

2011-24

**RESOLUTION FOR THE CITY OF FAIRBURN CITY COUNCIL TO TRANSMIT AN  
UPDATE TO THE FIVE YEAR SHORT TERM WORK PROGRAM**

**WHEREAS**, the City of Fairburn has prepared a five-year update to the Short Term Work  
Program (STWP) component of the Comprehensive Plan; and

**WHEREAS**, the STWP update was prepared in accordance with the Rules of the Georgia  
Department of Community Affairs Standards and Procedures for Local Comprehensive Planning  
"Local Planning Requirements", effective May 1, 2005; and

**WHEREAS**, a public hearing was held on October 10, 2011, presenting the five-year STWP  
update to the public for review and comment.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and City Council, and it is hereby  
resolved by the authority of same, as follows:

**Section 1.** The Fairburn City Council does hereby transmit the five-year STWP update to the  
Atlanta Regional Commission and the Georgia Department of Community Affairs for official  
review.

This 10<sup>th</sup> day of October, 2011.



Mario Avery, Mayor  
City of Fairburn, Georgia

ATTEST:

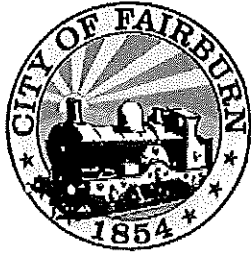


Brenda James, City Clerk

APPROVED AS TO FORM:



William R. (Randy) Turner, City Attorney



## Office of the Mayor

56 Malone Street  
Fairburn, Georgia 30213  
770-964-2244

MARIO AVERY  
MAYOR

### COUNCIL MEMBERS

RON ALDERMAN

ALEX HEATH

ELIZABETH HURST

MARIAN JOHNSON

JEAN B. RUSSELL

SCOTT VAUGHAN

August 23, 2011

Jim Frederick  
Director of Planning & Environmental Management  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

Re: Request for deferral

Dear Mr. Frederick:

The Fairburn City Council, the Planning & Zoning Commission, and the staff have reviewed its current comprehensive plan and have determined that the current plan continues to accurately reflect the state of affairs in our community. The current plan is adequately serving its intended purpose and is likely to continue to do so until a new, full comprehensive plan can be completed and adopted within the next five years.

Attached for your information is a copy of the Short Term Work Program (STWP) Update which reflects past accomplishments, on-going accomplishments, and proposed accomplishments to be completed within the next five (5) years. The STWP has been reviewed by staff and endorsed by the Planning & Zoning Commission and the City Council.

If you have any questions, or if I may be of any further assistance, please let me know.

Sincerely,

Mario B. Avery  
Mayor

c: Emerson Bryan, Interim Executive Director  
Dan Reuter, Land Use Division Chief



**CITY OF FAIRBURN  
CITY COUNCIL AGENDA ITEM**

**SUBJECT:** Comprehensive Plan Update - Deferral of Comprehensive Plan Advanced Planning Level

☒ AGREEMENT      ☐ POLICY / DISCUSSION      ☐ CONTRACT  
☐ ORDINANCE      ☐ RESOLUTION      ☐ OTHER

**Date Submitted:** 08/12/11      **Date Work Shop:** 08/22/11      **Date Council Meeting:** 08/22/11

**DEPARTMENT:** Planning & Zoning

**BUDGET IMPACT:** None

---

**PURPOSE:** To provide for the required deferral of the Comprehensive Plan Advance Planning Level as required by the Georgia Department of Community Affairs (DCA); to provide an update of the Short Term Work Program; and to provide certification that the current Comprehensive Plan has been reviewed and serves the community well.

**HISTORY:**  
The current Comprehensive Plan was approved by the DCA in 2006. The Comprehensive Plan is required to be updated every five years or when there are significant changes. Soon thereafter, the economic downturn for building construction changed development trends significantly. Since the adoption of the Comprehensive Plan in 2006, the only significant changes were the city limit boundaries due to the annexations done in 2006.

**FACTS AND ISSUES:**  
The City of Fairburn falls under the Advanced Planning Level standards and it is mandated that we meet all the requirements set forth in the DCA guidelines. However, many legislators and staff at DCA were realizing the budget restraints and reduced revenues many communities were facing across the State.

