



3. _____ HOUSING

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3.0.0.0 HOUSING

Introduction

The Housing element describes the 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 description utilizes the most recent standard data available from a variety of sources including the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, the Atlanta Regional Commission, Fulton County government, and other public and private agencies. Historic data goes back 20 years from the most recent decennial census, in this case, to 1980 and including 1990 data. Future trends are forecasts over the twenty year planning horizon, based on local analysis of the data and knowledge of the community.



3.1.0.0 Housing

Housing growth has increased in the ten-county Atlanta Region, the State of Georgia, as well as in Fulton County. In the Atlanta Region, the number of housing units increased by 331,164 units (45.9%) between 1980 and 1990 and by 320,628 units (30.5%) between 1990 and 2000. In Georgia, the number of units increased by 643,319 units (24.4%) 1990 and 2000. In Fulton County, the number of housing units increased by 51,169 between 1980 and 1990 (20.7%) and by 51,129 (17.1%) between 1990 and 2000. The percentages of growth are lower than the region and the state (Table 3-1).

Table 3-1: Total Housing Units

	1980	1990	Change 1980-1990	2000	Change 1990-2000
Fulton County	246,334	297,503	+51,169 (20.7%)	348,632	+51,129 (17.1%)
Ten County ARC Region	721,266	1,052,430	+331,164 (45.9%)	1,373,058	+320,628 (30.5%)
State of Georgia	NA	2,638,418	NA	3,281,737	+643,319 (24.4%)

Source: US Census and Atlanta Regional Commission

The number of residential building permits issued in Fulton County has been steadily increasing since 1996. The total building permits issued for all of Fulton County in 1996 was 8,124. In 2004, 16,291 permits were issued. This represents an increase of 8,797 permits or a 108% increase between 1996 and 2004 (Table 3-2). In the cities, the number of building permits has increased from 4,489 per year in 1996 to 11,540 per year in 2004, a 157% increase. The number of housing building permits issued in unincorporated Fulton County has also steadily increased. In 1996, 3,635 building permits were issued and in 2004, 5,810 building permits were issued, 48% increase. In unincorporated Fulton County, the decline in building permits issued in 2000, 2001, and 2002 was probably due to a sewer moratorium.



Table 3-2: Housing Building Permits Issued in Fulton County 1996-2004

		Units Permitted								
Jurisdiction	Type	1996	1997	1998	1999	2000	2001	2002	2003	2004
Alpharetta	City	564	1,786	817	768	175	550	258	267	233
Atlanta ^(1.)	City	3,216	1,704	2,272	3,888	5,819	6,794	6,649	6,893	9,726
College Park ^(2.)	City	0	2	3	2	5	9	37	77	137
East Point	City	13	14	13	12	12	17	17	19	20
Fairburn	City	16	27	28	256	65	205	411	230	363
Hapeville	City	0	0	43	0	8	4	0	5	59
Mountain Park ^(3.)	City	1	2	7	3	2	5	0	3	0
Palmetto ^(4.)	City	18	17	127	35	33	54	93	154	218
Roswell	City	652	396	391	319	434	755	448	482	374
Union City	City	9	29	32	7	346	235	513	439	410
Unincorporated Fulton Co.	Fulton	3,635	4,127	4,365	3,867	2,722	2,227	2,398	3,728	5,381
Total	County	8,124	8,103	8,098	9,157	9,621	10,855	10,824	12,297	16,921

Notes: Cities with notes extend beyond Fulton County as indicated below: (1.) Atlanta city extends into DeKalb County, (2.) College Park city extends into Clayton County, (3.) Mountain Park city extends into Cherokee County, (4.) Palmetto city extends into Coweta County. Source: Building Permit Data is from the Census Bureau's Website, <http://censtats.census.gov/cgi-bin/bldgprmt/>

3.1.1.0 Types of Housing

Over the last two decades, Fulton County has experienced the kind of growth that often accompanies rapid urbanization of metropolitan areas such as the Atlanta Region (Table 3-3). Between 1980 and 1990, Fulton's housing inventory increased by 51,169 units and between 1990 and 2000, the number of housing units increased by 51,129. In 2000, Fulton County had 348,632 housing units, with 98,510 or 28.2% of these located in the unincorporated Fulton County. Housing types include single family, 2-4 unit/buildings, townhomes, and multi-family (apartment units).



3.1.1.1 Inventory

Single Family: Fulton County's housing inventory is dominated by single family homes. Both the Atlanta Regional Commission's 2000 Population and Housing Report and the 2000 U.S. Census indicate that Fulton County had an estimated housing inventory of 172,970 single family units, approximately 50% of all housing units. This is an increase from 46% of all housing stock in 1980 and 48% in 1990.



Table 3-3: Fulton County Housing Units

	1980		1990		2000		2003	
	#	%	#	%	#	%	#	%
1 unit	112,579	46%	142,435	48%	172,970	50%	192,655	51%
2-4 units/bldg	30,790	12%	29,165	10%	31,426	9%	32,647	9%
Town Home	10,886	4%	13,147	4%	15,171	4%	-	-
5+ units per bldg	92,079	37%	112,756	38%	129,065	37%	151,488	39%
Other	906	<1%	1,167	<1%	1,457	<1%	975	1%
Total Housing Units	246,334	100%	297,503	100%	348,632	100%	380,765	100%

Source: US Census Bureau and ARC

According to the US Census, since 1980, 50.6% all housing built in Fulton County and 72% in unincorporated Fulton County have been single family units. In 2000, single family detached housing comprised 63.7% (62,767) of all existing housing units in unincorporated Fulton. The percentage of single family housing units vary by planning area: North Fulton led with a high of 86.7% (28,654), followed by South Fulton with 74.3% (13,132) Southwest Fulton with 71.2% (3,779) and Sandy Springs with 40% (17,159) (Table 3-4).

Table 3-4: Number of Housing Units by Structure in Unincorporated Fulton County in 2000

Planning Area	Total Housing Units	1 unit	2 to 4	5 plus	Other
North Fulton	33,034	28,654	291	4,016	73
Percent	100.0%	86.7%	0.9%	12.2%	0.2%
Sandy Springs	42,394	17,159	2,299	22,908	28
Percent	100%	40%	5%	54%	0%
Southwest Fulton	5,304	3,779	280	1,227	17
Percent	100.0%	71.2%	5.3%	23.1%	0.3%
South Fulton	17,677	13,132	931	3,485	130
Percent	100.0%	74.3%	5.3%	19.7%	0.7%
Uninc. Fulton	98,510	62,767	3,810	31,686	246
Percent	100.0%	63.7%	3.9%	32.2%	0.2%

Source: 2000 US Census, Table HO30

2-4 units/Townhomes: Based on the 2000 census, housing types with 2-4 units and townhomes comprised 3.9% of all housing types. In unincorporated Fulton, the percentage of this housing type varied in the planning areas. North Fulton had the least with 0.9%, Sandy Springs had 5%, Southwest Fulton had 5.3%, and South Fulton had 5.3%. Since 1980, 2.1% of housing units built in Fulton County and 0.6% in unincorporated Fulton County have been structures with 2 to 4 housing units.

Multi-Family: In 2000, multi-family housing structures which have a minimum of five units per building, made up 37% of the housing stock in Fulton County and 32% in unincorporated Fulton. In Sandy Springs 54% of housing units were in buildings with five or more units per building, the largest number of multi-family units compared to any other planning area. North Fulton had the least amount of multi-family stock with 12.3%. Southwest had 23.1% and South Fulton had 19.7%. Since 1980, 47.4% of housing units built in Fulton County and 26.9% in unincorporated Fulton County have been structures with five or more housing units.



Other: Of the other type of housing stock available, mobile homes made up less than 1% of the housing stock.

3.1.1.2 Assessment

Recent building activity indicates that more than half of housing construction has been in incorporated Fulton County. Of the building permits issued in 2004, 68% were issued in the incorporated areas, most were in the City of Atlanta. New residential construction for both single family and multi-family units has experienced a significant increase since 2000. Permits were issued for the construction of 25,390 single family units and 35,020 housing units with two or more dwellings. In Fulton County, 42% of all units permitted were single family while in unincorporated Fulton, 87% of all housing units permitted have been single family units (Table 3-5). This may indicate that the non-single family housing stock in unincorporated Fulton is aging.

Table 3-5: Housing Building Permits Issued by Type in Fulton County 2000-2004					
	Units Permitted				
Jurisdiction	1 unit	2 units	3-4 units	5+ units	Total
Alpharetta	1,179			304	1,483
Atlanta	4,679	568	115	30,516	35,878
College Park	161				161
East Point	85				85
Fairburn	944	2	8	320	1,274
Hapeville	28			48	76
Mountain Park	9				9
Palmetto	424	2		126	552
Roswell	1,890	4	209	390	2,493
Union City	1,595	6	64	278	1,943
Unincorporated	14,396		120	1,940	16,456
Fulton Co. Total	25,390	582	516	33,922	60,413
Source: US Census					

Recent trends and population forecasts point to an aging population, an increase in non-family households and the need for housing in employment centers. Trends show an increase in the proportion of non-family households, which historically consist primarily of renters. Moreover, future growth is projected to be among households with heads at the opposite ends of the age spectrum, those less than 35 years and more than 55 years of age. All of these factors may indicate the need and demand for housing units other than single-family.

Fulton County's housing inventory includes a variety of housing types. However, as demonstrated in Table 3-2, Fulton County's housing inventory is dominated by single family units. The construction of single family units is expected to continue to dominate the housing stock. The development of multi-family units is expected to increase slightly (Table 3-6 and Table 3-7). Unincorporated Fulton County is forecasted to add 63,379 housing units between 2005 and 2025. South Fulton County is forecasted to add the most housing units than the other planning areas.



Table 3-6: 2005-2025 Fulton County Housing Forecasts

	2005		2010		2015		2020		2025	
	#	%	#	%	#	%	#	%	#	%
Housing Units	393,177	100%	440,142	100%	475,239	100%	523,857	100%	560,764	100%
Single Family	196,654	50%	218,589	50%	238,656	50%	256,897	54%	273,354	49%
2-4 Units/	33,547	9%	35,512	8%	37,309	8%	38,943	8%	40,417	7%
Town Home	16,814	4%	18,336	4%	19,728	4%	20,993	4%	22,135	4%
5+ units/bldg	142,439	36%	154,826	35%	166,157	35%	176,458	37%	185,751	33%
Source: EC&D Forecasts										

Table 3-7: 2005-2025 Housing Forecasts in Unincorporated Fulton County

Planning Area	2000	2005	2010	2015	2020	2025	Difference 2005-2025
North Fulton	33,004	42,192	45,664	48,762	41,665	53,907	11,715
Sandy Springs	42,410	42,196	45,131	47,692	40,362	51,768	9,572
Southwest Fulton	5,302	6,818	8,255	9,635	8,867	12,213	5,395
South Fulton	17,672	24,946	34,443	43,762	42,778	61,643	36,697
Total	98,388	116,153	133,493	149,850	133,672	179,532	63,379
Source: E&CD Forecasts							

3.1.2.0. Age of Housing

3.1.2.1 Inventory

Indicators frequently used to determine the condition of housing units in a community include age of the housing stock. The 2000 census data is the most recent data available on the housing conditions in Fulton County.

Table 3-8: Age of Housing Stock in 2000

Age of Housing Units	United States	State of Georgia	Atlanta Region	Fulton County	
	Percent	Percent	Percent	Number	Percent
Built 1999 to Mar 2000	2.4%	9%	4.3%	9,519	2.7%
Built 1995 to 1998	7.3%	26%	13.5%	35,497	10.2%
Built 1990 to 1994	7.3%	18%	12.0%	33,119	9.5%
Built 1980 to 1989	15.8%	17%	24.7%	63,177	18.1%
Built 1970 to 1979	18.5%	11%	18.1%	55,608	16.0%
Built 1960 to 1969	13.7%	8%	12.6%	56,928	16.3%
Built 1950 to 1959	12.7%	4%	7.4%	41,579	11.9%
Built 1940 to 1949	7.3%	6%	3.3%	22,048	6.3%
Built 1939 or earlier	15.0%	100%	4.1%	31,157	8.9%
Total:	100%	100%	100%	348,632	100%
Source: US Census					

The majority of the housing stock in the ten-county Atlanta Region was built after 1980. The largest construction period was between 1990 and 2000 when 29.8% of the existing housing



stock was built. The State of Georgia also experienced a significant increase in housing construction in the 1990s when 50% of the houses in the state were built. In the US, 18.5% of the housing stock was built between 1970 and 1979, the decade that produced most of today's housing stock (Table 3-8).

Table 3-9: Age of Housing Units by Planning Area – Numbers and Percent

Plan Area	Total:	Built 1999 to 2000	Built 1995 to 1998	Built 1990 to 1994	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
North Fulton	33,034	2,360	11,106	9,176	7,810	1,416	423	396	146	200
Percent	100.0%	7.1%	33.6%	27.8%	23.6%	4.3%	1.3%	1.2%	0.4%	0.6%
Sandy Springs	42,394	983	4,436	4,657	13,463	9,002	6,509	2,613	413	317
Percent	100.0%	2.3%	10.5%	11.0%	31.8%	21.2%	15.4%	6.2%	1.0%	0.7%
Southwest Fulton	5,304	79	484	743	570	1,250	1,490	436	133	119
Percent	100.0%	1.5%	9.1%	14.0%	10.7%	23.6%	28.1%	8.2%	2.5%	2.2%
South Fulton	17,677	233	974	1,693	4,157	5,597	3,126	941	525	431
Percent	100.0%	1.3%	5.5%	9.6%	23.5%	31.7%	17.7%	5.3%	3.0%	2.4%
Total UFC	98,409	3,655	17,000	16,269	26,000	17,265	11,548	4,386	1,217	1,067
Percent	100.0%	3.7%	17.3%	16.5%	26.4%	17.5%	11.7%	4.5%	1.2%	1.1%

Source: Census 2000, Table HO34

A large majority of the housing stock in unincorporated Fulton County was built between 1970 and 1999 (82%). Between 1980 and 1990, 26.4% of the houses were built. The housing construction boom in the 1980s accelerated in the 1990s when 21% of the housing stock was built (Tables 3-9). This trend is continuing in the 2000s in unincorporated Fulton County. Between 2000 and 2004, Fulton County issued 16,456 residential building permits (2,722 housing units in 2000; 2,227 housing units in 2001; 2,398 housing units in 2002; 3,728 housing units in the year 2003; and for 5,381 in 2004) (Table 3-2).

In unincorporated Fulton County, approximately 18.5% of all housing units (occupied and unoccupied) were built before 1970. In South Fulton, 28% of homes were built before 1970. In contrast, only 3.5% of the housing stock in North Fulton was built prior to 1970. In 2000, unincorporated Fulton County had over 1,000 housing units built in 1939 or earlier. A number of these historic homes are located within historic communities scattered throughout the County. These structures will be discussed in greater detail the Natural and Cultural Resources Element. South Fulton has the largest number of housing units built in 1939 or earlier with 431, followed by Sandy Springs with 317; North Fulton with 200 and Southwest Fulton with 119.

Sandy Springs had its largest growth spurt between 1980 and 1989 when 31.8% of its housing was built. In North Fulton, the time period of 1990 and 2000 was its largest building boom when 68.5% of its current housing stock was constructed. In South Fulton, the largest number of housing units (31.7% of its total housing stock) was built between 1970 and 1979. However, since 2000, there has been a dramatic increase in housing construction. Southwest Fulton's



largest single building boom was between 1960 and 1969 when 28.1% of the housing stock was built.

3.1.2.2 Assessment

Fulton County's housing inventory includes housing units of many ages. The majority (56.5%) of Fulton County and almost 82% of unincorporated Fulton County's housing stock has been built since 1970s. This could indicate that most of the homes in are in good condition. Housing preferences have changed since the 1960s and 1970s and in many areas, older homes which were smaller and on larger lots have been re-zoned for larger homes on smaller lots. The large number of homes that have been recently built reflect a high demand for housing in Fulton County and a healthy housing market.

