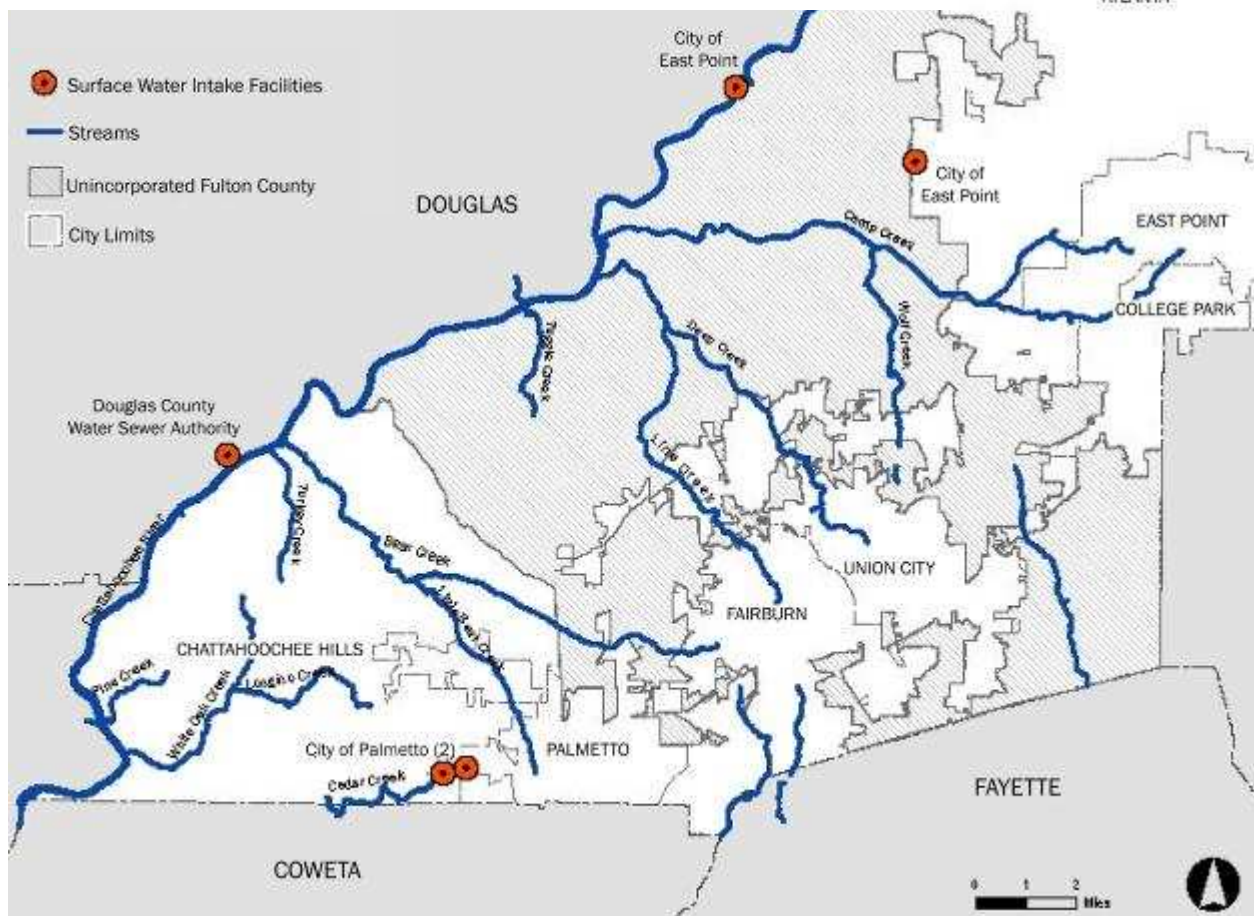


## Other Environmentally Sensitive Areas

### PUBLIC WATER SUPPLY SOURCES

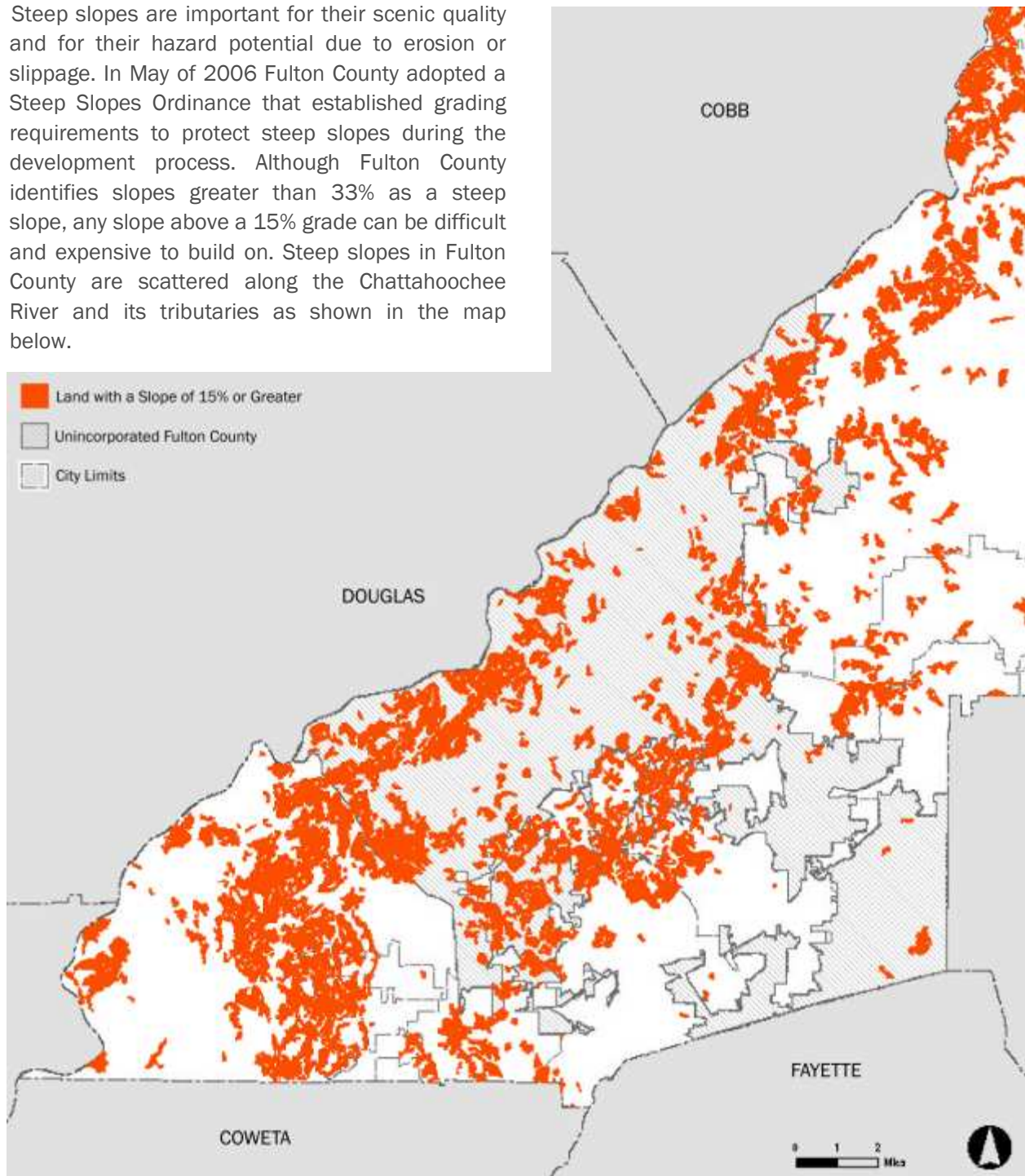
One of Fulton County's primary natural resources is the Chattahoochee River. It is the major drinking water source for Fulton County. The City of Atlanta provides unincorporated South Fulton with water services. Water from the Chattahoochee River is processed by City of Atlanta's Chattahoochee and Hemphill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