In late 2010 to early 2011, there was discussion in the legislature about abolishing this requirement. The Atlanta Regional Commission (ARC) and the DCA instead worked with the Georgia Municipal Association (GMA) to develop strategies for reducing the impact of costly state mandates for local governments. Their compromise was to allow for a deferral on all Comprehensive Plan updates that were due in calendar year 2011 or 2012. The Regional Commission partners have agreed to prepare new, simpler plans which would provide for revisions to the Comprehensive Plan rules.

Additionally, the communities may defer a full update of the comprehensive plan that is due during 2011 or 2012 for five (5) years by meeting two conditions:

1. **Submit an update of the Short Term Work Program.**  
*This update would be due by the end of August 2011. ARC and DCA will require a 60-day regional review, with a final adoption date of October 31, 2011 by the Fairburn City Council.*
2. **Provide a certification that the current comprehensive plan has been reviewed and serves the community well, so no plan update is needed at this time.**  
*The only significant changes were the city limit boundaries due to the annexations done in 2006. No plan update is needed at this time.*

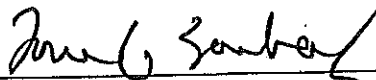
Staff provided their input to update the Short Term Work Program along with a review by the Planning & Zoning Commission at their last regular meeting.

**OPTIONS:**


1. Approve the Short Term Work Program and approve the Certification Letter signed by the Mayor (if required) that the current Comprehensive Plan has been reviewed and serves the community well and that no update is needed at this time. The City of Fairburn understands that an Advanced Planning Level update of the Comprehensive Plan will be required within the next five years.
2. Deny or defer the Short Term Work Program and potentially lose the City's Qualified Local Government Status.

**RECOMMENDED ACTION:**

Approve Option #1 as presented.



Tom G. Barber, City Administrator

  
Mario Avery, Mayor

	A	B	C	D	E	F
	<b>SHORT TERM WORK PROGRAM</b>					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2						
3	<b>Population</b>					
4	Identify higher educational institutions that could establish a satellite campus/facility in Fairburn	2007	Ongoing	\$ -	General Fund	ED, CA, CD
5	Make public education materials available in Spanish.	2007	Ongoing	\$ 500.00	General Fund	Citywide
6	Work with local groups to expand local festivals and activities to include a wider range of cultures and languages.	2008	Ongoing	\$ 5,000.00	General Fund	ED, CA, CD
7	Create a multimedia "newcomer" package of information for new residents	2010	Ongoing	\$ 500.00	General Fund	Citywide
8	Plan annual events to create and foster community	2010	Ongoing	\$ 15,000.00	General Fund	Citywide
9	Coordinate planning effort with local industrial and business leaders so that technical education and industry located within the city can benefit each other.	2011	Ongoing	\$ -	General Fund	ED, CA, CD
10	Work with private developers to create housing and facilities that cater to an older population.	2012		\$ -	General Fund	CD
11	<b>Economic Development</b>					
12	Develop an Economic Development Strategic Plan (EDSP). The EDSP is a document that establishes direction for the City of Fairburn's short and long-term economic development. The Plan identifies goals, strategies, and implementation actions for the City to pursue as it enacts business retention, expansion, and attraction efforts, supports a fiscally healthy government, realizes key development projects across the City, and makes Fairburn a better place to live and work.	2008	Ongoing	\$ 40,000.00	General Fund	ED



	A	B	C	D	E	F
	<b>SHORT TERM WORK PROGRAM</b>					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2						ED, CD
13	Develop a small business recruitment and retention program.	2008	Ongoing	\$ 12,000.00	General fund	
14	Identify desirable industries and develop a recruitment program to attract identified industries to locate in Fairburn	2008	Ongoing	\$6,000 - \$18,000	General Fund	ED, CA
15	Identify incentives to encourage identified businesses and industries to locate in Fairburn.	2008	Ongoing	\$6,000 - \$18,000	General Fund	ED, CA
16	Coordinate joint efforts / projects with the Chamber of Commerce.	2010	Ongoing	\$ -	General Fund / Grants	CA, CD
17	Create and staff a position for Community Development Director.	2011	2011	\$ 80,000.00	General Fund	CA
18	Complete inventory of property available for commercial and industrial development. Focus on infill and redevelopment opportunities.	2011	2011	\$ 4,000.00	General Fund	ED, CD
19	Develop a marketing campaign to promote Fairburn to new residents and tourists. Campaign should include branding, image, marketing, and incentives.	2011	Ongoing	\$5,000 - \$15,000	General Fund / Grants	ED, CA
20	Identify areas for possible Enterprise Zones. (An Enterprise Zone is a specific geographic area targeted for economic revitalizing. Enterprise Zones encourage economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries.)	2011	Ongoing		General Fund	ED, CA
21	Identify areas for possible Urban Redevelopment projects. ("Urban redevelopment project" may include undertakings or activities in an urban redevelopment area the elimination and the prevention of the development or spread of slums and may involve slum clearance and redevelopment, rehabilitation or conservation.)	2011	Ongoing	\$ 1,000.00	General Fund	ED, CA