3.1.3.0 Condition of Housing Stock

3.1.3.1 Inventory

The 2000 Census housing inventory data indicates that approximately one-third of all units built in Fulton County over 30 years ago and more are approaching the age when rehabilitation and repairs are necessary. Substandard housing units are defined by HUD as those units that lack complete kitchen and plumbing facilities.

Based on 2000 census, 2,647 housing units in Fulton County lacked complete plumbing facilities, 529 of these units were located in the unincorporated Fulton County. Of these, approximately 40% (211) were located in Sandy Springs and 19.1% (101) were located in South Fulton. In 2000, of a total of 3,421 homes in Fulton County lacked complete kitchen facilities; 572 (16.7%) were located in unincorporated Fulton County. Approximately 25.8% of these units were located in Sandy Springs and almost 41% were located in South Fulton. These numbers are consistent with the number of older housing units in Sandy Springs and South Fulton (Table 3-10).

Table 3-10: Occupied Housing Units Lacking Complete Plumbing or Kitchen Facilities by Planning Area in 2000

Planning Area	Total Housing Units:	Complete plumbing facilities	Lacking Complete Plumbing Facilities		Complete kitchen facilities	Lacking complete kitchen facilities	
			#	%		#	%
North Fulton	33,034	32,959	74	0.22%	33,000	34	0.10%
Sandy Springs	42,394	42,182	211	0.50%	42,246	148	0.35%
Southwest Fulton	5,304	5,161	142	2.68%	5,147	157	2.96%
South Fulton	17,677	15,577	101	0.57%	17,443	234	1.32%
Unincorporated Fulton	98,510	97,981	529	0.54%	97,937	572	0.58%
Fulton Total	348,632	345,985	2,647	0.76%	345,211	3,421	0.98%

Source: U.S. Census, 2000 Table HO47 for Plumbing Facilities and Table HO50 for Kitchen Facilities

The 2003 American Community Survey, conducted by the U.S. Census Bureau, estimates that in Georgia, 0.5% of the housing stock lacked complete kitchen facilities, compared to 0.3% of Fulton County's housing stock. The 2003 Survey estimates that 0.3% of housing stock in the State of Georgia lacked complete plumbing facilities compared to 0.1% of Fulton County's housing stock (Table 3-11).



Table 3-11: Housing Conditions in Georgia & Fulton County- 2003

	State of Georgia		Fulton County	
	#	%	#	%
Total Housing Units*:	3,152,672	100.0%	329,509	100.0%
Complete kitchen facilities	3,137,174	99.5%	328,581	99.7%
Lacking complete kitchen facilities	15,498	0.5%	928	0.3%
Complete plumbing facilities	3,142,767	99.7%	329,072	99.9%
Lacking complete plumbing facilities	9,905	0.3%	437	0.1%

Source: 2003 American Community Survey Estimates

The U.S. Department of Housing and Urban Development defines homeowners and renters “with housing problems” as households having at least one of the following conditions: (1) Lacking complete plumbing facilities, (2) Lacking complete kitchen facilities, or (3) Having more than 1.01 persons per room. Table 3-12 illustrates the percentage of homeowners and renters in Fulton County “with housing problems”.

In 2000, almost 23% of Fulton County homeowners either lacked complete housing or complete kitchen facilities or had more than one person per room in the unit. The percentage was highest for large households. Forty-one percent of renter households had housing problems with the percentage being lowest for two person households and highest for five person households. Elderly renter households have housing problems at twice the rate as elderly owner occupied households. Renter households are almost twice as likely as owner occupied households to have at least one of the identified conditions (Table 3-12).

Table 3-12: Fulton County Owner & Renter Households with Housing Problems (2000)

Households	Elderly 1 & 2 members	2 to 4 Relatives	5+ Relatives	All Other	Total
Renter Households					
Total Households	5,140	24,646	5,536	29,503	64,825
% with any housing problems	55.2	38.3	73.3	34.4	40.9
Owner Households					
Total Households	16,390	57,105	10,730	16,372	100,597
% with any housing problems	25.4	19.7	25.5	29.8	22.9

Source: www.hudusers.org

3.1.3.2 Assessment

A small percentage of Fulton County’s housing inventory can be considered as substandard. These units typically fail to have adequate kitchen and plumbing facilities. Fulton County has a housing rehabilitation program designed to assist homeowners with housing repairs that bring a home in compliance with housing code standards. Annually, Fulton County receives from the Department of Housing and Urban Development (HUD) approximately \$1.2 million for the delivery of housing services. Of this, \$500,000 is allocated to address substandard housing issues. These funds are utilized in Fulton County, outside of the city limits of Atlanta, including the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Roswell, and Union City.



House overcrowding seems to be a larger issue than the lack of an adequate kitchen and plumbing.

3.2.1.0 Owner and Renter Units

3.2.1.1 Inventory

Since 1980, the rate of homeownership has increased in Georgia, the Atlanta Region and in Fulton County. In 2000, in both Georgia and the ten county Atlanta Region, the majority of housing units were owner occupied. The number of owner occupied units in the Atlanta Region has increased from 46.5% in 1990 to 66.4% in 2000 and in Fulton County it has increased from 49.5% in 1990 to 52% in 2000 (Table 3-13).

Table 3-13: Percent of Owner and Renter Occupied Units in Georgia, ARC and Fulton

	State of Georgia			Ten County Atlanta Region			Fulton County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Owner Occupied Units	65.0	64.9	67.5	46.5	46.5	66.4	46.5	49.5	52
Renter Occupied Units	35.0	35.1	32.5	53.5	53.5	33.6	53.5	50.5	48

Source: DCA Website, US Census Bureau

In 2000, 52% of the housing units in Fulton County were owner occupied and 48% were renter occupied. In unincorporated Fulton County, 65% of the housing units were owner occupied while 35% were renter occupied (Table 3-14).

Table 3-14: Tenure by Occupied Units in Structure in 2000

Housing Type	Fulton County Total		Unincorporated Fulton	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Single family	152,960	25,708	56,981	3,973
Two Units	1,199	7,497	69	440
3 & 4 Units	1,940	16,940	526	2,458
Five to Nine	2,587	30,639	999	7,972
10 – 19 units	2,321	29,877	770	8,718
20 – 49 Units	1,560	13,209	203	3,686
50+ Units	3,697	29,758	359	5,085
Mobile Home	822	414	161	57
Boat, RV	25	89	5	3
Total	167,111	154,131	60,073	32,392
Percent	52%	48%	65%	35%
Total Housing Units	321,242		92,465	

Source: 2000 Census, Table HO32

In 2000, 85% of North Fulton's housing units were owner occupied and 14.4% were renter occupied. In Sandy Springs, 46% of the housing units were owner occupied while 54% of the housing units were renter occupied, the highest percentage in the planning areas. Twelve percent of the multi-family units are owner occupied; this reflects the conversion of apartment units to condominiums. In Southwest Fulton, 68% of housing units were owner occupied units and 31%



were renter occupied. Similarly in South Fulton, 69% of the housing units were owner occupied units and 31% were renter occupied (Table 3-15).

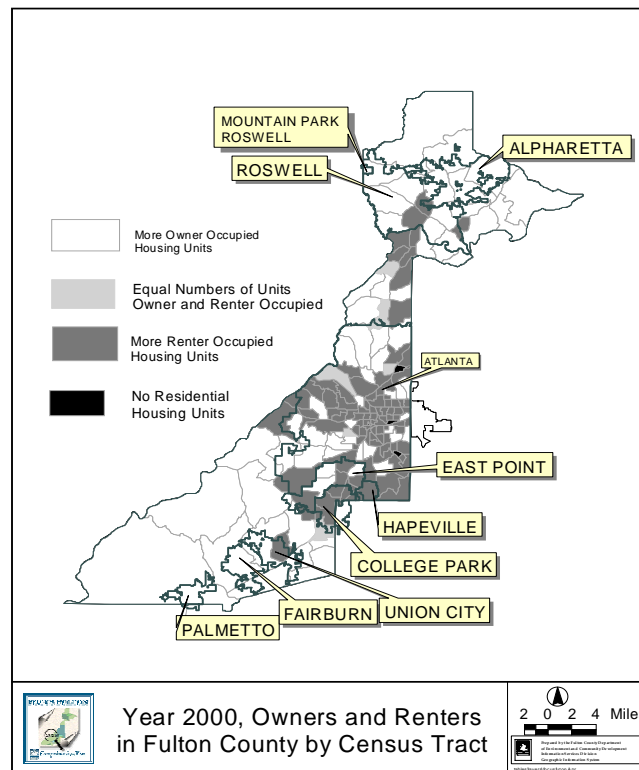
Table 3-15: Tenure by Occupied Units in Structure in 2000: Planning Area

Units in Structure	North Fulton		Sandy Springs		Southwest Fulton		South Fulton	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Single family	26,902	1,133	15,641	1,041	3,333	267	11,105	1,532
Two Units	1	29	28	199	2	45	38	167
3 & 4 units	29	230	345	1,501	11	207	141	520
Five to nine	166	868	721	5,624	11	486	101	994
10-19 units	59	1,340	633	6,137	0	285	78	956
20-49 units	0	583	114	2,784	0	43	89	276
50+ units	15	331	327	3,808	1	200	16	746
Mobile Home	47	4	19	9	9	7	86	37
Boat, RV	0	2	0	0	0	1	5	0
Total	27,219	4,520	17,828	21,103	3,367	1,541	11,659	5,228
Percent	85.60%	14.40%	45.80%	54.20%	68.60%	31.40%	69%	31%
Total	31,739		38,931		4,908		16,887	

Source: 2000 Census, Table H032

3.2.1.2 Assessment

Fulton County had a higher percentage of renter occupied units than the State or ten-county Atlanta Region in 2000. Fulton County includes the City of Atlanta which, being the largest city, also has the largest number of rental and multi-family units in the ten county region. The location of rental housing units appears to be concentrated in the City of Atlanta and along the GA 400 corridor (Map 3-1). Sandy Springs has the highest percentage of renter occupied units and it also has the largest percentage of multi-family units. This may be due to the location of major employment and older development patterns.



Map 3-1 Owners and Renter by Census Tract

3.2.2.0 Seasonal Units and Vacancy Rates

3.2.2.1A Seasonal Units Inventory

Seasonal population is not a significant factor in Fulton County. There were just 2,415 vacant seasonal housing units counted in the 2000 Census, but this was up from 545 in 1990. These are units held for seasonal, recreational or occasional use, but there is no fixed “season” in Fulton County as there might be in a beach resort. Table 3-16 shows the “Vacant Housing Held for Seasonal, Recreational, or Occasional Use (VHSRO)”. It is clear from the table that Fulton County’s VHSRO is a very small share of total units compared to the nation and the state. Historically, second homes and “hunting lodges” were built along the Chattahoochee River for summer use. Glenridge Hall in Sandy Springs was a summer home for the Glen family in Atlanta. It is believed that some are summer places on lakes as in Mountain Park, small estate farms or horse farms in the rural areas of the county, guest houses, or garage apartments. Guest house such as those in Atlanta and Sandy Springs and are not likely to be a housing resource which will become occupied in the future.



Table 3-16: Vacant Housing Held for Seasonal, Recreational or Occasional Use (VHSRO), 2000

Comparison with Nation and Georgia:	VHSRO	Total Housing Units	VHSRO % of Total
United States	3,872,468	115,904,641	3.34%
Georgia	57,847	3,281,737	1.76%
Fulton County	2,416	348,632	0.69%
Cities in Fulton County:			
Alpharetta	141	14,670	0.96%
Atlanta	1,652	186,925	0.88%
College Park	19	8,351	0.23%
East Point	0	15,637	0.00%
Fairburn	11	2,005	0.55%
Hapeville	33	2,538	1.30%
Mountain Park	14	248	5.65%
Palmetto	0	1,283	0.00%
Roswell	86	31,300	0.27%
Union City	13	5,332	0.24%
Total City (1.)	1,969	268,289	0.73%
Planning Areas in Unincorporated Fulton County:			
North	121	33,034	0.37%
Sandy Springs	341	42,394	0.80%
Southwest	0	5,304	0.00%
South	33	17,677	0.19%
Total Unincorporated	495	98,409	0.50%
(2.) Total City parts in Fulton	1,921	250,223	0.77%

Note: (1.) Parts of Atlanta, College Park, Mountain Park and Palmetto fall outside Fulton County. (2.) The residual of total Fulton minus the unincorporated portion.
Source: U.S. Census, SF-3 Table H08 Sample Data, Total Housing Units data are from SF-1, 100% data for all but the Planning Areas.

3.2.2.1A Vacancy Rates Inventory

Vacancy rates increased slightly in the US between 1990 and 2000, from 10.1% to 10.9%. In the State of Georgia, vacancy rates dropped between 1990 and 2000 from 10.3% to 8.4%. Vacancy rates for all ten Counties in the Atlanta Region dropped from 10.3% in 1990 to 5.3% in 2000. In Fulton County, vacancy rates dropped from 13.6% in 1990 to 8.5% in 2000. These drops reflect a tight housing market. Fulton County's 2000 vacancy rate was somewhat higher than the average of 8.4% for the State. In 1990 and 2000, Fulton County had the highest vacancy rate of any county within the ten county Atlanta Region (Table 3-17).

Table 3-17: Vacancy Rates in 1990 & 2000

Geographic Area	Vacancy Rates	
	1990	2000
United States	10.1%	10.3%
State of Georgia	10.3%	8.4%
Cherokee	7.5%	4.9%
Clayton	8.9%	5.1%
Cobb	9.8%	4.4%
Coweta	7.3%	5.5%

Table 3-17: Vacancy Rates in 1990 & 2000		
Geographic Area	Vacancy Rates	
	1990	2000
DeKalb	9.9%	4.8%
Douglas	8.4%	6.1%
Forsyth	10.8%	5.6%
Fulton	13.6%	8.5%
Gwinnett	7.7%	3.6%
Henry	5.9%	4.3%
Total Ten Counties	10.3%	5.3%
Source: US Census Bureau, 1990 & 2000 census		

In 2000, the majority of the vacant units in Fulton County were rental units (46.3%). The next highest category of vacant units was units for sale (19.9%) (Table 3-18).

Table 3-18: Vacancy by Housing Type in 2000				
Housing Units	Fulton County		Ten County Region	
	#	%	#	%
For rent	12,668	46.3%	31,729	44.8%
For sale only	5,438	19.9%	17,318	24.5%
Rented or sold, not occupied	2,214	8.1%	5,765	8.1%
Occasional use	2,416	8.8%	6,602	9.3%
For migrant workers	68	0.2%	236	0.3%
Other vacant	4,586	16.7%	9,168	12.9%
Total Vacant:	27,390	7.9%	70,818	5.3%
Total Housing Units	348,632	100.0%	1,343,143	100.0%
Source: US Census Bureau, 2000 census				

In the ten county Atlanta Region, rental units made up 44.8% of vacant units and for sale units made up 24.5% of the vacant units. Almost eight percent of vacant housing units in Fulton County were used for seasonal, recreational or occasional use whereas almost ten percent of the ten county region's vacant housing was used for seasonal, recreational or occasional use (Table 3-17).

Unincorporated Fulton County had an overall vacancy rate of six percent (Table 3-19). Sandy Springs had the highest vacancy rate of 8.2% followed by Southwest Fulton with 7.5%; then South Fulton with 4.5% and finally North Fulton with 3.9%. The majority of the vacant units in Sandy Springs were rental units (64%). In North Fulton, more vacant units were for sale than for rent. In Southwest Fulton 30.6% of vacant units were rented or sold but not yet occupied, followed by 29% of units which were for rent only and 5.5% for sale only. Additionally, in South Fulton 35% of vacant units were for rent only followed closely with 34.9% of units vacant for sale only.