## 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.

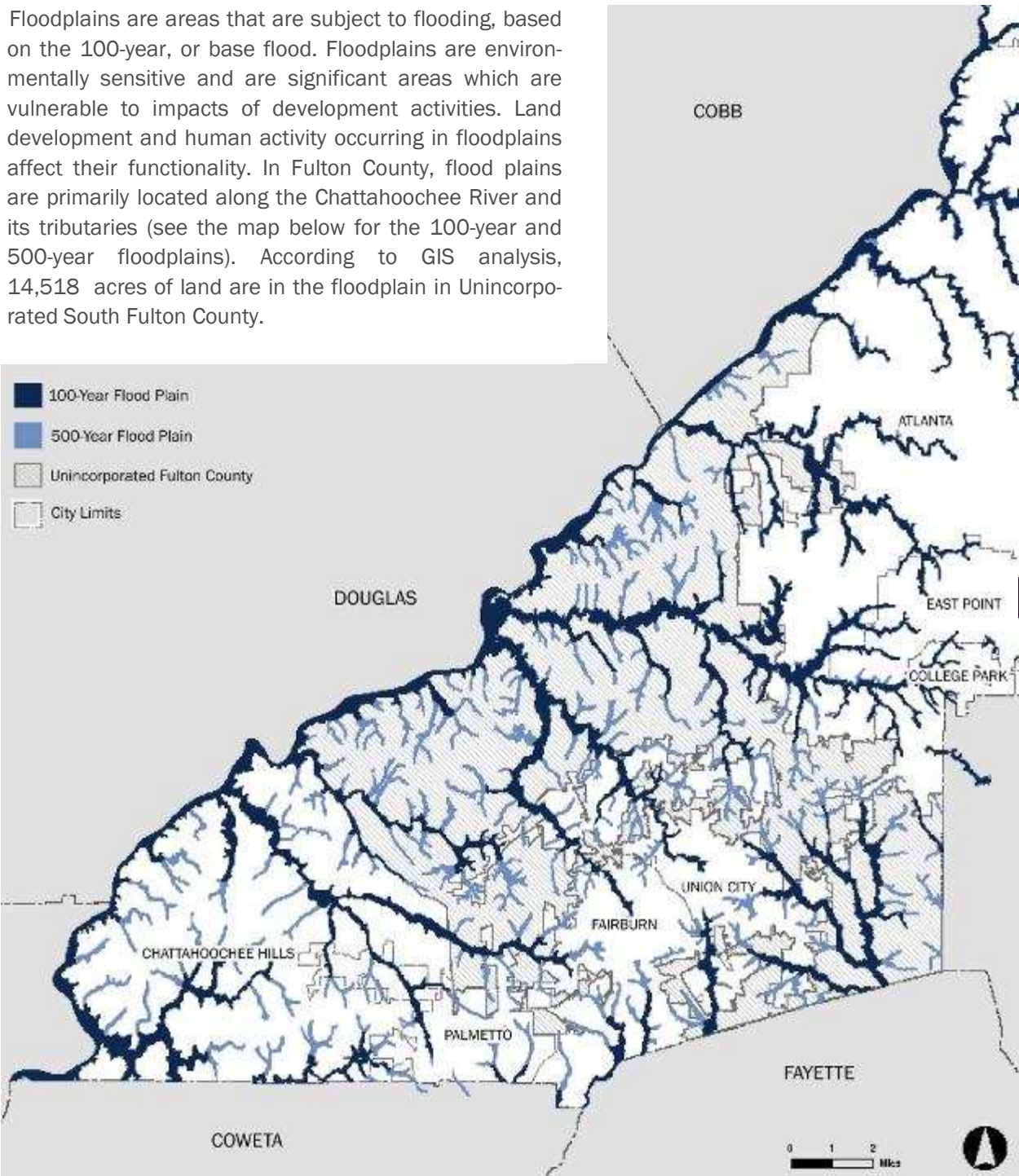


## Steep Slopes



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.



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 the Community Facilities Element.

## **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 South 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.

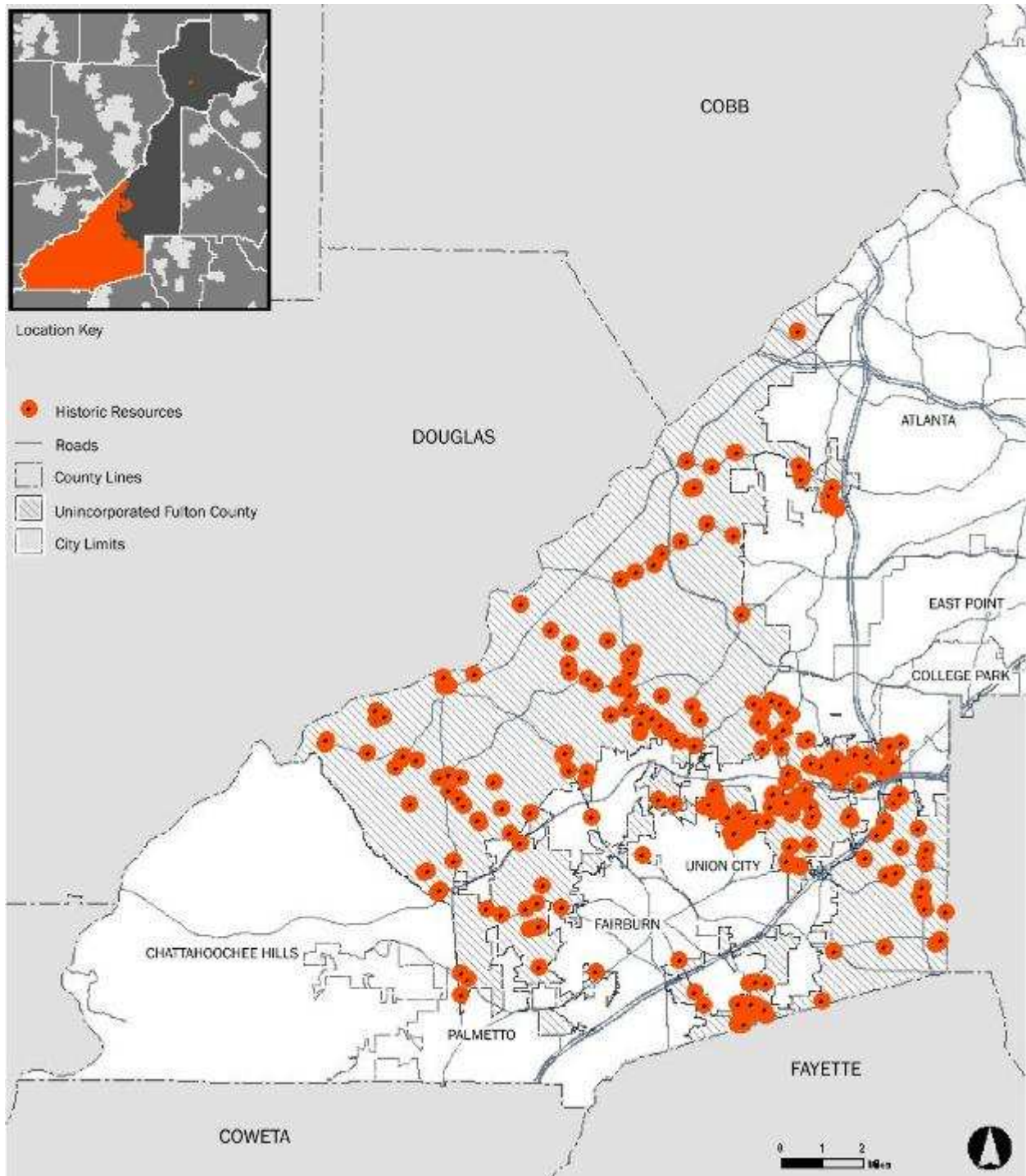
Since Fulton County developed as an agricultural area, most of the historic resources in Unincorporated South Fulton County could be considered to be rural resources. Crossroads communities frequently located at the intersection of two or more roads, are located throughout unincorporated Fulton County. 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.

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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. In South Fulton, the unincorporated communities represent county seats, railroad and crossroads communities.

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.





## Historic Resources



# COMMUNITY FACILITIES AND SERVICES

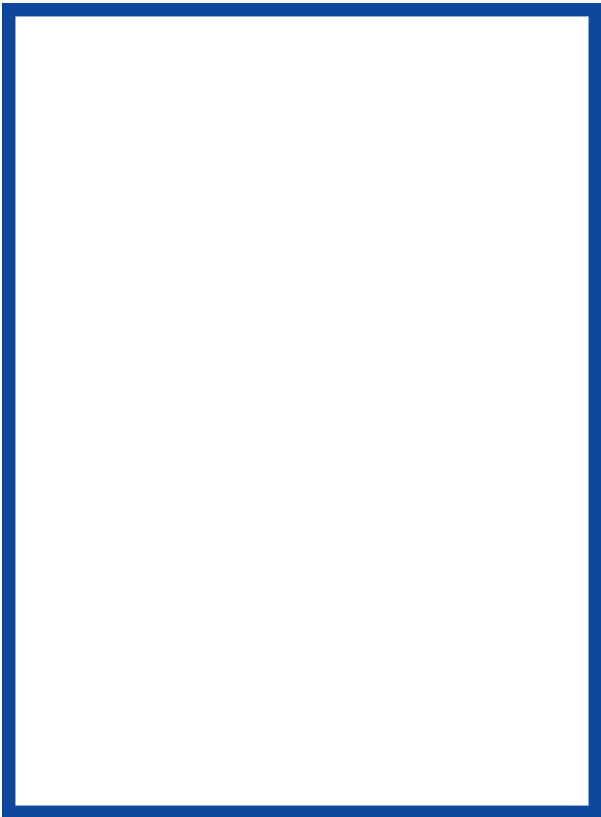
## Contents

Water Supply and Treatment

Sewerage System and Wastewater Treatment

Other Facilities and Services

Consistency with Special Delivery Strategy



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.