	A	B	C	D	E	F
	SHORT TERM WORK PROGRAM					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development - ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2	Identify areas for possible Opportunity Zones. (Areas which are within or adjacent to areas with a poverty rate of 15 percent or greater as determined from data in the most current United States decennial census, where the area is also included within a state enterprise zone or where a redevelopment plan has been adopted within the opinion of the commissioner of community affairs, displays pervasive poverty, underdevelopment, general distress, and blight.	2011	Ongoing			
22	Provide a list of the property available for commercial and industrial development and make it easily accessible on the ED website.	2012		\$ 1,000.00	General Fund	ED, CA
23	Assess utility infrastructure needs and availability to properties listed in the inventory	2012		\$ -	General Fund / Grants	Downtown Development Authority / Development CD
24	Streamline the permitting process for Downtown Historic District (DHD) redevelopment/restoration projects	2012		\$ -	General Fund	CD
25	Identify areas for possible Brownfield and Greyfield areas and develop incentives to encourage redevelopment	2012		\$ -	General Fund	CA, CD
26	Evaluate Zoning Ordinance and identify possible text amendments (setback requirement, parking, etc.) to attract commercial businesses to locate into Fairburn.	2012		\$ -	General Fund	P&Z Commission, CD
27						
28						
29	Evaluate needs for Senior Housing or Multi-family housing.	2009	Ongoing	\$ -	General Fund	CD
30	Review zoning ordinance and design standards to ensure that they allow for and encourage a variety of housing options.	2011	Ongoing	\$ 10,000.00	General Fund	CD



	A	B	C	D	E	F
	SHORT TERM WORK PROGRAM					
	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development - ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
1						
2	Provide training / education for homeowners on how to avoid foreclosures.	2011	Ongoing		Private Dev	CA
31	Identify areas desirable for residential infill development and redevelopment.	2012		\$ 2,000.00	General Fund	CD
32	Streamline site plan review and approval process for smart growth and mixed-use developments.	2012		\$ 2,000.00	General Fund	CD
33	Work with local banks to provide education and assistance to increase the percentage of home ownership.	2012		\$ -	General Fund	CA
34	Work with development community to provide future housing through infill development and redevelopment.	2013		\$ -	General Fund	CD
35						
36						
37	Revise the downtown zoning classification to allow for upstairs residential and mixed-use developments.	2006	2008	\$ -	General Fund	CD
38	Develop and enforce citywide property maintenance standards.	2007	Ongoing	\$ -	General Fund	PM, CE
39	Evaluate the need for a neighborhood commercial zoning classification such as a C-1 zoning district in identified neighborhood centers.	2011	Ongoing	\$ 500.00	General Fund	CD
40	Develop a Hwy 29 overlay that is consistent with the City's goals for downtown revitalization and historic preservation and mixed uses.	2011	Ongoing	\$ 1,000.00	General Fund	ARC / CD
41	Develop a plan for the Downtown Historic District that addresses each of the sub-character areas.	2011	Ongoing	\$ 5,000.00	General Fund	ARC / CD



	A	B	C	D	E	F
	<b>SHORT TERM WORK PROGRAM</b>					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2	Update the Future Land Use Map.	2012				
42	Evaluate the need for design and architectural standards for redevelopment, infill development to assure consistency with surrounding land uses and architectural styles.	2012		\$ 6,000.00	General Fund	CD
43	Review and update zoning ordinance and map to ensure consistency with Character Areas Map.	2012		\$5,000 - \$10,000	General Fund / Grants	CD
44					General Fund	CD
45	<b>Transportation</b>					
	Support traffic calming measures along congested roadways.	2006				
46	Educate residents and promote alternative transportation sources in the City.	2006	LCI / Ongoing	\$ -	0	ARC / CD / ED
47	Assess current location of MARTA bus stops and identify areas that are in need of additional stops.	2007	2008	\$ -	General Fund	Engineering
48	Identify bus stops in need of improvement.	2007	Ongoing	\$ -	General Fund	Engineering
49	Encourage connectivity between neighborhoods and roads in new development and redevelopment.	2007	Ongoing	\$ -	General Fund	Engineering
50	Coordinate with MARTA and seek additional funding to make necessary improvements.	2007	Ongoing	\$ -	Private Dev.	Engineering
51						