Table 3-19: Vacancies by Planning Area in 2000

Housing Units	North Fulton	Sandy Springs	Southwest Fulton	South Fulton	Total UFC
Total Occupied Units	33,034	42,394	5,304	17,677	98,510
Total Vacant Units	1,294	3,463	399	790	5,956
Percent Vacant Units	3.9%	8.2%	7.5%	4.5%	6.0%
For Rent Only	456	2,220	116	276	1,382
Percent for rent only	35.2%	64.1%	29%	35%	23.2%
For sale only	510	574	22	276	1,382
Percent for sale only	39.4%	16.6%	5.5%	34.9%	23.2%
Rented or sold, not occupied	113	245	122	37	516
Percent	8.7%	7.1%	30.6%	4.7%	8.7%
For occasional use *	121	341	0	33	496
Percent	9.4%	9.8%	0.0%	4.2%	8.3%
* For Seasonal, Recreational and Occasional Use Source: US Census					

3.2.2.2 Assessment

Seasonal housing units will not be a significant type of house in Fulton County. Some of the community plans have encouraged the construction or accessory housing units that could be used as a rental property or for guest housing. Fulton County contains some very wealthy people, and has become attractive to many others. It is likely that some will want to provide guest quarters in the future so it is likely that this very small housing segment will grow slightly in the future as it has in the past.

Vacancy rates for rental units have increased over the past few years, due mainly to an influx of new rental units coming on line. Low mortgage rates which allow individuals to purchase homes with payments equal to or lower than rents have also accelerated the rise in vacancy rates. If the current trend continues, Fulton County will be faced with an over-saturation of rental units that may require a modification in housing priorities. This will be adjusted in part by the private sector by limiting funds for construction of new rental units.

3.3.0.0 Cost of Housing

3.3.1.0 Cost of Housing

3.3.1.1. Inventory

Housing costs rise over time and cannot be accurately compared from decade to decade without considering other economic issues such as changes in the cost of living, household income and salaries. Housing costs and rents have increased since 1980 due to increases in the cost of living and the rapid increase in the cost of real estate. Costs of housing and rents have historically been higher in Fulton County than in the Atlanta Region, State of Georgia and the US but lower than other metro areas (Table 3-20). Between 1980 and 1990, the median property value increased by 208% in Georgia and by 122% in Fulton County. Between 1990 and 2000, the median property value increased by 82% in Fulton County while in the ARC region, it increased by 55% and in Georgia by 41%. Housing values are higher in Fulton County than in the Atlanta Region.



In Fulton County, median rents have increased by 183% from \$168 in 1980 to \$476 in 1990 and by 28% to \$612 from 1990 to 2000. Median property value increased by 122% from \$43,300 in 1980 to \$96,400 and by 82% to \$175,800 in 2000 (Table 3-20). Between 2000 and 2003, home values increased by 13%. In 2003, the median value of owner occupied housing in Fulton County was \$204,673. The median value of the 27,096 housing units sold in 2003 was \$188,000, while the average was \$298,407.

Table 3-20: Median Property Value & Rent, Georgia & Fulton County, 1980, 1990 & 2000		
Year and Area	Median Property Value	Median Rent
1980		
Georgia	\$23,100	\$153
Fulton	\$43,300	\$168
1990		
Georgia	\$71,278	\$365
ARC	93,128	\$422
Fulton	\$96,400	\$476
2000		
Georgia	\$100,600	\$505
ARC	\$144,504	\$661
Fulton	\$175,800	\$612
Source: Plan Builder, DCA website		

In 2000, the median value of owner occupied units was the highest in Sandy Springs at \$308,599 and the lowest median value of owner occupied units was in South Fulton at \$99,587. In 2000, the median rents were the highest in North Fulton at \$1,180 a month. The lowest median rents were in Southwest Fulton, with the median rent of \$590. The high cost of owner occupied units in Sandy Springs may be one of the factors explaining the low percent of owner occupied units (Table 3-21).

Table 3-21: Median Value for Owner Occupied and Gross Rent, Fulton County, Planning Areas, Region, State & US in 2000		
Jurisdiction	Median Value, Owner Occupied Units	Median Gross Rent
North Fulton	\$269,160	\$1,180
Sandy Springs	\$308,599	\$902
Southwest Fulton	\$119,403	\$590
South Fulton	\$99,587	\$713
Unincorporated FC	\$171,958	NA
Fulton Co.	\$180,700	\$709
Atlanta Region	\$144,504	\$661
State of Georgia	\$111,200	\$613
United States	\$119,600	\$602
Source: 2000 Census		



3.3.1.2 Assessment

A major housing challenge for Fulton County is availability of affordable housing. Recently housing values have increased faster than incomes. High cost of housing may be one of the factors why 70% of Fulton County's workforce doesn't live in Fulton County. Recent studies by Georgia Tech and the Atlanta Neighborhood Development Partnership (ANDP) data show, that the adequate supply of affordable rental units for extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (HAMFI) is particularly acute. On average, there were approximately 4.2 extremely low-income households for every unit that is affordable. North Fulton and Sandy Springs, in particular, have a very short supply of low-cost units. In these areas, there are almost 8 households per affordable housing unit. This year, the Fulton County Housing Authority (FCHA) is providing Section 8 vouchers to 750 households and has a waiting list of 658 households.

Fulton County also faces a severity of housing affordable to home owners. Homeownership continues to remain beyond the reach for many low to moderate income households. The maximum affordable home purchase prices for low to middle income households is based on the HUD Adjusted Median Family Income (HAMFI) for the Atlanta Metropolitan Area. Data indicates that only households earning 120% and above the HAMFI can afford the median sales price of a home in Fulton County (\$180,700). This represents 32% of all households. Home prices are slightly lower in South Fulton, however, only households earning at least 100% of the HAMFI can afford the median sales price for a home. This represents 26% of all households in South Fulton County.

According the *Fair Share Housing in the Atlanta Region* study by Dr. David Sawicki of Georgia Tech, there is lack of housing affordable for workers in reasonably close proximity to their jobs. This affects a company's ability to hire and retain qualified workers. The lowest income households and workers in the Atlanta Region have the greatest need for affordable housing units. In the examination of housing needs in the 10 county Atlanta region, this report found that there are not enough housing units to meet the demands of households earning less than \$35,000 a year. The region would need an additional 185,000 units priced at \$800 or less a month (equal to a \$100,000 home) to meet the housing needs of these residents. In the Atlanta region, there is a surplus of approximately 95,000 housing units affordable to households with incomes of \$35,000 or greater. Households with incomes over \$35,000 can most likely find affordable housing somewhere within the ten-county region, while those with incomes below \$35,000 have difficulty.

The analysis of housing needs at the job center level examined the availability of affordable housing at a much smaller level of geography. This study found that it is even more difficult for low-income households to find affordable housing in proximity to employment centers. With few exceptions, every job center requires additional housing that costs less than \$600 per month (using 30% of household income as the maximum housing cost, this equates to an annual income of \$24,000 a year). Workers living in households with incomes from \$24,000 to \$36,000 a year, also experience difficulty finding affordable housing in most job centers, in part due to competition with higher-income households who spend less than 30% of their income on housing.

Since the job center analysis is based on employment, the jurisdictions that have the greatest housing deficits are those with the most employees; City of Atlanta, DeKalb County, Fulton



County, Cobb County and Gwinnett County. The Atlanta Region's main employment centers are located throughout Fulton County: the Airport, Downtown Atlanta, Midtown, Buckhead, Perimeter, GA 400 corridor and Fulton Industrial.

Approximately 343,000 housing units need to be constructed in these five jurisdictions alone for workers to be able to live within proximity of their employment. In Fulton County, the housing deficit is estimated to be 60,864 units. Most of these priced at less than \$600 per month or less than \$70,000. The Airport, Fulton Industrial, Buckhead, Central Perimeter, Downtown, and Midtown job centers have need for housing for workers at all price levels (Table 3-22).

Table 3-22: Housing Needs in Employment Centers in Unincorporated Fulton County

Employment Center	% in Uninc. Fulton County	Number of Jobs	Housing per Acre	Jobs per Acre	Job Housing Ration	Housing (Deficit) Surplus
Airport	25%	93,018	1.39	5.84	2.45	(25,611)
Central Perimeter	68%	90,316	1.51	5.78	2.35	(22,268)
Fulton Industrial	53%	30,788	0.28	2.04	2.49	(11,997)
Roswell/Alpharetta	47%	61,405	1.03	2.84	1.29	9,195

Source: Fair Housing in the Atlanta Region

The Perimeter and the surrounding area have the largest number of high paying jobs than any other employment center. In this area, 56% of the jobs pay less than \$40,000 a year. The houses in Dunwoody and Sandy Springs are beyond the reach of these incomes. In Roswell/Alpharetta, about 50% of the jobs pay less than \$30,000 a year. In that area, there is a shortage of housing for households earning less than \$30,000 a year and a surplus of housing at all other price levels. The Airport has a shortage of housing for households earning less than \$30,000 and for households earning more than \$40,000. Similarly, Fulton Industrial has a shortage of housing for households earning less than \$30,000 and for households earning more than \$40,000.

The current housing market often forces some households to live in housing they cannot afford. Other households find affordable housing where land values are low. This results in an increase in transportation costs and time spent commuting. According to the Mixed Income Communities Initiative (MICI) report by Atlanta Neighborhood Development Partnership (ANDP), transportation costs are 20% of household income and can extend beyond 40% for those earning less than \$25,000. Others may live in substandard units or in overcrowded units. An even distribution of affordable housing will lead to shorter commutes and lower costs of dealing with the effects of highly concentrated poverty.

According to the June 2005 "Driven to Spend" report by the Surface Transportation Policy Project and the Center for Neighborhood Technology, households in the Atlanta MSA spent 18.7% of their income on transportation. This is equal to an annual expenditure of \$7,400. In addition, households spend 36.8% of their income on housing. Both transportation and housing equals to 55.5% of household income. The report also found that lower income households are particularly burdened by higher transportation costs since these expenditures claim a higher percentage of their budgets even if they are spending less. The report concludes that a household's ability to replace vehicle use and ownership with bus, rail, walking, or biking translates into a lower portion of its budget going to transportation. According to the National Realtors Association, households



purchasing homes in suburban areas in order to “buy more house for the money” pay more in transportation costs. For every \$1,000 saved in housing costs, transportation costs increased by \$775.

3.3.2.0 Owner and Renter Cost Burden

3.3.2.1 Inventory

The U.S. Department of Housing and Urban Development (US HUD) defines cost-burdened households as renter and owner households with monthly housing costs which exceed 30% of their household income. Severe cost burdened households are those where housing costs exceed 50% of household income.

In 1974, the U.S. Congress defined “low income” and “very low income” for HUD rental programs as HUD-adjusted area median family income (HAMFI) not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD. Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income. For each non-metropolitan county, a lower cap is equal to its State’s non-metropolitan average (Table 3-23).

Table 3-23: HUD Income Definitions for the Atlanta MSA		
Definition		2004
Extremely low income – Income not in excess of 30 percent of HAMFI.		\$21,350
Poor -- Household income below the official national poverty cutoffs for the United States for that household size. The poverty cutoff for a family of four approximates 33 percent of HAMFI.		\$23,485
Very low income -- Income not in excess of 50 percent of HAMFI.		\$35,583
Low income -- Reported income not in excess of 80 percent of HAMFI.		\$56,933
Atlanta MSA, 2004 Median Family Income		\$71,166.67
Middle income -- Adjusted incomes between 81 and 120 percent of HAMFI.	\$57,645	\$85,400
Upper income -- Households with income above 120 percent of HAMFI.		Above \$85,400
Source: HUD & E&CD Staff calculations		

Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent decennial Census results and then updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; and so on. The HUD Adjusted Median Family Income (HAMFI) for the Atlanta metropolitan Area in 2004 was \$71,166.67. The figures on Table 3-24 are meant to illustrate housing costs for households earning between 120% and 50% of HAMFI. The median family income is used as a base to define formulas developed by USHUD.



3-24: Fulton County Maximum Affordable Home Purchase Price by Income Category in 2000

Income Category	2000 HAMFI	Affordable Monthly housing cost	Max. Affordable Home Purchase Price	Households earning HAMFI or More
120% HAMFI	\$75,720	\$1,929	\$203,600	45,719
100% HAMFI	\$63,100	\$1,608	\$169,700	59,841
80% HAMFI	\$50,480	\$1,285	\$135,700	75,104
50% HAMFI	\$31,500	\$804	\$84,800	104,567

Source: Housing Market Analysis and HUD Community 2020

According to the 2000 Census, approximately three-fourths (73%) of extremely low-income households spend 30% or more of their income on housing costs and about two-thirds (60%) spend more than 50% of their income. According to the 2003 American Community Survey, 39% of owners with mortgages and 56% of renters spend more than 30% of their income on housing costs. Among low-income households, one-fourth have a housing cost burden of 30% or more and over one-third (35%) of households pay over 50% of their income for housing. One-half (49%) of moderate-income households have a housing cost burden of 30% of their income or more, while slightly under one-third (29%) of middle-income households have a housing cost burden of 30% or more. Among extremely low and low-income households, a much greater proportion of renter households, relative to homeowners (65%), experience housing cost burdens of 30% or more. However, among moderate and middle-income households, a higher proportion of owners relative to renters, experience cost burdens greater than 30%.

According to the Housing Market Analysis included in the 2005-2009 Fulton County Consolidated Plan, the adjusted median sales price for homes in Fulton County outside of the city of Atlanta in 2000 was \$199,120. In North Fulton (includes North Fulton and Sandy Springs planning area as well as the cities), this sales price was \$201,240 and in South Fulton (includes Southwest and South Fulton planning areas and the cities) it was \$157,940. Only households earning 120% and above HAMFI, about 32% of all households, can afford the median sales price of a home in Fulton County. Households earning 100% of the HAMFI can afford the median sales price for a house in South Fulton. In North Fulton, 40% of households earn 120% of HAMFI and are able to afford the median sales price of a home (Table 3-24).

Table 3-25 illustrates the number of cost burdened households in Fulton County outside the City of Atlanta. This is a special tabulation done by HUD for the Fulton County Consolidated Plan. The Consolidated Plan is required to be updated every year to enable Fulton County to obtain and spend federal funds targeted for housing assistance.

Table 3-25: Cost Burdened Households outside the City of Atlanta in Fulton County in 2000

Households	Total Renters	Total Owners	Total Households
Total Households	64,825	100,597	165,422
% with any housing problems	40.9	22.9	29.9
% Cost Burden >30	33.3	21.9	26.4
% Cost Burden >50	14.4	8	10.5

Source: www.hudusers.org.



In Fulton County, not including the City of Atlanta, more renter occupied households are likely to be cost burdened than owner occupied households in 2000. Approximately 47% of the renters are cost burned. Approximately 33% of the renters spend more than 30% of their income in rent and 14% spend more than 50% of their income on rent. Moreover, 30% of owner occupied households were cost burdened. An estimated 22% spend more than 30% of their income on housing costs and 8% spend more than 50% of their income on housing costs. In the 10 county Atlanta Region, 24.4% of the owners and 36.9% of the renters spend more than 30% of their incomes on housing.

The elderly households are more cost burdened than the rest of the population (Table 3-26). Twice as many elderly renters than elderly homeowners spent more than 30% of their household annual income on housing costs. Three times as many elderly renters spent over half of their household income on housing costs compared to elderly homeowners.

Table 3-26: Cost Burdened Elderly 1 & 2 Member Households outside the City of Atlanta in Fulton County in 2000		
Household Income	Renters	Owners
Total Households	5,140	16,390
% with any housing problems	55.2	25.4
% Cost Burden >30	53.6	25.1
% Cost Burden >50	30.6	11.6
Source: www.hudusers.org		

3.3.2.2. Assessment

The State of Nation's Housing 2005 by the Joint Center for Housing Studies of Harvard University found that housing has become less affordable for many due in part to the "mismatch between the large number of low-wage jobs that the economy is generating and the high costs of supplying housing". Moreover, the study found that while the numbers of cost-burdened households of all incomes have risen, the increase has been most dramatic among the lowest-income households paying more than half their income for housing. Low-wage workers, elderly and disabled households have widespread housing affordability problems.