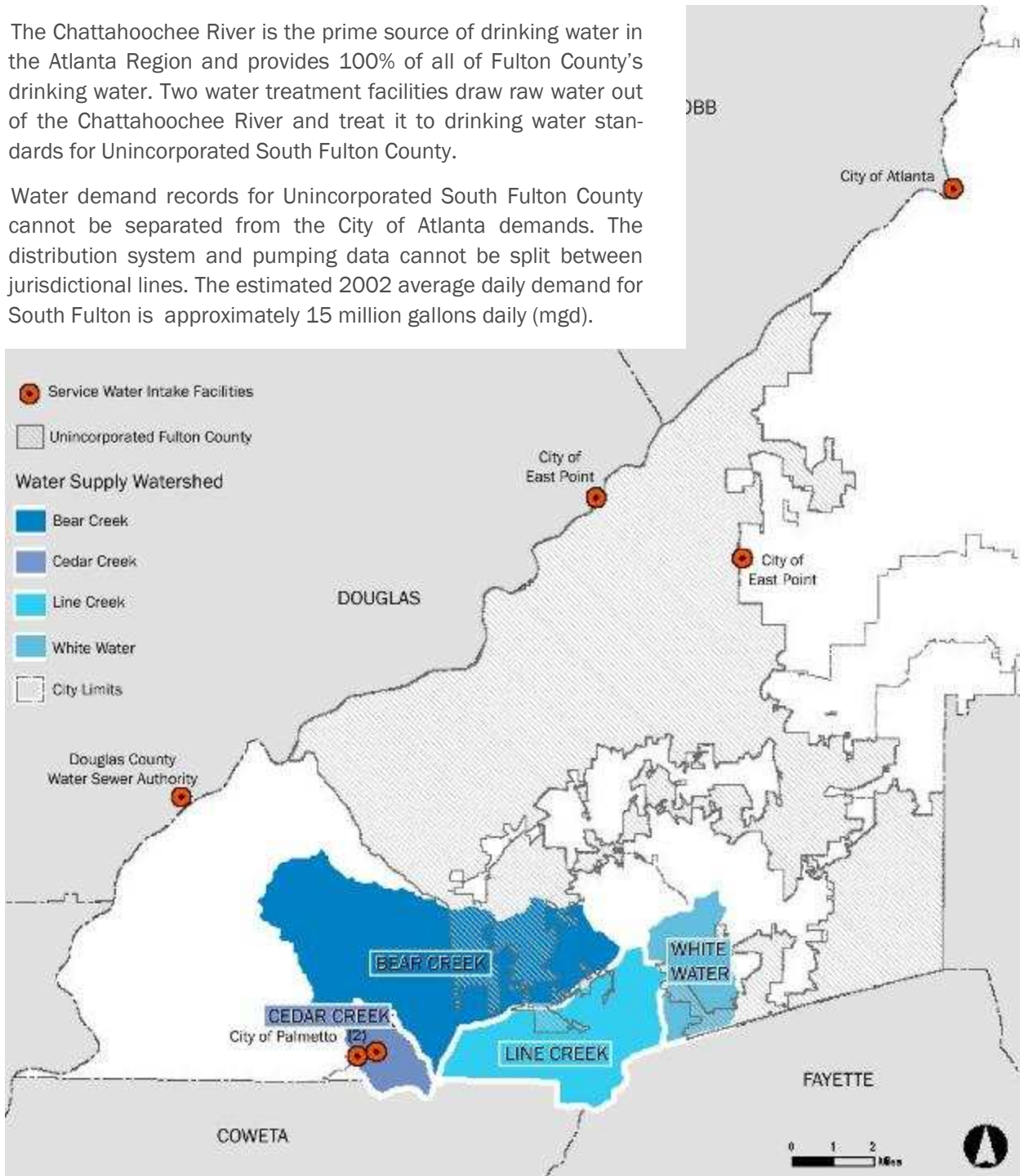


## Water Supply and Treatment

### 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).



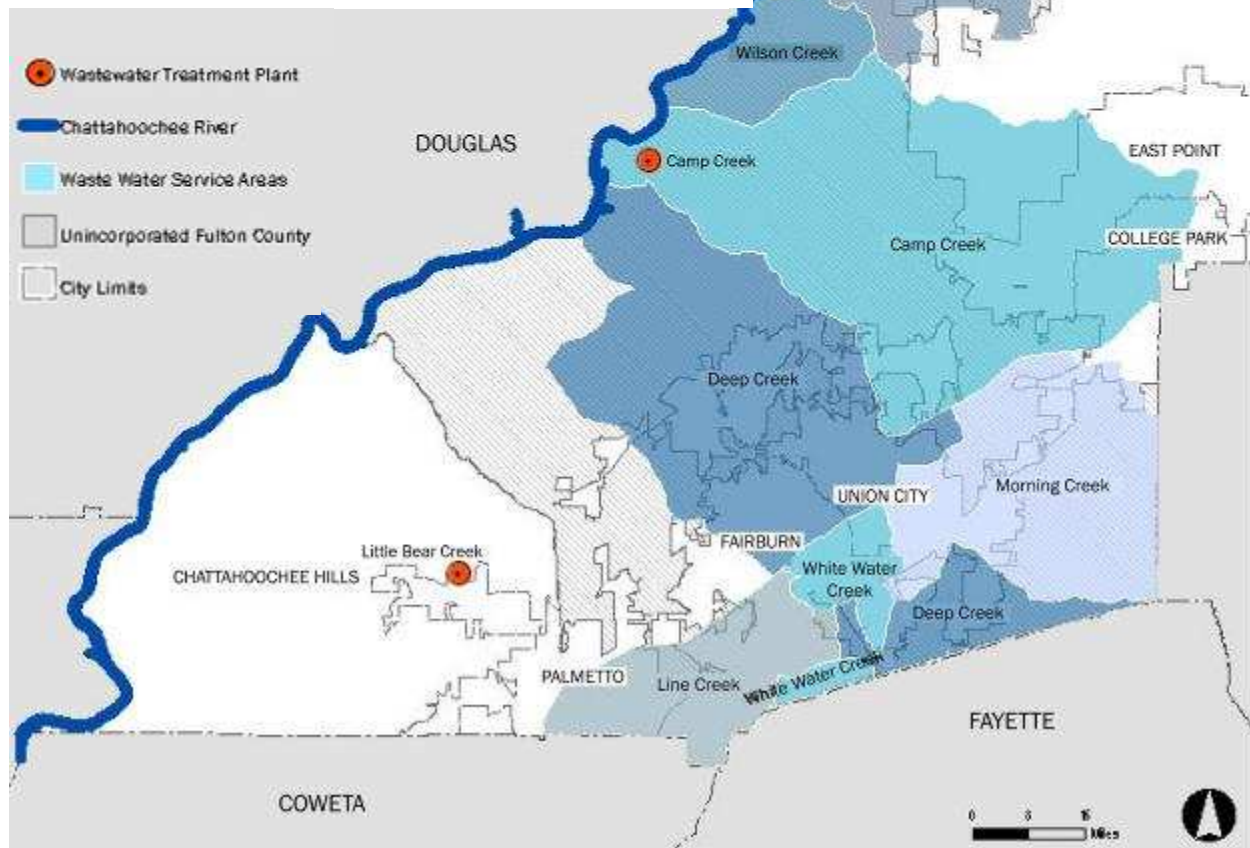
## Sewerage System & Wastewater Treatment

### 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.

Water Pollution Control Plant	Service Area	Predominant land uses served by the facility
Camp Creek	South Fulton County	Residential, industrial
Little Bear Creek	Crossroads subdivision in South Fulton County	Residential

Source: Fulton County Department of Public Works



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## 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.

### 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

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

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

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

### PUBLIC SAFETY

#### POLICE SERVICES

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.



## PUBLIC SAFETY

### FIRE AND EMERGENCY SERVICES

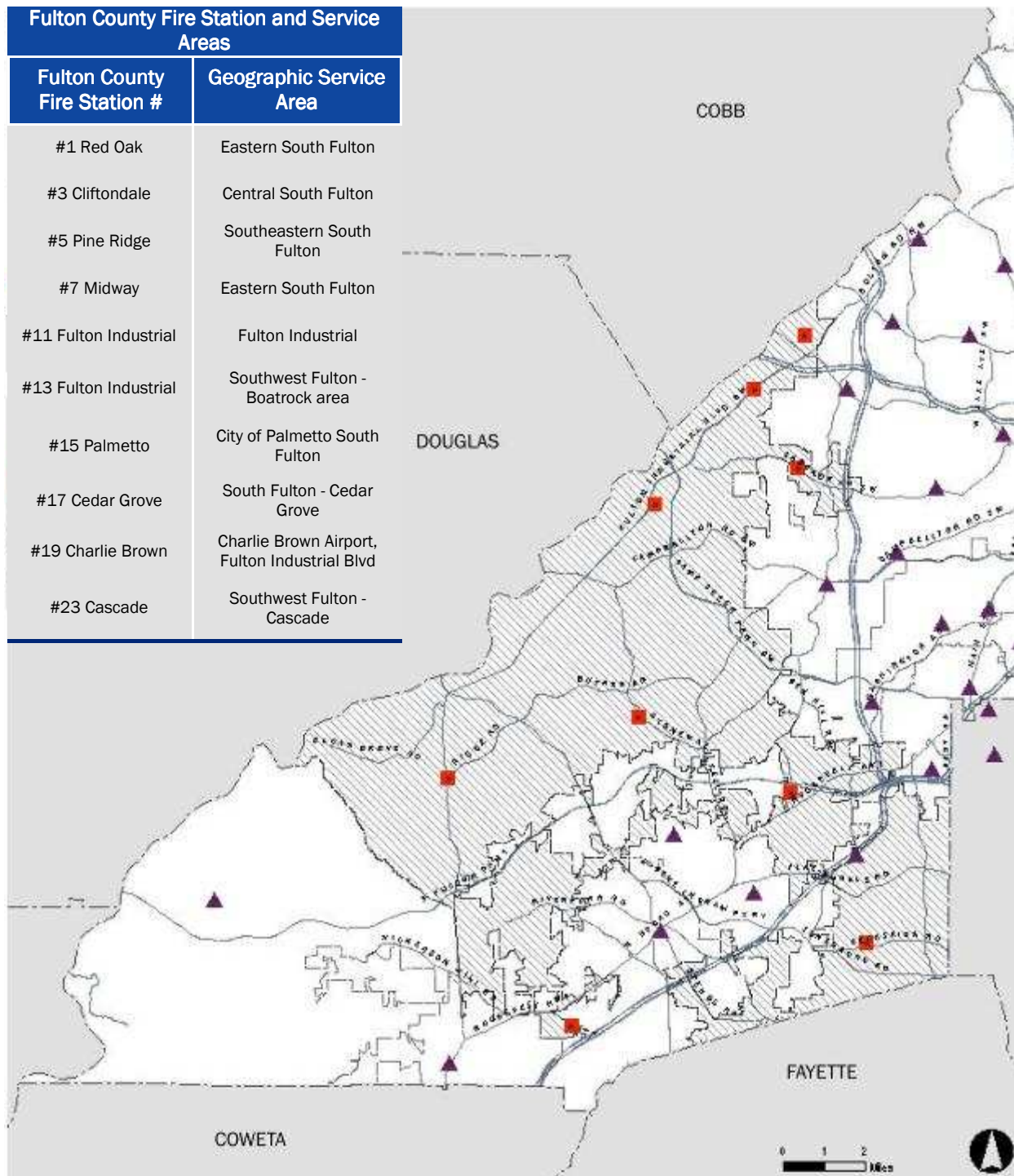
Unincorporated South Fulton County is supported by 10 Fire Stations and 149 personnel. Fulton County Fire Services are generally limited to Unincorporated South Fulton County. In addition, the Department is a member of the Georgia Mutual Aid Group (GMAG), a state-wide fire department mutual aid group. 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.