A		B	C	D	E	F
SHORT TERM WORK PROGRAM						
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2	Identify a pedestrian or bicycle transportation plan that includes addition of new sidewalks, fixing existing sidewalks, bike lanes, community connections through trails/paths, etc. This plan should be developed in coordination with the Greenspace Plan.	2008			General Fund / Grants	Engineering / CD
52	Apply for LCI (Livable Centers Initiative) funds. A program designed to provide assistance to sponsors during the development and implementation of LCI transportation projects.	2009	2009	\$ -	ARC/General Fund	CA, CD, ED
53	Identify areas where parking can be added and improved in the Downtown Historic District.	2011	LCI / Ongoing	Matching Funds	Referendum / General Fund	CD
54	Apply for LCI Phase 1 funding for the Priority 1 Area. A program designed to help implement the identified and approved LCI transportation projects.	2011	Ongoing	Matching Funds	Referendum / General Fund	CA, CD, ED
55	Coordinate traffic improvement efforts along the GA Hwy 74 corridor.	2011	Ongoing	\$ -	General Funds	Engineering
56	Coordinate traffic improvement efforts along the Oakley Industrial Boulevard corridor.	2011	Ongoing	\$ -	General Funds	Engineering
57	Assist with the signalization process approval for the proposed Harris Road intersection improvements.	2011	Ongoing	\$ -	Private Dev.	Engineering
58	Assist with the signalization process approval for the proposed Meadow Glen Parkway intersection improvements.	2011	Ongoing	\$ -	Private Dev.	Engineering
59	Seek funding for Broad Street (Hwy 29) streetscape.	2012		\$ -	Grants / General Fund	CD / Mainstreet Program
60						



	A	B	C	D	E	F
	<b>SHORT TERM WORK PROGRAM</b>					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2	Work with DOT to design and implement streetscape improvements on Highway 29/Broad Street.	2012			Referendum / General Fund / Grants	CD / Mainstreet Program
61				\$ 25,000.00		
62	Work with Transit Operators to locate an express bus stop (park and ride) near the interstate in the City of Fairburn.	2012		\$ -	Private Dev. / Grants	CA, CD, Engineering
63	<b>Natural, Historic, and Cultural Resources</b>					
	Begin to master plan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement Program. (Line Creek {Flint}, Trickum Creek, Bear Creek)	2006	2010	\$ 10,000.00	Storm Water Utility	Engineering
64	Complete an inventory of environmentally sensitive areas and significant environmental areas for (potential) preservation (Map)	2007	2007	\$ -	General Fund	Engineering
65	Complete an inventory of existing sidewalks/multituse trails and recreation areas (Map).	2007	2007	\$ -	General Fund	Engineering / PW
66	Identify funding sources and potential incentives available for historic restoration and adaptive reuse projects in the Downtown Historic District.	2007	Ongoing	\$ 3,000.00	General Fund	ED, CA
67	Closely monitor land disturbing activities to minimize effects on water quality and encourage more environmental designs to reduce runoff.	2007	Ongoing	\$ -	General Fund	CE
68	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of constructions run-off in Fairburn's waterways.	2007	Ongoing	\$ -	General Funds	CE
69	such as • Water Supply Watersheds • Groundwater • Wetlands • Protected Rivers • Protected Mountains as required by in the Rules of Planning Criteria Part V.	2007	Ongoing	\$ 7,500.00	General Fund	City Wide
70						