The Regional Strategies for Affordable Housing in Metropolitan Atlanta, a study completed by Dr. Larry Keating of Georgia Tech, estimates that 90,038 households in Fulton County have some housing need. Over a quarter of these households are cost burdened and of these 12% are severely cost burdened (Table 3-27). In unincorporated Fulton County, 26,698 (or 30%) households are cost burdened and of these 8,648 (9.7%) are severely cost burdened (Table 3-28).

Table 3-27: Fulton County Households with Needs						
Housing Needs	Owners		Renters		Owners & Renters	
Category	Number	Percent	Number	Percent	Number	Percent
Cost Burdened	28,676	17.16%	55,246	35.84%	83,922	26.12%
Severely Cost Burdened	11,649	6.97%	27,794	18.03%	39,443	12.28%
Overcrowded	1,632	0.98%	13,671	8.87%	15,303	4.76%
Lacking Facilities	511	0.31%	0	0.00%	511	0.16%
Total Needs	29,823	17.85%	60,215	39.07%	90,038	28.03%



Table 3-27: Fulton County Households with Needs

Housing Needs	Owners		Renters		Owners & Renters	
Category	Number	Percent	Number	Percent	Number	Percent
Total Inventory (1.)	167,110	100.00%	154,132	100.00%	321,242	100.00%

Notes: (1.) Total Inventory is 348,632= Total Owner Occupied Housing Units in column B, Total Renter Occupied Housing Units in column D
Source: Dr. E. Larry Keating, Georgia Institute of Technology from 2000 Census tabulations.

Table 3-28: Unincorporated Fulton County Households with Needs

Housing Needs	Owners		Renters		Owners & Renters	
Category	Number	Percent	Number	Percent	Number	Percent
Cost Burdened	11,583	20.06%	15,115	48.56%	26,698	30.04%
Severely Cost Burdened	1,905	3.30%	6,743	21.66%	8,648	9.73%
Overcrowded	114	0.20%	3,601	11.57%	3,715	4.18%
Lacking Facilities	102	0.18%	0	0.00%	102	0.11%
Total Needs	11,799	20.43%	18,716	60.12%	30,515	34.34%
Total Inventory	57,731	100.00%	31,129	100.00%	88,860	100.00%

Total households are 98,388. Source: U.S. Census Bureau, 2000 Census, special tabulation by Dr. E. Larry Keating, Georgia Institute of Technology from 2000 Census tabulations.

The tabulation of Dr. Keating's Housing Needs for Fulton County indicates a need for 26,500 affordable housing units in unincorporated Fulton County. This represents 30% of the 88,860 occupied housing units counted in the unincorporated area in the 2000 Census.

If the County had policies which would require or strongly encourage developers to build a certain percentage of all units as affordable, then Table 3-29 shows the number of units which could be provided annually at various percentages of total production. The annual average of housing units authorized by building permits is 3,500 units per year for the period from 1980 through 2004. By requiring 75% of all housing units to be affordable, this goal could be reached in 10 years. On the other hand, by requiring 6% of new housing units to be affordable, the goal could be reached in 125 years.

Table 3-29: Annual Affordable Housing Production Needs to Reach 26,500 Units

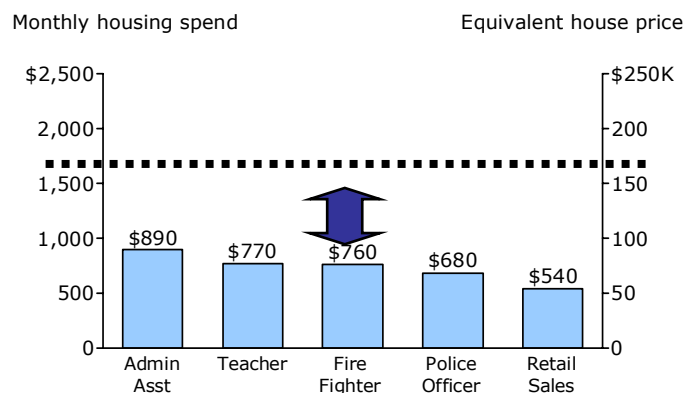
Assumed Total Production	Times	Various Affordable Shares	Equals	Affordable Unit Production	Years Needed To Reach 26,500 Goal
3,500	X	6%	=	210	126
3,500	X	8%	=	280	95
3,500	X	10%	=	350	76
3,500	X	15%	=	525	50
3,500	X	20%	=	700	38
3,500	X	25%	=	875	30
3,500	X	30%	=	1,050	25
3,500	X	75%	=	2,625	10

Source: U.S. Census Bureau, 2000 Census, Special Tabulation by Dr. E. Larry Keating, Georgia Institute of Technology prepared by the Atlanta Regional Commission

Due in part to the information and analysis in this element, consideration of the adoption of an inclusionary zoning ordinance is recommended. Such an ordinance would encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Fulton County; promote the County's goal to add affordable housing units to the County's housing stock in proportion to the overall increase in new jobs and housing units; offset the demand on housing that is created by new development; mitigate environmental and other impacts that accompany new residential and commercial development by protecting the economic diversity of the County's housing stock; reduce traffic, and related air quality impacts, promote transit use and walking, promote jobs/housing balance and reduce the demands placed on transportation infrastructure in the County; and increase the supply of affordable ownership opportunities in Fulton County.

Housing trends and the current housing stock may not meet the community's needs. Most of the housing being built is single family homes. However, the population per household is expected to continue to decline countywide through the 2025 (population per household was lowest in Sandy Springs and the highest in North Fulton). About a third of all households are non-family houses and the percent of the population that is over 65 is expected to increase by over 125%. Yet, 87% of all housing built in unincorporated Fulton County since 2000 are single family homes.

Fulton County housing costs are unaffordable to many in the Fulton County workforce. Fulton County's median household income in 2000 was \$47,321. Moreover, the average weekly wages paid in 12 economic sectors in Fulton County in 2000 was \$938. This would be equivalent to \$48,776 per year, assuming a 40-hour week worked year around. According to research conducted by the Metro Atlanta Quality Growth Task Force of the Atlanta Chamber of Commerce, a housing affordability gap exists between housing costs and income. A household earning the 2000 median household income can afford to pay \$1,183 towards housing costs. However, this does not cover the payment required for an average priced house in 2000 at \$180,700 in Fulton County (Graph 3-1)



Assumptions: Average yearly income = \$48,778 Housing costs are 30% of average income
monthly income = \$1,219. average annual salaries (not starting salary);
30-yr mortgage; 3% down; 7.5% interest

Graph 3-1: Housing Affordability Gap



High housing costs prevent those that work in Fulton County from living in Fulton County. According to the US census, 63% of people that work in Fulton County do not live in the County (Table 3-30). The cost of housing may play a role in the high rate of foreclosures in Fulton County and the wide use of interest only loans.

Table 3-30: Persons Working in Fulton County		
County of Residence	Number	Percent of Total
Fulton County	265,870	37.0
DeKalb County	121,921	17.0
Cobb County	92,014	12.8
Gwinnett County	57,737	8.0
Clayton County	40,271	5.6
Forsyth County	17,494	2.4
Fayette County	15,251	2.1
Douglas County	14,745	2.1
Other counties	92,399	12.9
Total Residents	717,702	100.0
U.S. Census Bureau – 2000 County-to-County Worker Flow Files		

Fulton County has numerous housing programs to provide assistance to its residents. These are listed below. Fulton County's Housing programs apply to eligible individuals; private, non-profit 501-C-3 organizations; municipalities; and the Fulton County Housing Authority. The Fulton County Housing Authority (FCHA) provides public rental housing to eligible individuals and families based on the HAMFI income definitions. The Fulton County Housing Authority (FCHA) provides Section 8 vouchers to 750 households and has a waiting list of 658 households.

Smaller cities also provide public housing assistance to eligible residents. Fulton County maintains a homeless shelter at Jefferson Place located near downtown Atlanta. The Fulton County Department of Human Services and the Fulton County office of the Georgia Department of Family and Children's Services provide emergency assistance, including housing. The Fulton County Board of Commissioners priorities have been to provide; housing rehabilitation grants to eligible homeowners whose total annual household income does not exceed 80% of the median income as defined by HUD, and down payment assistance to allow renters to become homeowners. These funds are distributed based on HUD guidelines. The Office of Housing's programs are overseen by the Community and Housing Development Corporation of Fulton County (CHDC). Board members are appointed by the Fulton County Board of Commissioners (BOC).

Federal Grant Programs

Investment Partnership Program (HOME) Programs

Annually, Fulton County receives from the U.S. Department of Housing and Urban Development (HUD) approximately \$1.2 million under the Home Investment Partnership Program (HOME). The Fulton County Board of Commissioners annually approves its Program Action Plan authorizing the expenditure of these funds by the Fulton County Office of Housing and the Fulton County Community Housing Development Corporation. These funds are utilized in Fulton County, outside



of the city limits of Atlanta, including the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Roswell, and Union City.

HOME funds are appropriated to various activities according to the distribution of low- and very-low-income persons in Fulton County and the Board of Commissioners policies. The County issues a Notice of Funding Availability (NOFA) once or twice a year for housing development projects. The following HOME Programs are administered by the County for affordable housing projects on a countywide basis.

Housing Rehabilitation

The Fulton County Housing Rehabilitation Program helps low/moderate income Fulton County residents (outside the city limits of Atlanta) make needed home repairs for the correction of health, safety and code violations. The Program uses three primary methods to finance improvements to the County's housing stock and assist those in need. These are: Community Development Block Grant (CDBG), Emergency Assistance Grants (EAG) and Low Interest/Deferred Payment Loans, and Deferred Payment Loans (DPL).

The maximum EAG an applicant can be awarded is \$5,000. Special assistance is given to elderly and disabled homeowners. The maximum Housing Rehabilitation Loan an applicant can receive is \$30,000 in the form of a low-interest loan and/or DPL. In certain situations, this amount may be increased.

Five primary eligibility criteria determine if a homeowner is eligible for the type of assistance offered in these programs. They are:

- The house to be rehabilitated is located within Fulton County and outside the municipal limits of the City of Atlanta.
- The applicant is the "owner of record" of the property.
- A code violation exists and the property is suitable for rehabilitation.
- The property is the primary residence of the applicant as a single family, detached dwelling owned and occupied by the individual(s) applying for assistance. The applicant must have owned and occupied the residence for at least one year prior to the time the pre-application is submitted to the County. (Second homes, multi-family structures, and rental properties are not eligible for this program), and
- Their total annual household income can not exceed 80% of the median income for this area, which is adjusted for family size for the metropolitan areas, as established by HUD.

Lead-Based Paint Hazards

Fulton County has incorporated the requirements of the Final Rule on Lead-Based Paint as an integral part of project implementation. All HOME and CDBG funded activities covered by the HUD Lead Safe Homes regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. Fulton County inspected all units covered by the Final Rule for lead-based paint hazards. For activities involving public facilities and housing rehabilitation where lead-based paint was found, actions were taken to eliminate these hazards. Under the Home Ownership Assistance Program (HOAP), where lead-based paint is found in a home to be purchased, the eligible homebuyer is notified of the existence of lead-based paint prior to loan closing. At that time, the lead-based paint testing is conducted and hazards confirmed and mitigated, or the loan is denied in order to meet HUD's lead-based paint



regulations. HUD requires owners and buyers participating in the Rehabilitation and Home Ownership Assistance Programs to sign lead-based paint hazard forms.

Single/Multi Family Development

The program provides up to \$500,000 to developers of affordable single or multi family housing for land acquisition in the form of a low interest loan. The goal is to have quality mixed income communities that provide affordable housing for all income levels whereby a family can accommodate their family's needs without having to relocate to another area or part of the county through the development of new housing stock and the maintenance of the existing housing stock.

Home Ownership Assistance Program (HOAP)

The program provides up to \$10,000 for down payment assistance in the form of a one percent interest rate loan (\$100.00 yearly payment for ten years beginning one year after closing). Ten percent, or \$1,000, of the loan will be forgiven annually. The maximum purchase price of the home is \$150,000. The annual household income must not exceed the limits based upon family size as set by HUD. The primary eligibility criteria that determine if a homebuyer is eligible for the type of assistance offered in this program are listed below.

- The home buyer is required to complete Home Buyer Counseling;
- The home buyer contacts a participating lender to obtain pre-approval on a home mortgage and the Fulton County Home Ownership Program;
- The home buyer provides the Lender with documentation and payment of fees necessary to process the loan and Home Ownership Assistance Program Application;
- Required documentation home buyer must provide are check stubs, tax forms, credit information, bank statements, and verification of employment; and
- Fees the home buyer must pay are the Fulton County Home Ownership Program Application Fee (\$35.00), Lender's Origination Fee, Property Appraisal, Credit report, minimum \$250.00 Buyer's Contribution, Earnest Money (which is required to secure a contract on the home, is payable to the Realtor upon signing the sales contract) and the Home Inspection Fees.

American Dream Down-payment

The American Dream Down-payment Initiative (ADDI) of 2003 program funds provides down-payment assistance for first-time low-income homebuyers. The ADDI program was established to increase the homeownership rate, especially among low-income and minority households in order to revitalize and stabilize communities. This program is designed to assist first-homebuyers with the biggest obstacles to homeownership – down-payment and closing cost assistance and rehabilitation. The Fulton County Board of Commissioners authorized and approved amendments to the 2003 and 2004 Consolidated Plan's Annual Action Plans to include the ADDI Program.

Tenant Based Rental Assistance

The Tenant-Based Rental Assistance program provides rental assistance to low income residents who receive housing from the Housing Authority of Fulton County. HOME funds are used to subsidize rental payments for a minimum of twelve months for families identified by the Housing Authority.



Community Development Housing Organizations (CHDO)

The CHDO Program is designed to provide federal funding to private non-profit housing organizations for the development of affordable housing for the community it serves. A minimum of 15% of HOME Entitlement funds must be set aside for housing development activities to be undertaken by CHDOs. CHDO projects must provide housing to low and moderate-income families as defined by HUD's Income Guidelines. Eligible uses of HOME funds by CHDOs include acquisition and/or rehabilitation of rental housing, new construction of rental housing, new construction of homebuyer properties, and relocation expenses of any displaced persons.

City of Roswell

The City of Roswell is a participating member of the Fulton County Urban Consortia and receives an annual allocation of approximately \$130,000. As a member of FCUC, Roswell has elected to allow Fulton County to administer its program for the City. Habitat for Humanity and Housing Initiative of North Fulton are the two organizations selected by the City of Roswell for receipt of their HOME funds.

General Fund Programs

Housing Enterprise Zone Applications (HEZs)

Housing Enterprise Zone (HEZ) are depressed areas of the County that may receive scheduled abatements of property taxes over a ten (10) year period, as an incentive to development. State law clearly defines the eligibility criteria for HEZ designation. To be designated as an enterprise zone, an area must meet three out of four criteria relating to poverty statistics, unemployment statistics, general distress, and underdevelopment. Once a particular geographic area has been designated as an enterprise zone by the appropriate local governments, owners of property located within the enterprise zone may seek local government approval for a ten-year tax abatement schedule. In order to qualify for such abatements, the property owner must either create five or more new jobs within the enterprise zone or conduct substantial rehabilitation to an existing structure on the property. However, local jurisdictions grant the designation at their discretion.

Low Income Housing Tax Credits (LIHTCs)

With Low Income Housing Tax Credits, the Internal Revenue Service allows a developer or organization to sell tax credits granted to owners of housing designed for low-income residents to assist in the financing of low- to moderate-income multi-family housing. When the developer and/or owner use these tax-credits, the developer/owner is required to have a set-aside of units maintained for affordability. This provides persons with low income a safe and efficient place to live. Applications are submitted by developers to the Office of Housing and are reviewed by staff and the Community Housing Development Corporation of Fulton County for compliance with the County's goals for housing development. Applications are then reviewed by the Fulton County Board of Commissioners.