Fulton County Police Department Facilities	
Facility	Address
Headquarters	5440 Fulton industrial Boulevard, Atlanta, Georgia 30336
South Precinct	5600 Stonewall Tell Road College Park, Georgia 30349
Southwest Precinct	4121 Cascade Road Atlanta, Georgia 30331 (Fire Station #23)
Old National Precinct	5549 Old National Highway College Park, Georgia 30349 (Sheriff & Marshal)
Criminal Investigations Division	4701 Fulton Industrial Boulevard Atlanta, Georgia 30336
Fulton Public Safety Training Center	3025 Merk Road, College Park, Georgia 30349
Tactical Operations and Planning Center	3995 MLK Jr. Drive, Atlanta, Georgia 30336

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



## Fire Stations



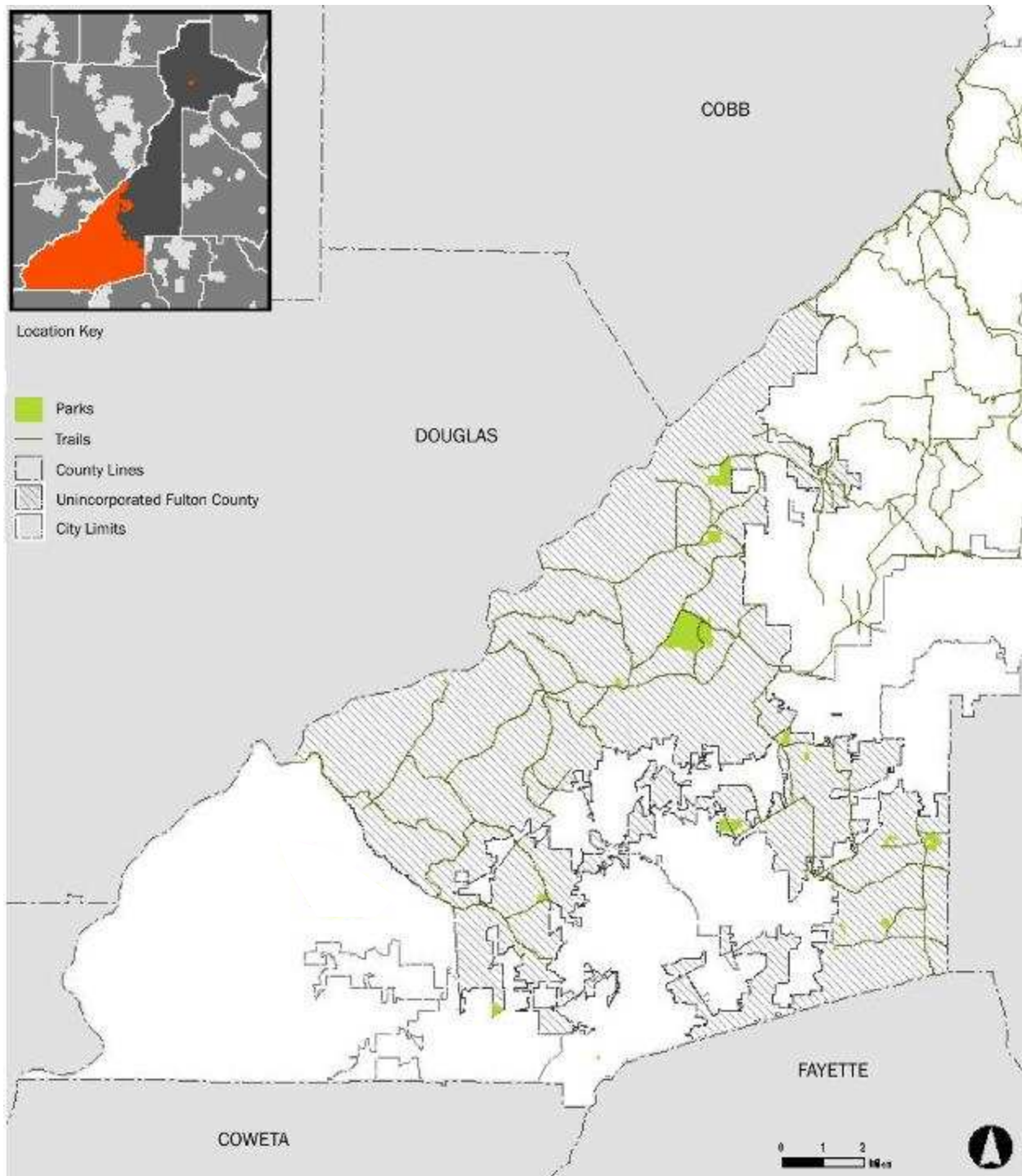
## PARKS AND RECREATIONAL SERVICES

The Parks and Recreation Department owns and/or operates 23 parks comprising approximately 1470 acres in Unincorporated South Fulton County. The Parks and Recreation Department operates 9 Recreation Centers, 47 trap and skeet houses, 3 gymnasiums, one indoor pool, 40 hard court tennis courts, 34 athletic fields, one nature center, and 3 soccer fields. One specialty park is operated by another organization.

Parks are classified as Regional, Community or Neighborhood Parks according to their size and service area. Regional Parks are over 200 acres and have a 2-mile service area. Community Parks have between 25 to 200 acres and have a 2 mile service area. Neighborhood Parks are 1 to 25 acres with a ½ mile service area. Mini-parks are less than 10 acres and have a ¼ mile service area. Specialty Parks serve a specific recreations purpose such as a nature center, historic site etc. The Department of Parks & Recreation currently has one Regional Park, 7 Community Parks, 7 Neighborhood Parks, and 10 Specialty Parks. The Table below includes Fulton County parks by location, size and classification.

South Fulton Parks and Recreation Facilities Inventory		
	Parks & Recreational Facilities	Size in acres
<b>Community Parks</b>	Burdett Park	27.93
	Creel Park	26
	Sandtown Park	74.1
	Old National Park	89
	Trammell Crow Park	161.57
	Welcome All Park	36
	Wilkerson Mill – Farris Park	30
<b>Neighborhood Parks</b>	Cedar Grove Park	20.6
	Cliftondale Park	18
	Delano Park	16.2
	Mason Road Park	4
	Rico Park & Rec. Center	9.1
	Hania Flowers	12
<b>Specialty</b>	Beaver Greenspace	16
	Farbest Community House	3.5
	Cedar Grove Community House	0.9
	Burdett Tennis Center	2.3
	Butner Greenspace	35
	South Fulton Tennis Center	26
	Wolfe Creek Shooting	637.31
	Mote Greenspace	30
	Charlie Brown Greenspace	52
	<b>South Fulton Totals</b>	<b>1327</b>





## Parks and Recreation





## **STORMWATER MANAGEMENT**

### **STORMWATER MANAGEMENT PROGRAM**

Management of storm-water 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 storm-water 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. The Surface Water Management Section provides services that relate to the County's "National Pollutant Discharge Elimination System" (NPDES) permit. These services, listed below, are Fulton County's minimum contributions to the permitted Metro Atlanta Storm-water Monitoring Program.

### **STORMWATER MANAGEMENT FACILITIES**

A complete inventory of facilities (locations, useful life of facilities, location of outfalls, and useful life of outfalls) and inspection of them is a major part of the Surface Water Management Division's current work program.

## **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.

The County also maintains a solid waste enterprise fund as authorized under the Georgia Solid Waste Management Act. The fund is supported by property tax revenue collected in Unincorporated South Fulton County. Funding covers landfill post closure obligations for Merk Mile and Morgan Falls as well as Merk Mile Transfer Station. Waste from all Fulton County government facilities is collected and disposed of by Waste Management, Inc.