	A	B	C	D	E	F
	<b>SHORT TERM WORK PROGRAM</b>					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2						
71	Implement and monitor Stormwater Management Plan	2009	Ongoing	\$ 100,000.00	Storm Water Utility	PW
72	Complete an inventory of historic structures in the City.	2010	Ongoing			ED
73	Expand/Revise the historic district overlay to include design standards and preservation requirements to protect historic resources.	2011	Ongoing	\$ 3,000.00	General Fund / Grants	CD
74	Review the tree protection ordinance, the landscape ordinance, and the open space/greenspace/buffer requirements and combine into one ordinance.	2011	Ongoing	\$ 1,000.00	General Funds	P&Z
75	Establish a Historic Preservation Board as a requirement of the Historic Preservation Ordinance adopted in 2008, to oversee protection and	2012		\$ -	General Fund	ED, CA
76	Establish criteria for historic designation as established and determined by the Department of Natural Resources and the National Registry.	2012		\$ 6,200.00	General Fund / Grants	ED
77	Identify funding sources to implement recommendations as part of the Hwy 29 Corridor Overlay District (landscaping, street lights, sidewalks, benches, bike racks, etc.)	2012		\$ 20,000.00	General Funds / Grants	CD
78	Revise Open Space Plan to include protection of existing greenspace, establishment of greenways/multuse trails, and identification/addition of new areas for preservation.	2012		\$ 12,000.00	General Fund / Grants	CD, PW
79	Coordinate compatible goals with the Fulton County Comprehensive Plan 2030 which determines how communities shape growth and development in the future and acts as a management tool to guide the decision making process regarding policies on land use, housing, transportation, the environment and public facilities, including public parks, community and recreation centers, and trails.			\$ 1,000.00	General Funds	CD
80	Identify funding sources to implement the Green Space/Open Space Plan.	2013		\$ 5,000.00	General Fund	CD
81	<b>Facilities and Services</b>					

	A	B	C	D	E	F
	SHORT TERM WORK PROGRAM					
1	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2						
82	Continue to implement the Capital Improvement Program	2007	Ongoing	\$ -	General Funds	CA
83	Work with local technical schools, colleges, and universities to locate a satellite campus in Fairburn.	2007	Ongoing	\$ 200,000.00	General Funds	CA
84	Develop a plan that addresses additional wastewater capacity and water supply.	2007	Ongoing	TBD	Bond/GEFA	Utilities Dept. / PW / Engineering /CA
85	Work with the Fulton County School Board (FCBOE) to plan for future school development to accommodate the growing population.	2008	Ongoing	\$ -	General Funds	CA
86	Consider creating and staffing a Recreational Department.	2009	Ongoing	\$100,000 - \$500,000	General Funds	CA
87	Facilitate the location of additional private schools to provide options for Fairburn residents.	2010	Ongoing	\$ 100,000.00	General Funds	ED, CA
88	Evaluate needs for additional Public Safety facilities.	2011	2011	\$ -	General Funds	Police Chief, Fire Chief, CA
89	Coordinate with FCBOE to pursue alternative educational opportunities, such as charter schools	2011	Ongoing	\$ 3,000.00	General Funds	CA
90	Work with Fulton County to purchase County-owned public park property in the City of Fairburn.	2011	Ongoing	\$ 2,400,000.00	Bond Referendum	CA
91	Identify locations to design and build a community recreational/multi-use center.	2011	Ongoing	\$ 100,000.00	General Funds	CA



	A	B	C	D	E	F
1	SHORT TERM WORK PROGRAM					
	Project	Year Started	Year completed / On-going	Cost Estimate	Funding Source	Responsible Party (Community Development - CD, Economic Development = ED, City Administrator - CA, Code Enforcement - CE, Public Works Department - PW, Property Management - PM)
2						
92	Perform a city wide mock disaster emergency response drill in relation to the current Disaster Preparedness Plan.	2012		\$ 40,000.00	General Funds	Fire Chief, City Wide
93	Construction of a new fire station in the Highway 74 Corridor.	2013		\$ 1,500,000.00	Bond Referendum	Fire Chief, CA
94	Develop an educational program for the recreational/multi-use center.	2015		\$ 1,000.00	General Funds	CA
95	Intergovernmental Coordination					
96	Establish relationship with CSX and begin discussion related to a potential commuter rail.	2006	Ongoing	\$ 50,000.00	General Fund	CA
97	Coordinate with Fulton County and other local governments to provide services to citizens.	2007	Ongoing	\$ -	General Fund	CA
98	Hold joint meetings between the Planning & Zoning Commission and the Development Authority/ Downtown Development Authority to discuss common goals and interests for the city.	2011		\$ -	General Fund	
99	Coordinate DHD revitalization efforts with regional Hwy 29 revitalization effort.	2012		\$ 100,000.00	Fund / Grants	ED, CA, CD