Tax Allocation Districts (TADs) - Residential

Tax Allocation Districts are authorized in Georgia under the Redevelopment Powers Act. A Tax Allocation District, typically referred to as a Tax Increment Financing, is a tool used to publicly finance certain redevelopment activities in underdeveloped blighted areas. A tax allocation district derives its funding from the increase in the redevelopment area's ad valorem taxes levied by the city, county, and school system. These revenues are placed in a special redevelopment fund for



the area and are used to directly pay for the redevelopment costs or to issue bonds to pay for redevelopment costs. A Tax Allocation is a geographic area, characterized by slum and blight, which is defined and created by local government for the purpose for issuing tax allocation bonds to finance redevelopment costs within the area.

Predatory Lending

The Predatory Lending Mitigation Program is designed to prevent Fulton County homeowners from becoming victims of predatory lending practices. Unscrupulous lending practices are used by companies whose goal is to take the homes through foreclosure. Such practices include the origination of loans with high interest rates; the frequent resale of loans resulting in changes in the terms and interest rates, which make them almost impossible to repay; and the making of fraudulent loans using forged documents. The BOC participated in a campaign called *"Don't Borrow Trouble"* as a part of its overall strategy against predatory lending. The Georgia Legislature passed legislation in 2001 and 2002 to combat such lending practices.

The Office of Housing conducts bi-annual seminars and workshops with local housing counseling agencies and Atlanta Legal Aid to educate citizens on the pitfalls of predatory lending practices. Anyone contemplating making a loan using their home as collateral, or who is currently involved in an oppressive loan contract can call a "hotline" telephone number (211) for counseling and referral.

Housing Foreclosures

The Housing Foreclosure Mitigation Program *"Stop Before You Borrow, Understanding Homeownership Mortgage Loan Products, and Pitfalls to Help Prevent Foreclosures,"* will be an eighteen month countywide educational campaign designed to educate citizens on mortgage loan products and their pitfalls. The objective of this campaign is to educate Fulton County Residents on: how to prevent and decrease the foreclosure rate, available mortgage loan products, how to choose the right loan products, how to avoid predatory lenders, and how to partner with local agencies, lenders, and realtors.

Faith-Based Residential Development

The Faith-Based Residential Development Program is designed to provide faith-based organizations in Fulton County with the tools, training and resources needed to develop affordable housing for low/moderate and elderly citizens within their community.

The Office of Housing conducts annual technical assistance workshops that teach faith-based organizations the following: how to create a housing 501 c(3) non-profit for receipt of public/private funding, how to engage in housing and economic development or public services activities without putting the assets of the church at risk; how to apply for bond financing and tax credits; how to complete federal, state, and local applications for funding; how to develop and manage property portfolio; how to identify start-up costs for projects; and how to organize their financing for housing development.



3.4.0.0 Housing and Community Characteristics

3.4.1.0 Housing and Community Characteristics

3.4.1.1 Inventory

Fulton County is the largest and probably has one the most diverse populations in Georgia. Many County residents have special housing needs. This section provides a brief overview about the housing needs of the homeless, those with severe mental illness and substance abuse, domestic violence victims, the elderly and frail, persons with disabilities and persons with HIV/AIDS.

Homelessness: The homeless population is one of the most difficult groups of people to accurately count. The most recent profile available for Fulton County is in a report entitled "Highlights of the 2003 Tri-Jurisdictional Collaborative – Homeless Census and Survey Results," conducted by Pathways Community Network. On the night of March 11 and the morning of March 12, 2003, a total of 6,956 homeless people were found on the streets, in shelters, transitional housing, permanent supportive housing, or in institutions, in the Tri-jurisdictional area. 2,153 (30%) of these homeless people were unsheltered, while 4,803 (70%) were staying in homeless shelters or other housing (Table 3-31). This count was repeated in 2004.

Table 3-31: Number of Homeless Persons Counted in the Unsheltered Street Count	
Homeless Individuals	
Single Men	1,657
Single Female	261
Unaccompanied Youth	36
Total Individuals	1,954
Homeless Families	
Male in Family	10
Female in Family	10
Youth in Family	5
Total Homeless Families	25
Undetermined Gender	174
TOTAL	2,153
Source: 2003 City of Atlanta, Fulton and Dekalb Counties Homeless Census and Survey.	

The point in time count indicated the typical homeless person was single (83.7%), an adult male (74%), never married (64%), homeless for less than a year (67%), and a resident of the City of Atlanta, Fulton County, or Dekalb County before becoming homeless (75%), 16.3% were in families. At least 14% of the homeless persons on the streets on census night were females. 17% of the homeless survey respondents served in the military. 33% of the homeless survey respondents said they usually spent their nights on the streets, in cars, in abandoned buildings, or in similar places that are not meant to be used for housing. Half said that they usually slept in emergency or transitional housing. More than half of the homeless persons surveyed stated that they had been homeless two or more times in the past year. Eighteen percent (18%) of those surveyed had been continually homeless for two years or longer.



Thirty-eight percent (38%) of the homeless survey respondents named alcohol or drug abuse as a primary cause of their homelessness. The other primary causes named were unemployment (29%) and inability to pay rent or mortgage (12%). The two top daily needs that survey respondents said they had the most trouble meeting were food (a place to cook, and water) (35%), and public transportation (30%). Most respondents (59%) indicated that a job, job training, or employment assistance would be the greatest help in getting them out of homelessness. The street and institutional count totaled 2,153 homeless persons who were comprised of the categories as shown in Table 3-31.

Table 3-32: Profile of Homeless Population Per Day in Emergency Shelters & Transitional Housing, Fulton County			
	Reported Count	Estimated Count	Total
Emergency Shelters	1,985	63	2,048
Transitional Housing	1,614	527	2,141
Permanent Supportive Housing	412	202	614
Total	4,011	792	4,803
Source: 2003 City of Atlanta, and Fulton and DeKalb Counties Homeless Census Survey			

Table 3-32 illustrates the distribution of the number of sheltered homeless persons by housing type. It should be noted that this distribution does not accurately reflect the need or demand for any of these housing types; instead it represents simply the utilization of the existing mix of beds within the Tri-Jurisdictional area.

Severe Mental Illness and Substance Abuse: There are an estimated 30,732 persons in Fulton County (including Atlanta) who are severely mentally ill (Table 3-33). Approximately 31% are in need of public sector mental health services. Approximately 5,300 individuals are receiving some public services.

Table 3-33: Estimated Severely mentally Ill Population in Fulton County		
Estimated Severely Mentally Ill Population	Estimated Severely Mentally Ill Population in need of Public Sector Services	Estimated Severely Mentally Ill Population Actually Served by Public Sector services
30,732	9,527 (31%)	5,335 (56%)
Source: Page II-21, Fulton County, Housing Condition, Homeless & Special Needs Assessments and Housing Market Analysis prepared by University of Georgia, Housing & Demographics Research Center, October 2001 (Fulton Regional Mental Health Board)		

Thirty-four percent of homeless are estimated to be chronic substance abusers. An estimated 15 to 20% of all homeless people (estimated at 1,650 individuals) are both severely mentally ill and have a substance abuse addiction. Services are sufficient to reach only 10% of this population.

Domestic Violence: In Fulton and DeKalb Counties and the City of Atlanta, an estimated 500 individuals and 995 families with children are in need of emergency shelter from domestic violence. There are two certified shelters for women and children fleeing domestic violence in



South Fulton and none in North Fulton. Table 3-34 shows information on family violence collected by the Georgia Department of Human Resources (DHR).

Table 3-34: DHR Family Violence Statistics					
Crisis Calls	12,515	Days in reporting period:	912	New victims entering shelter this period:	593
			Women	Children	
TOTAL NEW VICTIMS SHELTERED			593	394	
Denied shelter due to lack of space this period			409	419	
Victims denied shelter/ relocated this period			109	199	
Victims use of alternative lodging			0	3	
TOTAL NEW NON-RESIDENTS SERVED			682	302	
TOTAL NEW VICTIMS			3,513		
Ethnicity/Race of all new victims (served for the first time this year (2004))					
Race/Ethnicity	Women	Children	Men	Total	
Caucasian	414	39	45	498	
African-American	2,051	729	123	2,903	
Bi-Racial	10	29	0	39	
Native American	8	2	0	10	
Hispanic	78	34	6	118	
Asian	8	4	0	12	
Unknown	0	0	0	0	
Other (Specify):	21	2	0	12	
Totals	2,590	839	174	3,602	
Source: Shelter Services Provided by Shelter 01/01/2002 thru 06/30/2004, (The Partnership Against Domestic Violence.					

Elderly and Frail Elderly The definition for elderly and frail elderly are as follows:

- An elderly person should have reasonably good health and mobility, be fairly active, have some discretionary income from pensions/retirement funds, and not need assistance to manage their affairs. The age range is 60 to 75.
- A frail elderly person experiences more serious health/mobility limitations such as severe arthritis, inability to drive, deafness, memory loss, nutritional imbalance; yet may still be able to attain some level of independent living with the availability of services as needed (age range 80's to 90's). Individuals under the age of 75 may be frail elderly if their health/mobility is seriously limited.

In its report "Strategies for a Healthier Community" (2004), the Fulton County Department of Human Services states that while Fulton County is actively working to insure that all its senior citizens are in decent, safe, and affordable housing, the lack of affordable housing and funding for rehabilitation still remains one of the most critical issues facing senior citizens today.

In its report, "Housing our Elders: A Report Card on the Housing Conditions and Needs of Older Americans" (HUD PD&R, 2000), HUD states that older Americans have made great strides toward economic security, experiencing the fastest income growth of any age group in recent decades. Nevertheless, many elderly households, particularly women, minorities and renters, still live in a precarious financial position, with approximately 10% living in poverty. Similarly, the National Low Income Housing Coalition reports that the elderly are more likely than other adults to be poor or near poor.



With fixed and/or reduced incomes, the affordability of elderly-occupied housing is an important issue. HUD (2000) estimates nationwide, that 30% of elderly households pay more than 30% of their income for housing and 14% pay more than 50% toward housing. A contributing factor to these high cost burdens is that of over-housing. A significant proportion of elderly homeowners often live in homes where the number of bedrooms is greater than the number of household members. The cost of maintaining their homes, both physically and financially, can prove to be a significant burden, especially for poor and frail seniors.

In addition to over-housing, HUD reports that millions of elderly households live in housing that is in substandard condition, or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households, in particular, are more likely to live in physically substandard housing. In part, this is due to the fact that seniors tend to live in relatively older homes than younger people. According to HUD, one-half of all seniors tend to live in dwellings built before 1960. Older housing is positively correlated with physical problems, demands more maintenance and can be expensive to operate. Due to limited or reduced incomes, nearly one-half of all elderly households living in units with physical problems may not have the financial resources to correct them (HUD PD&R, 2000).

Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems. In its report on the elderly, HUD states that the fastest growing segment of the older population are those 85 years old and over or the "oldest old". The majority live in isolation (outside a family setting) and are much more likely to live in poverty, as well as have some mobility or self-care limitation. Approximately two-thirds of this group are homeowners, and approximately 15% reside in nursing home facilities. In addition, housing problems among older, frail and minority seniors is much higher than younger seniors.

Housing needs for the elderly are multifaceted. A comprehensive approach is necessary to adequately address the housing needs of the elderly. There are a variety of facilities and services available for the elderly and the frail elderly in Fulton County. Table 3-35 provides a partial listing of service providers obtained from the Atlanta Regional Commission, Area Agency on Aging's service provider database for housing and services for seniors. The list includes only service providers that are physically located in Fulton County, outside the city limits of Atlanta, and therefore represents only a portion of the services available to Fulton County elderly residents.

Table 3-35: Inventory of Elderly Services in Fulton County

Senior Centers: Total 7	
Alpharetta Senior Center	12624 Broadwell Road, Alpharetta, GA. 30202
Atlanta Jewish Community Center	Dunwoody-Zaben Park, 5342 Tilly Mill Road, Atlanta, GA. 30309
H.J.C. Bowden Multipurpose Senior ctr.	2885 Church Street, Atlanta, GA. 30344
Harriet G. Darnell Senior Multipurpose Facility	677 Fairburn Road N.W., Atlanta, GA. 30334
Camp Truitt Senior Center	4385 Herschel Road, College Park, GA. 30337
Fairburn Senior Enrichment Center	109 Milo Fisher Street, East Point, GA. 30213
South Fulton Senior Services, Inc.	2885 Church Street, East Point, GA. 30344
Independent Retirement Communities: Total 7	
Dogwood Square	555 Janis Lane, Alpharetta, GA. 30201
Campbell-Stone North Apartments	350 Carpenter Drive, Atlanta, GA. 30328
Hammond Glen	335 Hammond Drive, N.E., Atlanta, GA. 30328



Table 3-35: Inventory of Elderly Services in Fulton County

Hellenic Tower	8450 Roswell Road, Atlanta, GA. 30350
Mount Vernon Towers	300 Johnson Ferry Road, Atlanta, GA. 30328
Mount Vernon Village	475 Mount Vernon Road NE, Atlanta, GA. 30328
Saint Annes Terrace	3100 Northside Parkway NW, Atlanta, GA. 30327
Nursing Homes: Total 2	
IHS of Bonterra	2801 Felton Drive, East Point, GA. 30334
Dogwood Health & Rehabilitation	7560 Butner Road, Fairburn, GA. 30213
Adult Day Care: Total 3	
Eden Garden of Alpharetta	9212 Nesbit Ferry Road, Alpharetta, GA. 30022
Fellowship Senior Day Care Center	4530 Janice Drive, College Park, GA. 30345
Southern International Living	3447 Mount Olive Road, East Point, GA. 30344
Source: Atlanta Regional Commission, 1999.	

Persons with Disabilities: According to the National Low Income Housing Coalition, several million people with disabilities cannot afford their own place to live. On average, persons with disabilities spend about 70% of their SSI monthly income to rent a modestly priced, one-bedroom apartment priced at HUD Fair Market Rent, which puts them in HUD's "worst case" housing needs category. As of September 2004, City of Atlanta Housing Authority had a waiting list of 1,130 disabled persons, of which 887 were from Fulton County.

The Fulton Regional Mental Health, Mental Retardation, and Substance Abuse Board (Fulton MHMRSA Regional Board) provides a comprehensive assessment of the demographic description and estimate of need of persons with mental and developmental disabilities and substance abuse problems. According to their FY 2001 Annual Plan, there are an estimated 52,864 adults and children with severe emotional disturbance (SED), serious mental illness (SMI), or mental retardation and other developmental disabilities (MR/DD). Of the estimated population, a little over one-fourth (13,619) depend on public sector resources. (Table 3-36).

Table 3-36: Persons with Mental Illness, Mental Retardation, and Developmental Disabilities in Fulton County – 2000

Sub-Population	Estimated population		Population served		Est. affected population needing services from public sector*	
	N	%	N	%	N	% Reached
Children and Adolescents with SED	12,552	7.0%	1,066	8.0%	4,092	26%
Adults with SMI	30,732	5.4%	5,342	17.4%	9,527	56%
Persons with Mental Retardation & Other Developmental Disabilities	9,580	1.3%	401	4.2%	NA	NA
Total	52,864	7.4%	6,809		13,619	

Source: Fulton Regional Board FY2001 Plan. * Estimate calculated by multiplying estimated affected population by the percentage of persons in the county having incomes at or below 200% of poverty.

While figures regarding the housing costs of persons with disabilities in Fulton County are unavailable, it can be assumed that the majority of this population spends over 50% of their income on housing. The National Low Income Coalition (1999) reports that people with disabilities receiving SSI are among the lowest income households in the country and that there is not a single housing market area in the United States where a person with a disability receiving SSI benefits can afford to rent a modest efficiency apartment. As a result, many are forced to either



live in substandard housing, pay most of their monthly income for rent, or live with aging parents (or other relatives), in homeless shelters, institutions or nursing homes.