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.

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County departments such as the Fire Department and the Health and Wellness Department.

## Consistency with Special Delivery Strategy

Georgia's Service Delivery Strategy (SDS) Act ensures that local governments take a careful look at the services they provide in order to identify overlap or gaps in service provision. It also helps governments to develop a more rational approach to allocating delivery and funding of these services among the various local governments and authorities in each county. Currently Fulton County's SDS was approved in 2005 however the Georgia Department of Community Affairs required that Fulton County adopt a revised strategy by December 2009. Fulton County and the municipalities in Fulton County were not able to reach an agreement and filed a petition for mediation which is still ongoing.





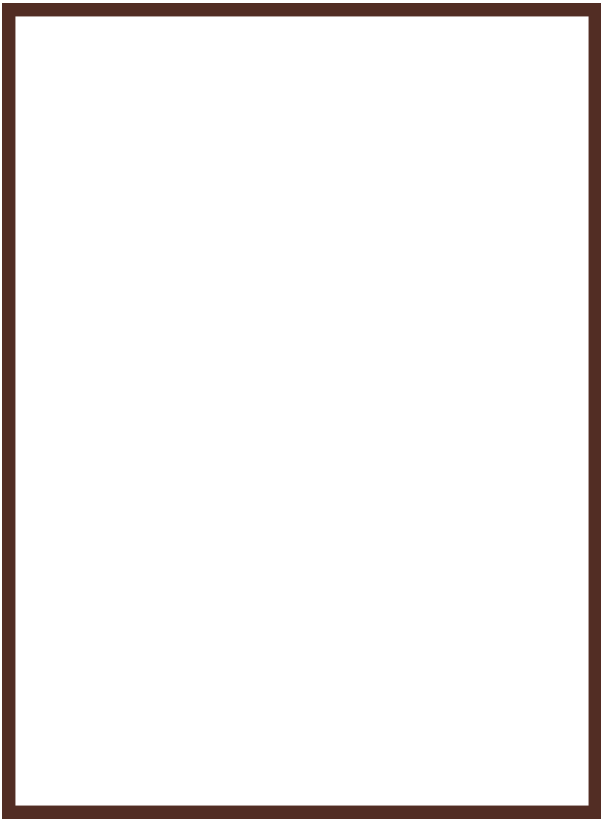


# INTERGOVERNMENTAL COORDINATION

## Contents

Adjacent Local Governments

Independent Agencies, Boards and Authorities



The Intergovernmental Relations section provides Fulton County an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities. The changing municipal landscape within Fulton County during the past five years has served to add more complexity to service delivery. With 14 local municipalities within Fulton County it is critical that service delivery decisions be made that improve the quality of life for all citizens of Fulton County no matter where they live.



## Adjacent Local Governments

Located in north Central Georgia, Fulton County is bordered on the north by Forsyth and Cherokee Counties, on the west by Cobb, Douglas and Carroll Counties, on the south by Coweta and Fayette Counties and on the east by Clayton and Gwinnett Counties. Fulton County contains 14 municipalities, including the capital city of Atlanta. Fulton County's 14 municipalities are Alpharetta, Atlanta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs and Union City.

To facilitate coordination between Fulton County and other local governments, the Fulton County Board of Commissioners and Fulton County Management meet on an as-needed basis with elected officials and city management of other local governments. In addition, at the staff level Fulton County departments are notified of rezoning and use permit applications located along jurisdictional boundaries. Fulton County staff also participates in several standing committees at the Atlanta Regional Commission including the Land Use Coordinating Committee and the Transportation Coordinating Committee.

## Independent Agencies, Boards and Authorities

### FULTON COUNTY BOARD OF EDUCATION

Fulton County has an ongoing relationship with the Fulton County Board of Education who oversee the Fulton County Public Schools. Through this relationship, the Fulton County Department of Environment and Community Development facilitates monthly coordination meetings to coordinate planning, development and construction activities.



[www.fultonschools.org/](http://www.fultonschools.org/)

### COMMUNITY IMPROVEMENT DISTRICTS (CIDs)

A CID is a geographic area whose property owners establish a Board of Directors, who vote to assess additional property tax dollars to accelerate transportation and infrastructure



improvement projects. Unincorporated South Fulton County is currently home to two CID's, the South Fulton Community Improvement District which serves the Oakley Industrial area and the Fulton Industrial Community Improvement District which serves the Fulton Industrial Boulevard area.

#### FULTON-ATLANTA LAND BANK AUTHORITY



[www.fccalandbank.org/](http://www.fccalandbank.org/)

The Fulton-Atlanta Land Bank Authority (LBA) was established in 1991 to acquire tax delinquent properties in unincorporated Fulton County. The LBA's effort to restore properties to the tax rolls enhances Fulton County's tax collection and improves communities by working with community-based redevelopment efforts and developers to take blighted properties and restore them as productive properties. In addition, the LBA can enhance local green-space efforts by turning tax delinquent properties into permanently protected greenspace.



[www.fultondevauthority.org/](http://www.fultondevauthority.org/)

#### DEVELOPMENT AUTHORITY OF FULTON COUNTY

The Development Authority of Fulton County was established in 1973 with the primary purpose of issuing revenue bonds to help businesses finance relocations and expansions. The Authority serves the unincorporated area and all municipalities including the City of Atlanta.

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<http://www.itsmarta.com/>

#### METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA)

Enacted by the General Assembly in 1965 MARTA is a public authority established for the purposes of planning, constructing, financing and operating a public transportation system. The primary agreement between MARTA and Fulton County concerns its revenue source. Currently a 1% sales tax levy for MARTA is charged in the City of Atlanta and the counties of Fulton and Dekalb.







# TRANSPORTATION SYSTEM

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Envision 6

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Transportation and Land Use Connection

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The Atlanta metropolitan area has long been an area noted for long commutes and poor air quality. As the metro area and Unincorporated South Fulton County continue to grow it is important to get a clear picture of where we are so that we can accommodate further growth without further impacting our air quality and clogging our transportation infrastructure. Presented in this section will be an inventory of current transportation related infrastructure in Unincorporated South Fulton County.

For the purposes of the 2030 Comprehensive Plan, the transportation element section of this document will examine the existing inventory and conditions, assessment of current and future needs, articulation of goals and community vision, non attainment areas, and Mobility 2030 Regional Transportation Plan.



## Envision 6

Every four years, metropolitan planning organizations (MPOs) are mandated to develop, update, and adopt a long-range transportation plan for the region they serve and represent. The Atlanta Regional Commission (ARC) is the MPO representing the Atlanta region, on September 26, 2007; the ARC Board adopted its current FY 2008-2013 Transportation Improvement Program (TIP) for the Atlanta region. The Transportation Improvement Program (TIP) allocates federal funds for the use in construction of the highest-priority transportation projects in the near term of the Regional Transportation Plan (RTP). The current long-range plan transportation plan (RTP) through 2030, known as Envision 6. At its inception, Envision 6 focused on three major areas totaling \$67.1 billion. The three areas 1) system management, optimization, and operations 2) demand management and 3) system expansion. The TIP must be consistent with the long-range objectives of the RTP and must be financially balanced. Currently the Atlanta Regional Commission as the MPO for the Atlanta metropolitan area is in the process of updating the RTP. The updated 2040 RTP is expected to be completed in 2011. Fulton County's projects in the current TIP are listed in table below.

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Project Type	Project Description	Status	Planned Completion Date
Bridge Upgrade	Update Cochran Mill Road bridge at Pea Creek	Programmed	2013
Pedestrian Facility	Old National Highway Transit Oriented Development Implementation Program from Flat Shoals Road to Sullivan Road	Programmed	2013
ITS-Smart Corridor	Old National Highway ATMS from Jonesboro Road to Sullivan Road	Programmed	2012
Roadway Operational Upgrades	Oakley Industrial Boulevard from Fayetteville Road to Jonesboro Road	Programmed	2013
Roadway Operational Upgrades	Butner Road at Stonewall Tell Intersection Improvements	Programmed	2013
Roadway Operational Upgrades	Campbellton Road Intersection Improvement at New Hope Road/Boat Rock Road	Programmed	2014
Pedestrian Facility	Campbellton Road sidewalks in Sandtown From Enon Road to Reynolds Road	Programmed	2012
Multi-Use Bike / Ped Facility	Buffington Road Sidewalk and Multi-Use Path from I-85 to Roosevelt Highway	Programmed	2013