There are seven mental health, mental retardation & substance abuse service providers that are physically located within Fulton County, outside the Atlanta city limits. The service providers listed here are those that contract with the Fulton Regional Mental Health, Mental Retardation, and Substance Abuse (MHMRSA) Board (Table 3-37). They represent a fraction of facilities and services available, most of which are located within the city limits of Atlanta and relatively accessible via public transit.

Table 3-37: Fulton County Mental Health, Mental retardation and Substance Abuse Service Providers	
Mental Health Service Providers	
Northside Hospital	5825 Glenridge Dr., Building 4, Atlanta, GA 30328
Mental Retardation Service Providers	
Georgia Association Prader-Will Syndrome, Inc.	107 Chestnut Street, Roswell, GA 30075
Resources and Residential Alternatives, Inc.	1200 Old Ellis Road, Roswell, GA 30076
Substance Abuse Service Providers	
Mary Hall Freedom House	102 Johnson Ferry Road, Atlanta, GA 30328
Odyssey Family Counseling Center	3578 South Fulton Avenue, Hapeville, GA 30354
Viewpoint of Metropolitan Atlanta, Inc.	1203 Cleveland Avenue, Suite 1-A, East Point, GA 30344
Substance Abuse Prevention Providers	
Odyssey Family Counseling	3578 South Fulton Avenue, Hapeville, GA 30342
Source: Fulton Regional MHMRSA Board, 2000	

Persons with Alcohol/Other Drug Addiction: The Fulton MHMRSA Regional Board estimates that there are 39,856 adults and children with substance abuse problems in Fulton County (Table 3-38). This represents approximately five percent of the Fulton County's population. Over one-half of the adult population with substance abuse problems depends on public resources for treatment. However, the Regional Board estimates that only one-third are being reached by available public services.

Table 3-38: Substance Abuse Population in Fulton County – 2000						
Sub-Population Group	Estimated population**		Population served		Est. pop. needing public sector services *	
	N	%	N	%	N	% Reached
Adolescents with Substance Abuse	1,143	.6%	44	3.9%	NA	NA
Adults with Substance Abuse	38,713	6.9%	6,870	17.5%	20,440	33%
Total	39,856	5.3%	6,914		20,440	
Source: Fulton Regional Board FY2001 Plan.						
* Estimated calculated by multiplying estimated affected population by the percentage of persons in the county having incomes at or below 200% of poverty.						
** Percent of total sub-population in the county; e.g. total children or adults, total adults, etc.						

Persons with HIV/AIDS. According to Fulton County's Ryan White Program (a federal program administered by Fulton County), there were 13,068 persons in the Atlanta Eligible Metropolitan Statistical Area (EMSA), essentially the 28-county Atlanta Metropolitan Statistical Area, living with HIV (non AIDS) between January 2002 and December 2002 (Table 3-39).



Table 3-39: Number of AIDS Cases in Fulton County (including Atlanta) – 2002					
Total Cases	13,068	%	Total Cases	13,038	%
White	3,093	23.72%	Male	9,587	73.53%
Black	9,330	71.56%	Female	3,428	26.29%
Hispanic	89	0.68%	Other	23	0.18%
Asian/Pacific Islander	13	0.10%	Other	23	0.18%
American Indian	23	0.18%			
Other	130	1.00%			
More than one	365	2.79%			
Source: AIDS Data Set: Fulton County, Georgia Ryan White Program					

Affordable housing is a problem for persons with AIDS/HIV. Due to advances in medical treatment of HIV/AIDS, many persons with this disease are living longer healthier lives. However, homelessness or the risk of homelessness is a very real problem. The high cost of medicines and medical care, the loss of (or a reduction in work) for those too ill to work, or the stigma associated with the disease, can lead to the loss of housing. Stable, affordable housing, is therefore, a necessary component for persons with AIDS/HIV. Rental assistance, emergency and transitional housing, in-home care assistance and long-term supportive housing are necessary components of any housing strategy for persons with AIDS/HIV. Besides stable housing, persons with AIDS/HIV and their families require a variety of supportive services to enable them to successfully cope with the disease, including access to medical services, crisis counseling, and information referral.

Table 3-40: Inventory of HIV/AIDS-dedicated Units and Beds in the Atlanta EMSA				
Type of Housing	Total Beds¹	Average Length of Stay	Location²	Target Group³
Emergency Shelter Salvation Army - Red Shield Lodge	4	Undetermined	Downtown Atl.	Men
Transitional AESM House (short-term)	8	3 months	SW Atlanta	Men
AID Atlanta	3	12 months	Midtown Atl.	Men
Antioch Urban Ministries - Matthew's Place	26	6 months	NW Atlanta	Adults
Southside - Legacy Village (transitional home)	4	3 months	SE Atlanta	Adults
SisterLove - Love house	6	8 months	SW Atlanta	Women
SisterLove - Love house (women & children) ⁴	2	12 months	SW Atlanta	Families
Transitional Recovery/Treatment AID Atlanta - Joining Hearts House	6	6 months	NE Atlanta	Adults
Atlanta Union Mission - Carpenter House	20	12 months	NW Atlanta	Men
CARP - Residential Treatment	40	2 months	Decatur	Adults
CARP-Project Rise	19	8 months	NW Dekalb	Adults
Health Outreach, Inc. - Safe House	8	Unknown	SW Atlanta	Adults
Our Common Welfare	16	5 months	SW Dekalb	Adults
Our Common Welfare	9	5 months	SW Atlanta	Men
William Holmes Borders Aftercare	8	6 months	Downtown Atl.	Men
Subtotal Transitional	177			
Permanent Independent Fulton county - HOME (non-portable)	10	24 months	Fulton	Adults



Table 3-40: Inventory of HIV/AIDS-dedicated Units and Beds in the Atlanta EMSA

Type of Housing	Total Beds ¹	Average Length of Stay	Location ²	Target Group ³
Permanent Supportive/Independent				
The Edgewood (Section 8 SRO facility)	46	5 months	DowntownAtl.	Adults
Jerusalem House - Women and Children ⁵	12	Undetermined	Dekalb	Families
Jerusalem House (SRO community facility)	23	Over 7 months	Atlanta/Dekalb	Adults
Southside healthcare - Legacy House	8	12 months	Downtown	Adults
Southside - Legacy Village Apartments	30	Unknown	SE Atlanta	Adults
Missionaries of Charity	10		SE Atlanta	Women
Permanent Recovery		Undetermined		
St. Jude's Recovery Center - Project assistance	8		Downtown Atl.	Women
Subtotal Permanent	147			
Long Term Care				
Haven House (residential hospice)	1	6 months	Midtown	Adults
Hospice Atlanta (residential hospice)	3	6 months	NE Atlanta	Adults
Subtotal Long-term Care	4			
Total Units/Beds	332			
Source: AIDS Housing of Washington (1998) Atlanta EMSA HIV/AIDS Housing Plan. ¹ Total Beds includes only HIV/AIDS-restricted beds in the facility. ² Unless otherwise noted, programs located in Atlanta are in Fulton County. ³ Adults includes men, women, and transgendered. ⁴ Love House can accommodate 2 single women with no more than 5 children altogether. ⁵ Jerusalem House Women and Children's Apartment Community.				

Rental assistance is crucial in enabling persons with HIV/AIDS to stay in their own homes and live as independently as possible. Funding for housing and supportive services for people with HIV/AIDS is primarily provided through two federal programs. The first program, the Ryan White Comprehensive Resources Emergency (CARE) Act, is administered by the U.S. Department of Health and Human Services (HHS). The second program, Housing for People with AIDS (HOPWA), is administered through the U.S. Department of Housing and Urban Development (HUD).

Besides HOPWA funded rental assistance, low income person living with HIV/AIDS can also utilize other non-AIDS affordable housing resources. Table 3-40 provides an inventory of residential facilities and services available for persons with HIV/AIDS in the Atlanta EMSA. Table 3-41 provides a listing and services provided by non-residential HIV/AIDS service provided in Fulton County.

Table 3-41: Ryan White Title I - HIV/AIDS Service Providers

Agency name	Services Provided
Absolutely Positive, Inc. 105 Clara Drive, Suite A-1 Roswell, GA 30075 770-642-6646	- Support groups integrating people infected and affected by HIV and AIDS, - Individual mental health counseling, Behavior modification counseling, Visitation (home and hospital), Social events, annual peace retreat, day programs, speakers/speakers bureaus
AID Atlanta, Inc. 1438 W. Peachtree Street Suite 100 Atlanta, GA 30309-6799	- Case management, - Early intervention clinic, - Anonymous and free HIV testing, - Emergency financial assistance for HIVpositive people, - Transitional housing, - Medical supplies, nutritional supplements, - Personal care items, toys, furniture, holiday gifts, - Substance abuse



Table 3-41: Ryan White Title I - HIV/AIDS Service Providers

Agency name	Services Provided
404-872-0600	treatment program and life skills, - Buddy program, practical support, therapeutic massage, phone support, - Programs and services for women, - Speakers bureau, seminars/workshops, newsletter, Program for Hispanics affected by HIV, - Information line, library
AIDS Education/Services for Minorities 2001 MLK, Jr. Dr., Suite 602 Atlanta, GA 30310 404-753-2900	<ul style="list-style-type: none"> - HIV/AIDS education/ prevention to the African- American community - Programs for African- American, gays, and lesbians - Limited financial/housing assistance for AIDS and HIV+ people only - Transitional housing for up to 12 males - Case management
AIDS Survival Project 159 Ralph McGill Blvd. Suite 500 Atlanta, GA 30308 404-874-7926 FAX 404-524-2462	<ul style="list-style-type: none"> - HIV support groups and treatment forums - Individual, group, peer counseling - Information and referral, extensive treatment library - Public awareness, HIV/AIDS education - Advocacy for people living with HIV - Social events for people with HIV
ANIZ, Inc. PO Box 10592 Atlanta, GA 30310 404-699-2555	NA
Antioch Urban Ministries 540 Kennedy Street, NW Atlanta, GA 30318 404-684-6071	N/A
Atlanta Interfaith AIDS Network 1053 Juniper Street, NE Atlanta, GA 30309 404-874-8686	- Common Ground - daily support and activity program for people living with HIV/AIDS, - Faithful Care - non-judgmental, practical care teams for homebound or shut-in people with AIDS, - Pastoral care, AIDS education, technical assistance to congregations interested in interfaith AIDS outreach
Atlanta Legal Aid Society 151 Spring Street, NW Atlanta, GA 30303-2097 404-524-5811	- Legal representation, advice, and referrals, - Housing problems, foreclosure fraud, - Consumer disputes, - Limited assistance with divorce, custody, and child support cases, - Toll-free telephone legal advice line for seniors, - Nursing/boarding home complaints, - AIDS Legal Project, - Projects for the homeless, mental health, Hispanic outreach, - Assistance with problems in obtaining public benefits such as TANF, SSI, and public housing
Childkind, Inc. 828 W. Peachtree Street, Suite 201 Atlanta, GA 30308 404-829-8313	<ul style="list-style-type: none"> - Foster parent training - Foster care placement - Day care for AIDS-affected and other medically fragile children - Adoption services



Table 3-41: Ryan White Title I - HIV/AIDS Service Providers

Agency name	Services Provided
Public Health Services Fulton County Health Dept. 99 Butler St., SE Atlanta, GA 30304 404-730-1412	<ul style="list-style-type: none"> - HIV/AIDS testing and medical examination - Counseling
Grady Infectious Disease Program 341 Ponce de Leon Ave Atlanta, GA 30308 404-616-9875	N/A
Haven House Foundation, Inc 244 14th Street, NE Atlanta, GA 30309 404-874-8318	N/A
Our Common Welfare 4319 Memorial Dr., Suite N Decatur, GA 30032 404-297-9588	<ul style="list-style-type: none"> - Support group for substance users with HIV/AIDS, - Substance abuse day treatment program, - Crisis counseling, - HIV/AIDS education and information, - Transitional housing, - Group and individual counseling - Case management, - MARTA tokens provided to clients when available
Outreach, Inc. 825 Cascade Rd., SW Atlanta, GA 30311 404-755-6700	<ul style="list-style-type: none"> - Support groups: HIV positive support group, women's support group, - Men's support group, teens support group, - Mom's Hands: older women helping young mothers with HIV/AIDS, - Transportation for clients, - Street teams that target inner-city communities and drug infested areas with condoms, brochures, treatment information, and bleach kits, - AIDS/HIV education/prevention, - HIV testing and counseling, - Aftercare program - substance abuse and treatment referrals, - In-house substance abuse treatment program at the Atlanta Detention Center , - 12 step meetings
Positive Impact 159 Ralph McGill Blvd. Suite 605 Atlanta, GA 30308 404-589-9040	<ul style="list-style-type: none"> - HIV/AIDS counseling by trained volunteer mental health care providers, - Individual, couples, family counseling, play therapy, - Training on HIV counseling issues, - Substance abuse help - Opportunity to participate in research on HIV and mental health issues
Project Open Hand 176 Ottley Dr., NE Atlanta, GA 30324 404-872-8089	<ul style="list-style-type: none"> - Home-delivered meals for individuals with HIV/AIDS
St. Joseph's Mercy Care Services 60 11th Street Atlanta, GA 30309 404-249-8109	N/A
Hospice Atlanta 1244 Park Vista Dr. Atlanta, GA 30319 404-869-3088	<ul style="list-style-type: none"> - Residential/inpatient hospice care, - Home nursing and hospice care - Out-of-home respite care for children and adults, - Grief counseling, terminal illness and bereavement counseling, - Bereavement support groups (open to the community), - Children's bereavement camp - Presentations/speakers bureau
Source: AIDS Housing of Washington (1998) Atlanta EMSA HIV/AIDS Housing Plan	



3.4.1.2 Assessment

Homelessness: The sheltered homeless can be counted as number of beds per night or number of meals served in a sheltered environment. However, the unsheltered “street” homeless who include persons that are turned away from shelters or who choose not to seek shelter are the most difficult to identify and count. Many homeless individuals and families are in need of outreach, to create an awareness of the services available to them. Additionally, many homeless individuals need medical care, psychiatric intervention and substance abuse prevention. An effective outreach strategy should be neighborhood based, making use of existing neighborhood institutions, such as churches, schools and neighborhood associations. While there is an overall general need for additional overnight shelter space, mobile units or day shelters may be a means of attracting and providing needed services to the population that normally avoids overnight shelters. Homeless youth are identified as a special population.

There are facilities for teen mothers that cannot accommodate everyone who calls. In Fulton and DeKalb Counties and the City of Atlanta, there is an estimated unmet need of 303 beds with eight facilities providing a total of 27 beds. Ex-offenders recently released from prisons and jails are at high risk of being homeless. There are five beds which serve this population. Service providers report that three people each day are turned away.

Severe Mental Illness and Substance Abuse: The Fulton MHMRSA Regional Board reports that a large number of those in need are homeless and /or unemployed and require other supportive services to live successfully in the community. More outreach and long-term supportive housing facilities are needed to stabilize the chronically mentally-ill who are homeless. Affordable subsidized housing for persons with SMI is needed, as well as additional group homes or apartments, and supervised single-room-occupancy (SROs) facilities. Supportive services, such as transportation, mental health clinics, employment assistance, vocational rehabilitation, and counseling/ case management for the mentally ill are vital.

Domestic Violence: The greatest need of domestic violence victims is additional shelter space. There are 2 shelters in South Fulton County that target the special needs of battered women. There is no shelter for battered women in North Fulton County. To properly address the needs of battered women a shelter must have a wide range of supportive services including mental health and family counseling.

Elderly and Frail Elderly: In its report, Strategies for a Healthier Community, the Human Services Department stated the following findings:

- There is a shortage of affordable, smaller single family or cluster homes specifically for seniors. Developers need to build smaller cluster homes for those who need to “unload” bigger homes. Retirees cannot manage big houses, big taxes, and big yards.
- There is a need for affordable multi-family retirement communities within Fulton County.
- More government funding needs to be allocated for housing rehabilitation and minor home repairs.
- Seniors feel that developers use the terms “affordable” or “low income” but their developments do not realistically reflect seniors on a fixed income, and thus are not “affordable” for their income.
- Retirement communities that are affordable have waiting lists that are years long.
- Housing rehabilitation programs are not readily available and often have long waiting lists.



- Predatory lending information is not easily accessible and/or understandable for seniors. More informational and educational seminars should be conducted to inform seniors of the problems of predatory lending and how to avoid lending scams.

In its report, "Housing our Elders: A Report Card on the Housing Conditions and Needs of Older Americans" (HUD PD&R, 2000), HUD states that older Americans have made great strides toward economic security, experiencing the fastest income growth of any age group in recent decades. Nevertheless, many elderly households, particularly women, minorities and renters, still live in a precarious financial position, with approximately 10% living in poverty. Similarly, the National Low Income Housing Coalition reports that the elderly are more likely than other adults to be poor or near poor.



4. _____ NATURAL AND CULTURAL RESOURCES

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4.0.0.0 Natural and Cultural Resources

4.1.0.0 Natural Resources

Introduction

The Natural and Cultural Resources Element includes an inventory of Fulton County's natural, environmentally sensitive, historic, and cultural resources as well as an assessment of current and future needs for protection and management of these resources. The vision, goals, policies and strategies for their appropriate use, protection and preservation are included in the implementation element. The purpose of this element is to present factual information in order to make informed decisions regarding natural resource management and protection. This element serves as a primer to understanding environmental issues in Fulton County and provides a platform for addressing environmental concerns and directing further environmental policy and strategies for continued protection. The regulations and programs discussed here apply to unincorporated Fulton County only.

4.1.1.0 Public Water Supply Sources

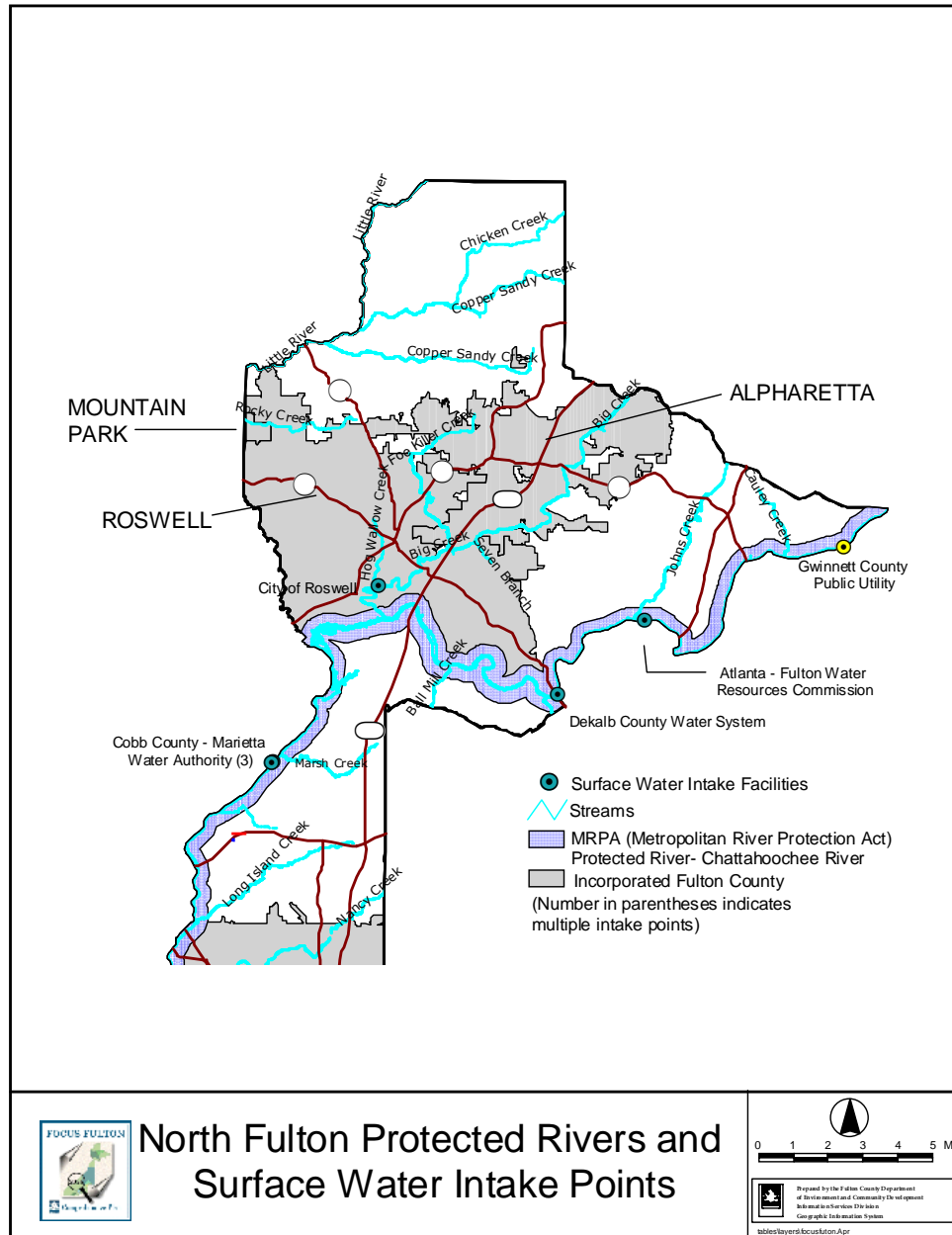
4.1.1.1 Inventory

Fulton County has abundant and valuable natural resources including streams, rivers, lakes, and wetlands. All of these natural water features within the County support a wide variety of uses for its citizens, from drinking water to recreation to irrigation. Additionally, water provides wildlife habitat for both aquatic and terrestrial animals. Both animals and humans depend on a clean water source for survival. Therefore, the forces that impact the health of local water supply are important to understand. This element includes an inventory and analysis of groundwater aquifers, rivers, and other public water supply sources.

One of Fulton County's primary natural resources is the Chattahoochee River. It forms Fulton County's border to the west and part of its border to the north. Through community visioning for this plan, the Chattahoochee River was considered to be one of the County's assets, while pollution in the Chattahoochee and diminishing water supply were listed as challenges.

The Chattahoochee River is the major drinking water source for Fulton County. However, some of Fulton County's drinking water comes from smaller tributaries, such as Big Creek (located within and supplying water to the City of Roswell) and Sweetwater Creek (located in Cobb County and supplying water to the City of East Point). Because the Atlanta Region is underlain with granite, there are few groundwater aquifers to provide drinking water through wells. Some residents in the Little River watershed in the Northwest Fulton as well as the Chattahoochee Hill Country get their drinking water from wells.

Drinking water intakes are located in thirteen locations in Fulton County; nine of these are located in unincorporated areas (Maps 4-1 and 4-2). The Chattahoochee River is the water source for seven of these intakes. Other sources include Big Creek, Sweetwater Creek, Cedar Creek and Dog River.



Map 4-1: North Fulton Protected Rivers and Surface Water Intake Points





Water from the Chattahoochee River and other streams is processed by several water treatment facilities and distributed to customers through a network of pipes. Unincorporated Fulton County, north of the Chattahoochee River, is supplied drinking water by the Atlanta Fulton County Water Resources Commission (AFCWRC). This facility is permitted to withdraw 90 MGD (million gallons per day) of raw water from the Chattahoochee River and treats it to drinking water standards. Fulton County and the City of Atlanta are joint owners of this facility and the treated water is shared between the governments. AFCWRC serves over 310,000 customers.

The City of Atlanta's Chattahoochee and Hemphill plants supply water to Sandy Springs, the City of Atlanta, and South Fulton residents. The City of Atlanta provides drinking water to over 1 million customers (for more detailed information, please see the Community Facilities and Services Element).

In 1997, the Department of Natural Resources completed a river basin management plan for the Chattahoochee River Basin. The plan assessed and addressed water quality issues within the basin. Overall the surface water quality in the Chattahoochee River Basin is good for use as drinking water. However, water quality and water quantity stressors such as urban run-off, nonpoint sources, population growth and increased development impact the condition of the Chattahoochee River Basin. The river has faced degradation problems to such an extent that it was listed as one of the nation's 10 most endangered rivers by American Rivers.

The Georgia Department of Natural Resources monitoring programs show widespread impairment of streams in the Atlanta region, primarily from bacteria and toxic metals present in urban run-off. A water quality assessment of the Chattahoochee watershed conducted by the U.S. Geological Survey shows numerous pesticides present in streams within the Atlanta region. Nine of the seventeen trend monitoring stations in Fulton County are located in unincorporated areas of the County. Table 4-1 provides the location of the stations in Fulton County.

Table 4-1: Water Monitoring Station Locations in Fulton County	
	Unincorporated Fulton County
1	Chattahoochee River at McGinnis Ferry Rd, North Fulton
2	Johns Creek at Old Alabama Road, North Fulton
3	Chattahoochee River at Dekalb County Water Intake
4	Chattahoochee River at Johnson Ferry Road, Sandy Springs
5	Long Island Creek at Northside Drive, Sandy Springs
6	Utoy Creek at Great SW Parkway, SW Fulton
7	Camp Creek at Cochran Road, South Fulton
8	Deep Creek at Cochran Road, South Fulton
9	Bear Creek at SR 70, South Fulton
	Incorporated Fulton County
1	Big Creek at Roswell Water Intake, Roswell
2	Peachtree Creek at Northside Drive, Atlanta
3	Nancy Creek at West Wesley Road, Atlanta
4	Chattahoochee River at Atlanta Water Intake, Atlanta
5	Proctor Creek at NW Drive, Atlanta



Table 4-1: Water Monitoring Station Locations in Fulton County

Unincorporated Fulton County	
6	Chattahoochee River at Bankhead Hwy, Atlanta
7	Sandy Creek at Bolton Rd, Atlanta
8	South River at Jonesboro Rd, Atlanta
Source: Fulton County Department of Public Works	

The Georgia Department of Natural Resources designates Georgia waters in one of the following water use classifications; drinking water, recreation, fishing, costal fishing, wild river, and scenic river. A serious threat to the health of waterways is bacteria, specifically fecal coliform, and E. coli. Bacteria, when found in water bodies, serve as an indication that the stream or river is being impacted by human and/or animal waste. The bacteria could come from a number of sources, such as failing septic tanks, leaking sewer lines, illicit connections, pet waste, livestock, wildlife, and/or sewage treatment plants. Each of the waterways are classified as supporting, partially supporting or not supporting their designated use based on the amount of pollutants they have. A stream is placed on the partial support list if more than 10% of the samples exceed the fecal coliform criteria and is placed on the not support list if more than 25% of the samples exceed the standard. Table 4-2 provides a list of Fulton County streams and their criteria pollutants.

High bacteria levels are the major cause for Fulton County waterways to be listed as not supporting their designated use by the Georgia Environmental Protection Division. The State of Georgia has identified seventy-nine stream segments located in the Chattahoochee River Basin whose water quality is limited due to fecal coliform. Fifty-two of these streams run through Fulton County.

Stormwater runoff is the main cause of most pollution in Fulton County's waterways. Heavy erosion and sediment deposition during rain events degrades aquatic habitats, thereby making it difficult for streams to support aquatic wildlife. Fish and other water creatures, such as insects and crustaceans, need a healthy rocky bottomed stream for reproduction and shelter. When the stream bottom becomes silted over, the healthy rocky bottom gets smothered out and the stream is no longer able to support pollution sensitive organisms.

Table 4-2: 2004 Fulton County Rivers/Streams Partially Supporting Designated Uses

Basin/Stream	H2O Use Classification	Criterion Violated	Evaluated Causes	Actions to Alleviated	Miles
Bear Creek	Fishing	Fecal coliform bacteria	Nonpoint/unknown sources	Implement a locally developed plan that includes remedial actions necessary for problem resolution	3
Big Creek	Fishing	Fecal coliform bacteria, Cooper	Nonpoint/unknown sources	EPD will address nonpoint source (urban runoff) through a watershed protection strategy	3
Camp Creek	Fishing	Fecal coliform bacteria	Nonpoint/unknown sources	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	4



Table 4-2: 2004 Fulton County Rivers/Streams Partially Supporting Designated Uses

Basin/Stream	H2O Use Classification	Criterion Violated	Evaluated Causes	Actions to Alleviated	Miles
Cedar Creek	Fishing	Fecal coliform bacteria	Nonpoint/unknown sources	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	6
Chattahoochee River	Fishing	Fecal coliform bacteria, fish consumption guidance	Urban runoff/Urban effects	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta. Fish consumption guidance due to PCBs, which have been banned in the US and levels are declining.	12
Clear Creek	Fishing	Fecal coliform bacteria, dissolve O2	Combines sewer overflow, urban runoff	Atlanta's Federal CSO Consent Decree requires compliance with water quality standards by 11/1/07. Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	3
Hog Waller Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	9
North Utoy Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	6
Pea Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	6
Tanyard Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	2
Willeo Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	5
Woodall Creek	Fishing	Fecal coliform bacteria	Urban runoff	Urban runoff is being addressed in the EPD Stormwater Management Strategy for Metro Atlanta.	3

Source: Georgia Department of Natural Resources web site: www.gadnr.org.

Georgia's water resources are facing threats in several areas. High growth rates are putting extra pressure on an already limited water supply. The State experienced a five-year drought between 1998 and 2002. In the Apalachicola-Chattahoochee-Flint and Alabama-Coosa-Tallapoosa river systems, future water withdrawals will be limited by the water allocation formula between Georgia, Alabama, and Florida, which will be decided by federal courts and the U.S. Supreme Court. The formula, once developed, may limit the amount of water that Georgia can use from the Chattahoochee.



At present, the needs of the water utilities are being met and the State of Georgia is issuing water withdrawal permits, as the demand requires. However, it will be important to begin and expand water conservation efforts as development continues and more demand is placed on already stressed water resources.

Existing Programs, Rules and Regulations

A number of local, regional, state and federal programs are in place to protect natural resources. The following list provides a summary of the rules and regulations governing Fulton County's water resources.

Metropolitan River Protection Act (MRPA)

In 1973, the Georgia General Assembly enacted the Metropolitan River Protection Act (Georgia Code 12-5-440) to address development pressure near and pollution of the Chattahoochee River. Under this legislation, the Act established a 2,000-foot river corridor on both banks of the River and its impoundments, including stream beds and islands. The Chattahoochee River Corridor has established vulnerability standards based upon the character of the land, buffer zone standards (50 foot undisturbed – natural, 35 foot undisturbed – streams, 150-foot impervious surface setback) and floodplain standards.

The Act also required the Atlanta Regional Commission (ARC) to adopt a plan to protect the water resources of the River Corridor and develop procedures to implement the Act, especially review of development proposals. Fulton County, along with other jurisdictions, implement the Act via land use controls, permitting, monitoring of land disturbing activities and enforcing other provisions of the Act.

Adopt-A-Stream Program

Adopt-A-Stream is a citizen's volunteer stream monitoring program that trains groups and individuals to monitor the chemical, physical, and biological health of the County's streams and rivers. The objective of the Adopt-A-Stream program is to educate citizens about issues that may have adverse impacts on water quality in both rural and urban settings. Volunteers are provided with hands on field training to monitor the health of streams by conducting periodic visual, biological, and chemical assessments. Volunteers monitor local streams for both chemical/physical and biological parameters, including pH, dissolved oxygen, temperature, and macro-invertebrate surveys. Monitoring local streams encourages stewards of the environment and provides Fulton County with valuable baseline data for stream health. There have been approximately 500 volunteers trained in the program.