BRIDGE LOCATION AND CREEK INTERSECTION
Aldrege Road over Wolf Creek
Bethsaida Road over Morning Creek
Bethsaida Road over White Water Creek
Bishop Road over Bear Creek
Burdette Road over Morning Creek Tributary
Butner Road over Camp Creek
Butner Road over Deep Creek
Cascade Road over CSX Railroad
Cascade Road over South Utoy Creek
Cascade-PalmEtto over Camp Creek
Cascade-Palmetto over Deep Creek
Cedar Grove Road over Pea Creek
Cochran Mill Road over Pea Creek
Cochran Road over Camp Creek
Cochran Road over Deep Creek
Creel Road over Little Pea Creek
Demooney Road over Deep Creek
Derrick Road over Deep Creek Tributary
Enon Road over Camp Creek
Fairburn Road over CSX Railroad
Fairburn Road over North Utoy Creek
Fairburn Road over South Utoy Creek
Flat Shoals Road over I-85
Flat Shoals Road over Shannon Creek
Great Southwest Parkway over North Utoy Creek
Hall Road over Line Creek
Hall Road over Line Creek Tributary
Harris Road over White Water Creek Tributary
Herndon Road over Bear Creek
Hobgood Road over Bear Creek
Jones Road over Deep Creek
Jones Road over Line Creek
Kimberly Mill Road over Morning Creek
Koweta Road over Deep Creek
Mallory Road over CSX Railroad
Merk Road over Camp Creek
Northcutt Road over Pea Creek
Oakley Road over Broadnax Creek
Old Fairburn Road over Camp Creek
Ono Road over Bear Creek
Pleasant Hill Road over Cater Creek
Porter Terry Road over Little Pea Creek
Scarborough Road over Wolf Creek
Short Road over Pea Creek Tributary
Stacks Road over CSX Railroad
Stonewall Tell Road over Camp Creek
Welcome All Road over CSX Railroad
Welcome All Road over South Fulton Pkwy

## Road Network - Existing Inventory and Conditions

### STREETS, ROADS AND HIGHWAYS

Unincorporated South Fulton County has an extensive roadway system, connecting to all major freeways in the region. This roadway system is comprised of freeways, arterials, and collectors. Freeways are designed as major interstates and limited access state highways, such as I-20. There are 13 centerline miles of freeways in Unincorporated South Fulton County. Arterials are defined as streets that interconnect and complement the freeway system and/or serve trips of moderate length, often providing service between urban areas and small geographic areas. There are approximately 87 centerline miles of arterials. Collectors link the arterial system to the trip origins and destinations. They also provide circulation within the urban areas and activity services. There are 545 lane miles of collectors in Unincorporated South Fulton County.

The data on the following page is an inventory of streets, roads, and highways, including limited and controlled access facilities, bridges, signalizations, and signage. The inventory includes: functional classification (arterial, collector, and residential), number of lanes (including through lanes) jurisdiction (state, federal, local), conditions, accident frequency data, design volume capacity, average annual daily traffic (ADDT) volumes and any programmed improvements in the State Transportation Program (STIP).

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### BRIDGES

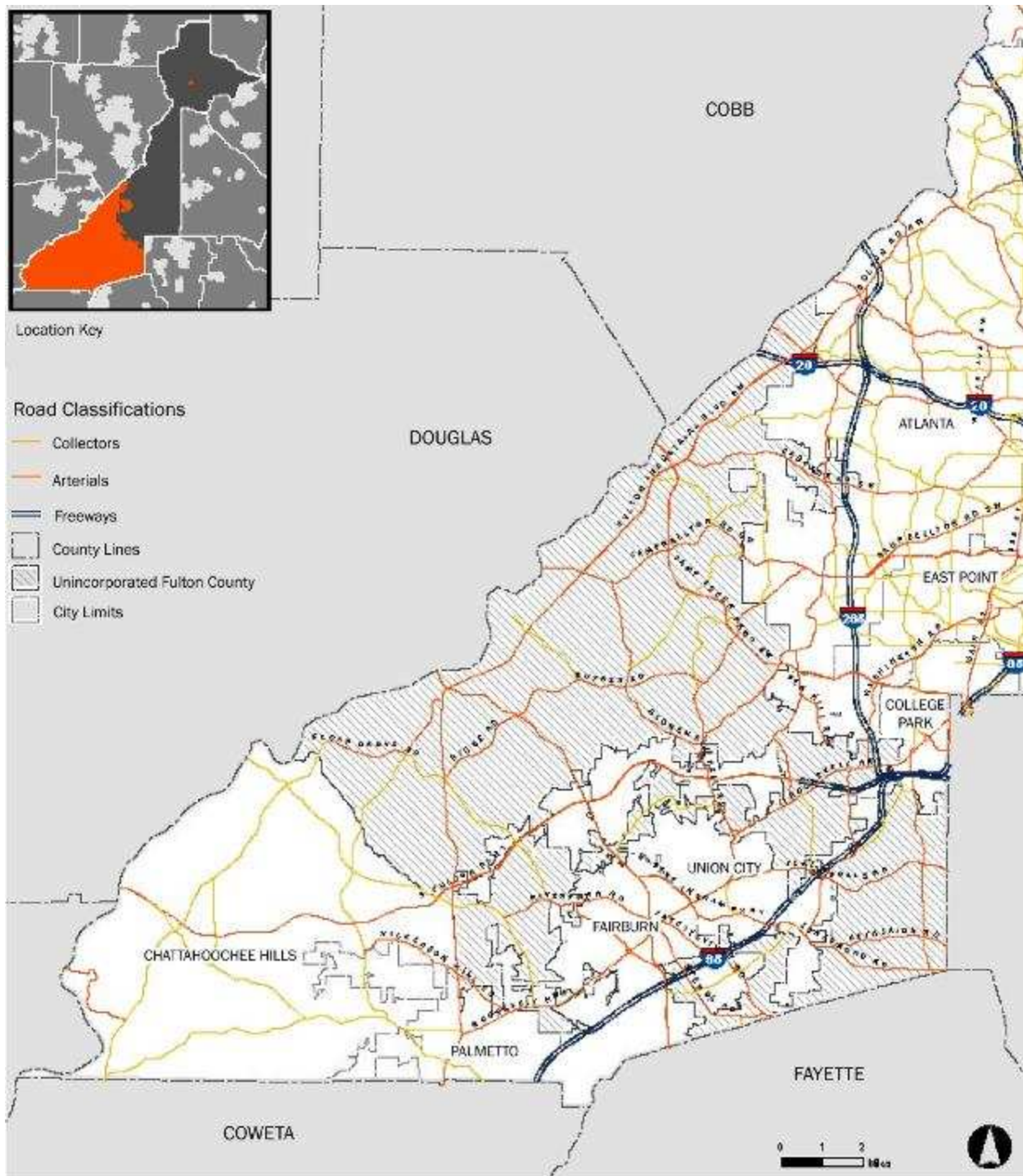
There are 48 bridges in Unincorporated South Fulton County. Of those, Bethsaida Road over Morning Creek Tributary is in need of major repair or replacement. The bridge is currently in final design with a construction letting date of early 2011.

All bridge conditions are adequate for evacuation purposes in case of a natural disaster. The full list is tabulated on the table to the left.



FUNCTIONAL ROAD CLASSIFICATION FOR SOUTH FULTON			
Street Name	Classification	Road Type	Average Annual Daily Traffic (AADT)
BAKERS FERRY RD	Collector Street	Local	
BETHSAIDA RD	Minor Arterial	Local	5,410
BUFFINGTON RD	Minor Arterial	Local	12,600
BUTNER RD	Minor Arterial	Local	5,500
CAMP CREEK PKWY	Principal Arterial	State	36,270
CAMPBELLTON FAIRBURN RD	Minor Arterial	State	9,730
CAMPBELLTON RD	Minor Arterial	State	11,360
CASCADE PALMETTO HWY	Minor Arterial	State	4,470
CASCADE RD	Minor Arterial	State	28,820
CEDAR GROVE RD	Collector Street	Local	2,990
COCHRAN MILL RD	Collector Street	Local	300
FAIRBURN RD	Minor Arterial	Local	8,160
FAYETTEVILLE RD	Minor Arterial	Local	2,320
FLAT SHOALS RD	Minor Arterial	Local	13,930
FULTON IND BLVD	Minor Arterial	State	31,010
I-20	Interstate Arterial	State	179,260
I-285	Interstate Arterial	State	143,540
I-285/I-85	Interstate Arterial	State	138,880
I-85	Interstate Arterial	State	136,880
JONESBORO RD	Principal Arterial	State	18,440
KOWETA RD	Collector Street	Local	1,030
NEW HOPE RD	Collector Street	Local	5,480
OLD FAIRBURN RD	Minor Arterial	Local	4,850
OLD NATIONAL HWY	Minor Arterial	State	44,540
RIDGE RD	Minor Arterial	Local	550
RIVERTOWN RD	Major Collector	Local	1,100
ROOSEVELT HWY	Minor Arterial	State	16,290
SOUTH FULTON PKWY	Principal Arterial	State	
STONEWALL TELL RD	Minor Arterial	Local	7,820
SPENCE RD	Minor Arterial	Local	4,860
UNION RD	Minor Arterial	Local	950
WASHINGTON RD	Minor Arterial	Local	9,910
WELCOME ALL RD	Minor Arterial	Local	4,190
WILKERSON MILL RD	Minor Collector	Local	940





## Road Classifications



#### SIGNALIZATION AND SIGNAGE

In Unincorporated South Fulton County, there are 72 signalized intersections, 20 school zone flashing lights, and 12 flashing caution lights.

### Alternative Modes

#### BICYCLE AND PEDESTRIAN FACILITIES

Since the adoption of the current FY 2008-13 five-year Capital Improvement Program (CIP), Unincorporated South Fulton County has built many miles of sidewalks and has nearly 12 miles of sidewalk projects under design providing transportation options and access to parks, centers of attractions, schools and linking communities.

In addition, in its long-range comprehensive transportation plan revised in 2006, Unincorporated South Fulton County has identified nearly 83 miles (see table) of bicycle and sidewalk needs. The County plans to conduct a comprehensive assessment of sidewalks and Americans with Disabilities Act (ADA) access along all major roadways. The inventory will be used to identify gaps and prioritize the sidewalk projects necessary to complete a regional network of pedestrian-accessible transportation corridors.

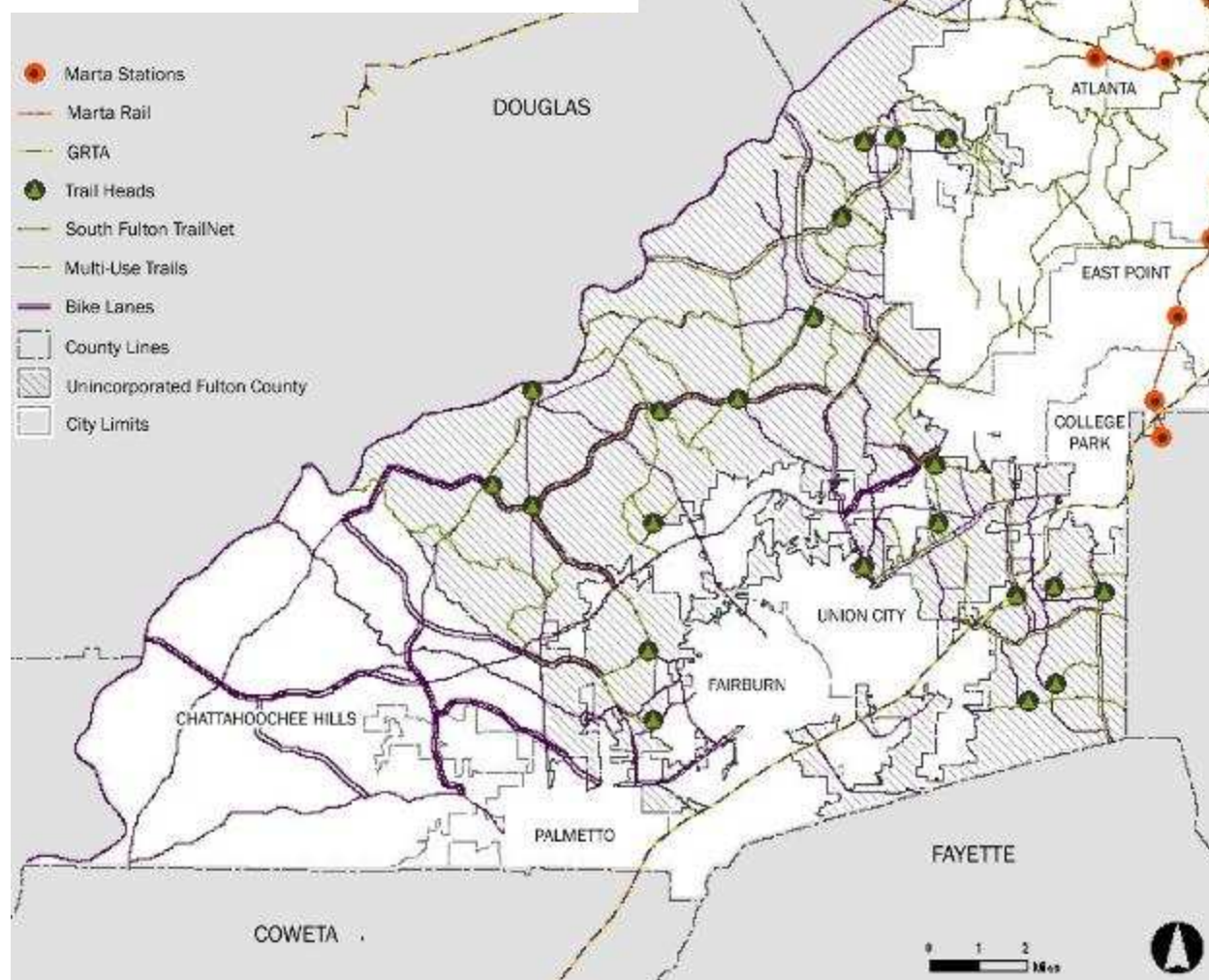
Unincorporated South Fulton Planned Bike Lanes and Sidewalks			
Type	Proposed Road	Intersecting Road Section	
<b>Bike Lane</b>	Cascade Palmetto Highway	Rivertown Road	Campbellton-Fairburn Road
	Cascade Palmetto Highway	Campbellton-Fairburn Road	Campbellton Road
	Cascade Palmetto Highway	Campbellton Road	Camp Creek Parkway
	South Fulton Parkway	Spur 14	Stonewall Tell Road
	South Fulton Parkway	Stonewall Tell Road	Campbellton-Fairburn Road
	South Fulton Parkway	Campbellton-Fairburn Road	Rivertown Road
<b>Bike/Ped</b>	Butner Road	Cascade-Palmetto Highway	Campbellton-Fairburn Road
	Butner Road	Campbellton-Fairburn Road	Stonewall Tell Road
	Butner Road	Stonewall Tell Road	Camp Creek Parkway
	Cedar Grove Road	Rivertown Road	Cascade Palmetto Highway
	Jaillette Road	Welcome All Road	Wolf Creek Extension (Trail)
	Rivertown Road	Cedar Grove Road	Cascade Palmetto Highway
	Welcome All Road	Jaillette Road	East Point City Limits
	Union Road	Butner Road	Stonewall Tell Road
	Wallace Road	Enon Road	Campbellton Road
	Reynolds Road	Boat Rock Road	Campbellton Road
	Roosevelt Highway	Stonewall Tell Road	Welcome All Road
	Roosevelt Highway	Welcome All Road	Red Oak Shopping Center
	Cascade Road	Fairburn Road	Fulton Industrial Boulevard
	Bethsaida Road	Jonesboro Road	Clayton County Line
	Bruce Place	Boat Rock Road	New Hope Road
	Creel Road	Old National Highway	Bethsaida Road
<b>Pedestrian</b>	Erin Road	Enon Road	Atlanta City Limits
	Kimberly Mill Road	Flat Shoals Road	Creel Road
	Pierce Road	Mallory Road	Feldwood Road
	Rivertown Road	Cascade Palmetto Highway	Fairburn City Limits
	West Road	Old National Highway	Bethsaida Road
	Stonewall Tell Road	Campbellton Road	Enon Road
	Enon Road	Camp Creek Parkway	Stonewall Tell Road
	Old Fairburn Road	Union Road	Camp Creek Parkway
	Reynolds Road	Boat Rock Road	Campbellton Road
	Merk/Union Road	Camp Creek Parkway	Stonewall Tell Road
	Campbellton Road	Reynolds Road	Fulton County Line
	Bakers Ferry Road	Boat Rock Road	Fulton Industrial Boulevard
	Mallory Road	Roosevelt Hwy	Flat Shoals Road
	Cascade Pkwy	Cascade Road	Regent Place
	Utoy Springs Road	Cascade Road	Fairburn Road
	Enon Road	Campbellton Road	Camp Creek Parkway



Unincorporated South Fulton TrailNet							
Communities/ Areas	Trail Name	Length (miles)	Greenway?	Communities/ Areas	Trail Name	Length (miles)	Greenway?
<b>Cascade</b>	Cascade	4.19		<b>Old National</b>	Pleasant Hill	0.75	
	New Hope	2.35			Old National	3.98	
	Fairburn Road	1.33			Flat Shoals	3.95	
<b>Cedar Grove</b>	Ridge	3.5			Creel Park	1.43	
	Cochran Mill	4.14			Bethsaida	2.91	
	Friendship Village	3.01			Burdette Road	1.02	
	Friendship Village-North	2.98		<b>Sandtown</b>	Enon Sand	1.79	
	Parks	1.66			Boat Rock	2.13	
	Pea Creek	6.05	Yes		Reynolds	1.68	
	Oaks	3.75			Bruce	0.29	
	Hobgood Road	0.74			Wallace	1.02	
	Bear Creek	0.98	Yes		Campbellton	2.39	
<b>Cliftondale</b>	Highway 166	3.42		<b>Welcome All</b>	Buffington	3.08	
	Cascading Creek	2.44	Yes		Welcome All	2.21	
	Palmetto Farms North	1.61	Yes		Roosevelt Connector	2.51	
	Palmetto Farms South	0.97	Yes		Will Lee	1.31	
	West Stubbs	1.82			Feldwood	1.93	
	Walden Park	1.28	Yes		Lake Francis	0.93	
	Cooks Landing	2.11	Yes		Ben Hill Connector	0.98	
	Hampton Oaks	1.37	Yes	<b>Wolf Creek</b>	Butner	4.54	
	Renaissance	2.58	Yes		Merk	1.66	
	Demooney	1.21			Enon Wolf	2.52	
	Stonewall	2.67			Wolf Creek Connector	2.32	
	Hall Road	1.49			Walton Lakes	1.3	
	Cliftondale Park	2.14			Camp Creek	1.68	Yes
				<b>Total Miles</b>		<b>110.07</b>	



In the Spring of 2010, the Board of Commissioners adopted a Trail system, TrailNet, (see map ) consisting of over 110 miles of potential trails along old rail corridors, parkway right-of-ways and scenic waterfronts as well as routes along highways. These trails will provide important linkages between parks, open spaces and population centers to improve the overall quality of life in the county. The various trails, listed by communities, are tabulated to the left.



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## Alternative Transportation



## Public Transportation

The Metropolitan Atlanta Rapid Transit Agency (MARTA) operates 338 rail cars and 38 stations, plus a bus system operating 505 buses on 91 bus routes generally fanning out from the rail system's stations. In total, MARTA transports nearly 500,000 passengers daily. MARTA has extensive bus and rail services within Fulton County. MARTA operates through an established agreement with the County. Public transportation planning within Fulton County is primarily the responsibility of MARTA, which has a continuous process of plan development and implementation.

Of the 48 miles of rail in the MARTA system, 31.6 miles are in Fulton. Fulton County has 29 of the 38 MARTA rail stations, 22 in the City of Atlanta, 1 in the City of College Park and East Point and 3 in Sandy Springs. Unincorporated South Fulton County does not have a MARTA rail station. MARTA operates 10 bus lines that serve limited portions of Unincorporated South Fulton County. The majority of Unincorporated South Fulton County is not served by MARTA rail or bus service.

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## Parking

### PARKING FACILITIES

Park and ride lots serve as an interface in the circulation system and encourage the use of transit. The 100-space facility at I-85 and Flat Shoals Road is shared-used that serves commuters and other users and is 30% utilized on an average weekday.

## Railroads, Trucking, Port Facilities and Airports

### RAILROADS AND AIRPORTS

#### FULTON COUNTY RAILWAY

Fulton County Railway (FCR) owns and operates over 20 miles of track within the Fulton County Industrial Park. The industrial park is home to more than 40 rail-served warehouses and light manufacturing companies that ship or re-



ceive commodities such as food products, metals, paper, and packaging products from the West Coast, Pacific Northwest, Canada, Ohio Valley, and Southeast. FCR customers move more than 8,000 cars, or the equivalent of 30,000 truckloads, annually through warehouses and light manufacturing facilities to end users in Atlanta, Georgia and the surrounding areas, as well as multiple points along the East Coast.

#### BROWN FIELD AIRPORT

The Brown Field Airport, in operation since 1950, is open 24 hours a day, 365 days a year. The airport is a public facility serving any aircraft from Georgia, U.S., or international locations. The airport accommodates any landing at any time and more specifically serves as a “primary reliever” airport to Hartsfield-Jackson International Airport.

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### Transportation and Land Use Connection

Over the past several decades, Unincorporated South Fulton County has developed in a suburban development pattern. This development pattern is characterized by segregated land uses, low density, and the lack of an adequate transportation network. All of these factors have resulted in heavily dependent automobile communities.

In 2002, Fulton County considered a Smart Growth Plan and Strategies. These strategies provides for: the efficient use of land and public infrastructure; future planned population growth; multiple housing and transportation options; protection of the environment, and creation of communities that incorporate a mix of uses for a diverse population. One of the major policy tools resulting from the Smart Growth planning process that is being used to facilitate better coordination between development patterns and transportation is the Live-Work land use category. The purpose of the Live-Work land use category 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 are activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, mixed-use and incorporate open space. Fulton County currently has three Live-Work land use categories.

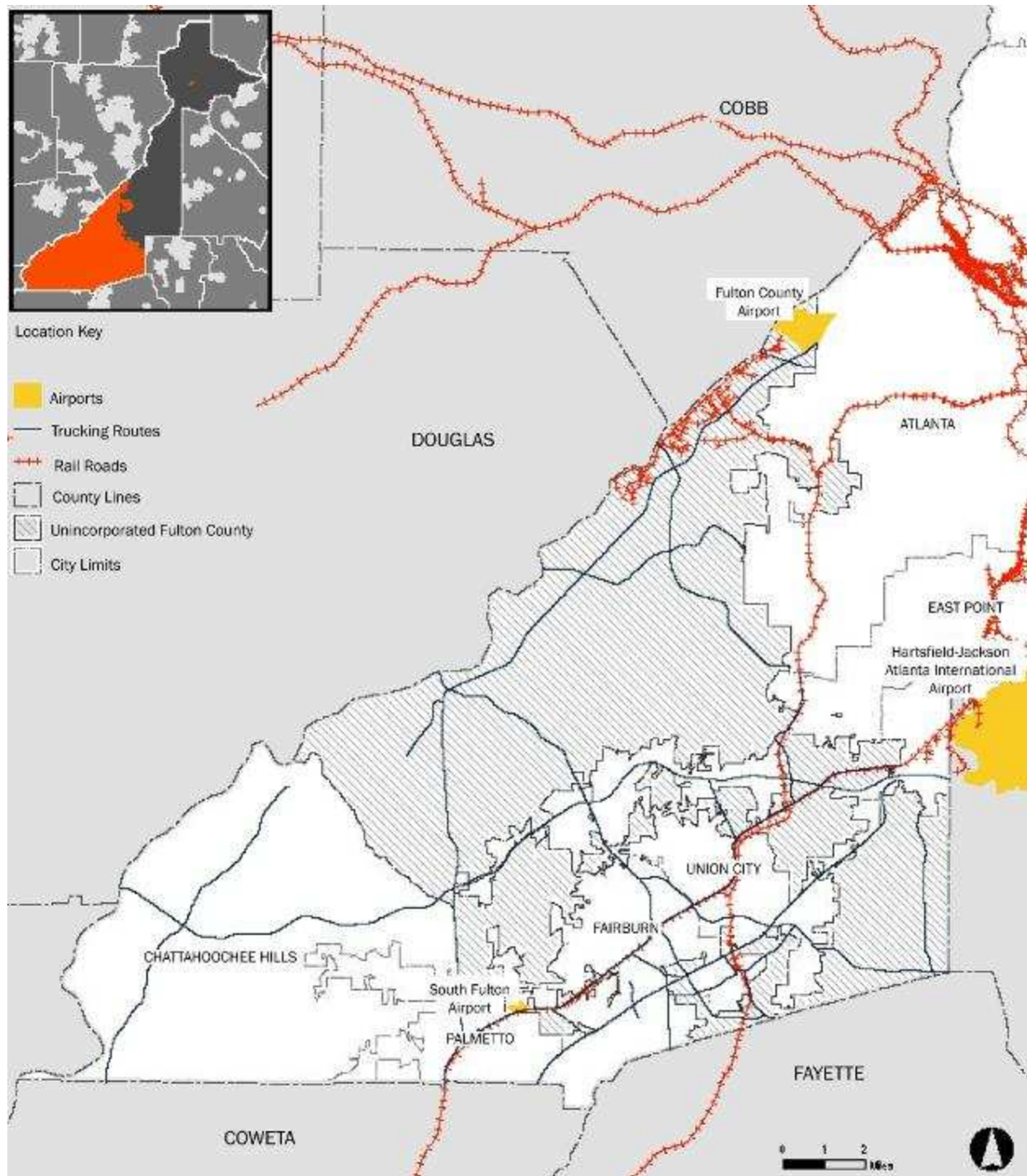
Currently on the 2025 Focus Fulton Comprehensive Plan map there are 10 Live Work designations in Unincorporated South Fulton County. As listed on the table below and to the left, these areas were so designated because to build on the existing roadway infrastructure in place and because these areas were the most likely for public transportation improvements.

Since the 2005 adoption of the Focus Fulton 2025 Comprehensive Plan, Fulton County has started to relook at one of the Live-Work designated areas as part of the redevelopment of the Fulton Industrial Boulevard area. This industrial area like many throughout the region has been in a state of decline. There are many examples in the metro area where local governments have allowed the encroachment of residential uses in industrial areas as a way to promote new growth. While residential development can in the short term spur new development it may be to the long term detriment of the industrial base as new residents now find the existing industrial uses undesirable.

In August of 2010 the Fulton County Board of Commissioners adopted the Fulton Industrial Boulevard Redevelopment Framework Plan. The goal of this document was to lay the groundwork for the redevelopment of the Fulton Industrial Boulevard industrial area. As part of this plan, the drafting of a new land use category called “Retail-Industrial”. This new land use plan has been identified as a strategy to encourage mixed-use: light industrial, business park, office and retail. This land use category will still strive to promote improved coordination of land use and transportation but will not include residential uses.

Name	Description
<b>Live-Work Neighborhood</b>	This is a low density residential and mixed use land use intended to serve a single neighborhood or small group of adjacent neighborhoods. Residential densities should not exceed 5 units per acre.
<b>Live-Work Community</b>	This is a medium density residential and mixed use land use along corridors and nodes intended to serve a group of adjacent neighborhoods. Residential densities should not exceed 9 units per acre.
<b>Live-Work Regional</b>	This is a high density residential and mixed land uses along major transportation corridors and/or heavy rail transit stations intended to serve larger areas and provide larger commercial uses with a significant employment concentration. Residential densities can exceed 9 units per acre.

Live Work Designation	Location
<b>Neighborhood</b>	Old National Highway corridor  Portions of Roosevelt Highway corridor  South Fulton Parkway corridor in between major intersections
<b>Community</b>	South Fulton Parkway corridor major intersections  Portion of Camp Creek Parkway corridor  Intersection Camp Creek Parkway and Campbellton Road  Intersection of Camp Creek Parkway and Boat Rock Road  Intersection of Cascade Road and Interstate 285  Intersection of Fulton Industrial Boulevard and Interstate 20
<b>Regional</b>	Cedar Grove Agricultural Area Village site



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## Railroads, Trucking, Port Facilities and Airports