Storm Drain Stenciling

Storm Drain Stenciling is designed to help prevent illegal dumping and to educate the public about water quality. An increase in public knowledge of the correlation between developed areas and watershed will result in reducing the effects of non-point source pollution, thus improving water quality. The phrase "Dump No Waste – Drains to Stream" is stenciled onto storm drain inlets as a visual reminder to residents not to dump waste into drains, which are direct links for pollution to enter the County's waterways. More than 3,000 marked storm drains in unincorporated Fulton County remind citizens that these drains flow directly into local streams without the benefit of treatment.





Neighborhood Water Quality Outreach

The Neighborhood Water Quality Outreach Program is designed to educate and inform citizens about measures to preserve the County's water resources and provide public service to neighborhood associations. County presentations are available and may be scheduled on non-point source pollution, Xeriscaping and water conservation.

Household Hazardous Waste

The Household Hazardous Waste Program is designed to increase public awareness about common household products that can be hazardous. The overall mission of the program is to promote recycling, provide solutions for hazardous material disposal, to reduce the amount of toxic waste produced in the home, and to offer alternative products which are less harmful to the environment.

Soil and Erosion Control

The County's Soil and Erosion Control Ordinance, which exceeds the Erosion and Sedimentation Act of 1975, is currently under revision to eliminate loop holes, enhance current standards, and promote well planned land disturbance activities. The Erosion and Sedimentation Control (E&SC) program implemented a "Zero Tolerance" approach to E&SC for sustaining controlled development and maintaining water quality. This approach requires a collaborative effort of County employees outside of erosion enforcement, citizens, County Commissioners, and an increased number of staff members to conduct the enforcement. State-of-the-art erosion control practices, such as phase development and green space implementation are becoming commonplace in Fulton County and are stressed in the planning stages of projects. Citizens are encouraged to become active in monitoring construction sites for Erosion and Sediment Control violations through the Citizen's Soil Watch Program.

Turbidity Testing

Turbidity testing is a new program being implemented by the County. This program promotes and improves water quality under the National Pollutant Discharge Elimination System (NPDES) permit standards established on February 25, 2000. This program provides accountability to developers to make sure that water quality is kept at a high standard. The testing is being conducted randomly at new development and construction sites in support of the Soil and Erosion Sedimentation Program. It will determine if Best Management Practices (BMPs) are being maintained on the site and if water bodies on or down stream gradient of the development site are being impacted by construction and land disturbing activities. If the turbidity test results are above the NPDES standard, the responsible party will be notified and appropriate action taken.

Metropolitan North Georgia Water Planning District

In response to significant current and projected water demands, the Metropolitan North Georgia Water Planning District was established on April 5, 2001 (2001 S.B. 130). The general purposes of the District are to establish policy, create plans, and promote intergovernmental coordination for all water issues in the district; to facilitate multi-jurisdictional water related projects; and to enhance access to funding for water related projects among local governments in the district area. The purposes of the District are to develop regional and



watershed-specific plans for storm water management, wastewater treatment, water supply, water conservation, and the general protection of water quality. These plans will be implemented by local governments in a 16-county area. In October 2002, the district adopted the following model ordinances:

- Ordinance for Post-Development Stormwater Management for New Development and Redevelopment,
- Floodplain Management/Flood Damage Preservation,
- Stream Buffer Protection,
- Conservation Subdivision/Open Space Development,
- Illicit Discharge and Illegal Connection, and
- Litter Control.

The purpose of the model ordinances is to give local governments tools that effectively addressed stormwater management issues. Local governments in the district are required to implement the model ordinances. Fulton County is in the process of drafting ordinances as mandated by the District.

Water Conservation

After several years of severe drought in Georgia, drinking water reservoirs were at critically low levels and strict outdoor watering bans were put into place by the State. To address this issue the County implemented a water conservation program called "Saving Water...Works!" to bridge the gap between the understanding of the importance of water and what can be done to ensure that the County's water supply is protected. This program is expanding to encourage County homeowners to implement the seven principles of Xeriscaping in their landscape designs to create good quality, low-maintenance, and attractive landscapes that conserve water. Outdoor watering restrictions are still in place countywide to ensure that there continues to be an adequate drinking water supply to meet the needs of the County's growing population.

Stream Buffer Ordinance

Fulton County has developed regulations for wider stream buffers in compliance with the North Georgia Water Planning District mandate. The Fulton County Stream Buffer Ordinance was adopted by the Board of Commissioners on May 4, 2005. The regulations require undisturbed buffers and impervious surface setbacks to adjacent streams. Streams in all watersheds within unincorporated North Fulton County shall require a minimum 50-foot undisturbed buffer on each side of the stream, as measured from top of bank. All watersheds within unincorporated South Fulton County shall require a minimum 75-foot undisturbed buffer on each side of the stream, as measured from top of bank. An additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious cover shall be prohibited. Stormwater retention or detention facilities are prohibited within the stream channel.

4.1.1.2 Assessment

Stormwater runoff, non-point source pollution, development, and population growth contribute to the degradation of the County's public water supply system. Existing programs and initiatives provide both educational and community outreach to increase awareness about the



protection and improvement in the quality of Fulton County's public water supply resources. These programs and initiatives address the need for the citizens of Fulton County to help maintain and manage the existing public water supply sources within the County. Through the use of presentations, hands-on demonstrations, interactive displays, games, essay contests, etc., the County has designed its' education outreach programs to address the following areas: Water Conservation Practices, Water Quality Monitoring, Adopt-A-Stream, Storm Drain Stenciling, Household Hazardous Waste, and lawn care (Xeriscape and Composting).

Each of the water quality programs within the Office of Environmental Affairs provides innovative techniques in promoting water protection, conservation, and environmental stewardship. However, in order to achieve the goals set forth by each program element, certain challenges to the overall success of the program initiatives must be overcome. The lack of strong community partnerships and the lack of funding are two significant challenges to program.

Forging stronger community partnerships would play an immense role in achieving the goals of promoting environmental stewardship throughout Fulton County. Involving the many stakeholders (community residents and leaders, businesses, schools, and other civic groups) during the planning and implementation of events greatly increases participation from the public. Coordinating with other Fulton County Departments (i.e., Parks and Recreation, Health and Wellness, Public Works, General Services, etc) resources can be maximized, duplication of services reduced, and collaboration on environmental issues increased. Providing strong partnerships within the communities (i.e., Boys and Girl Scouts of Metro Atlanta, Keep Georgia Beautiful affiliates, nature centers, forest preserves, youth organizations, Homeowners Associations, etc.), establishes a positive relationship between the County and citizens based on trust and respect.

Another significant challenge is additional funding, which could be allocated to purchase the necessary tools and promotional efforts needed to enhance the goals of each program. In order to maintain citizen enthusiasm for the participation in environmental protection activities, the County must be able to provide them with incentives, such as recognition and awards, and to be able to provide them with the resources needed to accomplish set goals. The Office of Environmental Affairs has been pursuing other sources of funding (primarily, grants) in order to supplement various programs. Additionally, staff has been working towards a greater interdepartmental coordination between The Department of Environment and Community Development and the Department of Public Works. As programs are further refined, they should include more interdepartmental coordination as well as coordination with other municipalities/local governments, when feasible, to sponsor joint seminars, workshops and events.

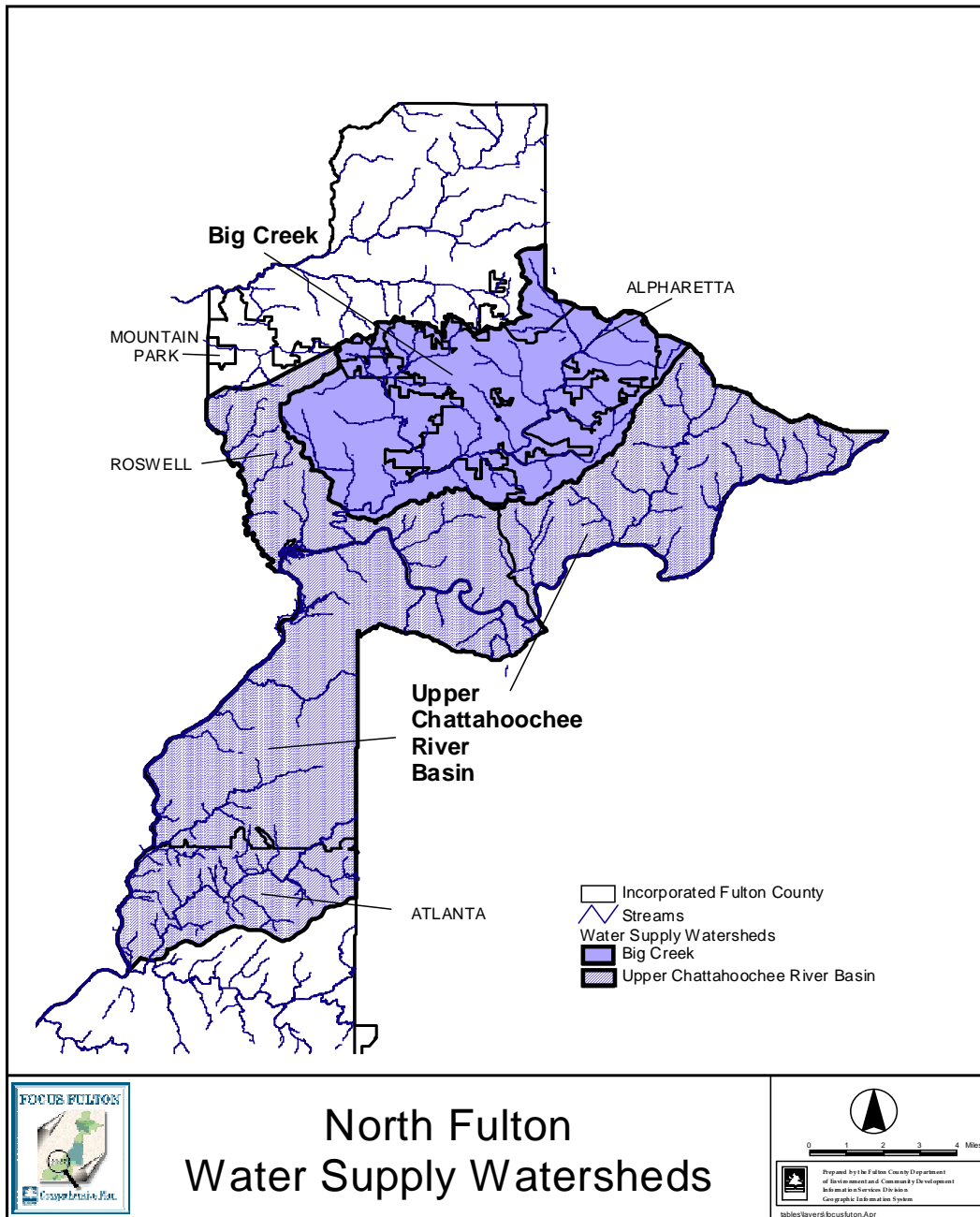
4.1.2.0 Water Supply Watersheds

4.1.2.1 Inventory

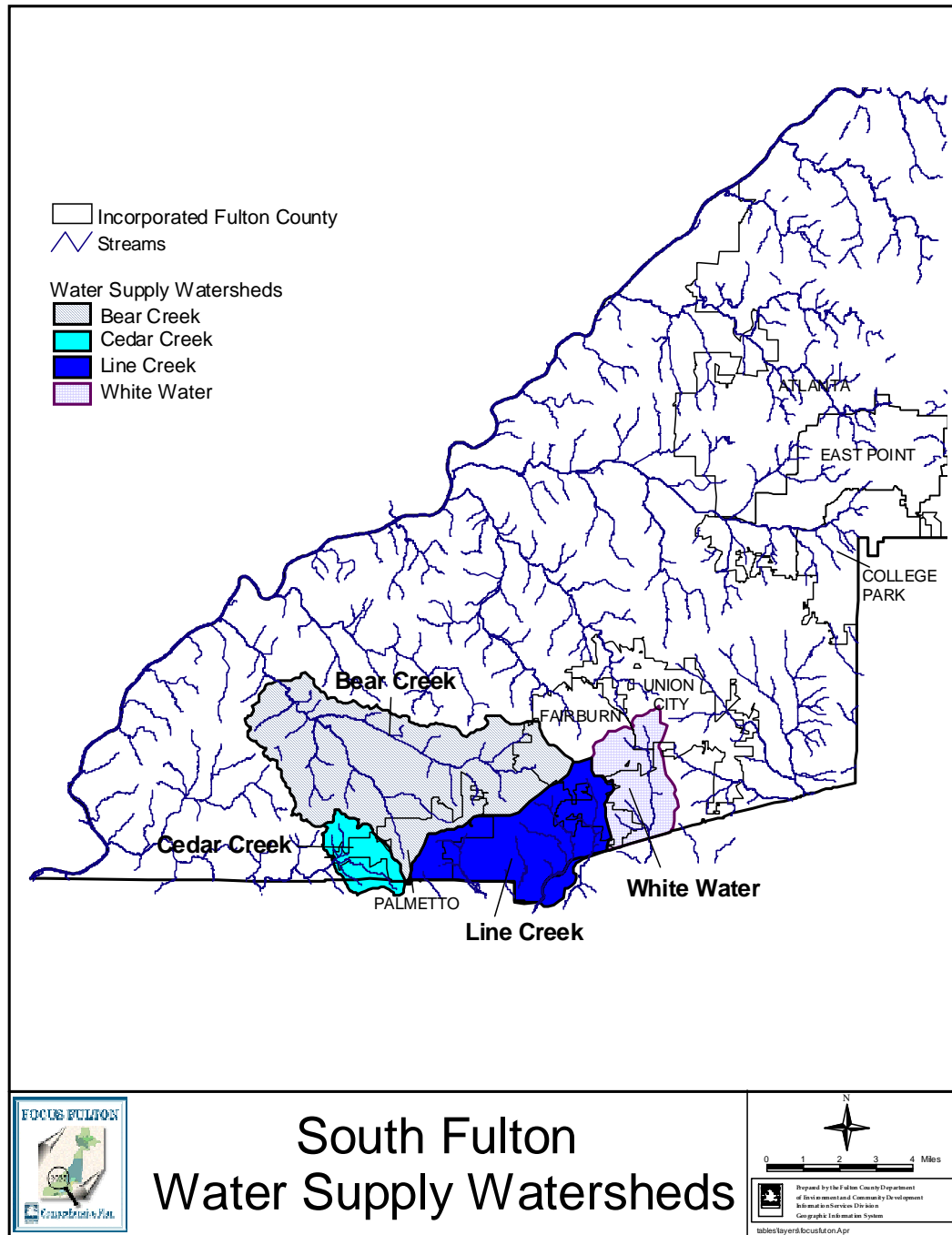
This inventory includes water supply watersheds, or any portions thereof, as defined and provided for in the Rules for Environmental Planning Criteria. A watershed is defined as a ridge dividing two drainage areas and the area drained by a river. The Georgia Department of



Natural Resources (DNR) defines water supply watershed as the areas of land upstream from government owned public drinking intakes or water supply reservoirs. DNR has two categories of watersheds – large (more than 100 square miles) and small (fewer than 100 square miles). Table 4-3 and Maps 4-3 and 4-4 provide information on the water supply watersheds located in Fulton County.



Map 4-3: North Fulton Water Supply Watersheds



Map 4-4: South Fulton Water Supply Watersheds



Table 4-3: Fulton County Water Supply Watersheds	
Large Water Supply Watersheds	
Name	Location
Upper Chattahoochee River Basin	North Fulton
Small Water Supply Watersheds	
Big Creek	North Fulton
Whitewater Creek	South Fulton
Line Creek	South Fulton
Cedar Creek (with reservoir)	South Fulton
Bear Creek (with proposed reservoir)	South Fulton

Existing Programs, Rules and Regulations

Protection of watersheds, particularly water supply watersheds are critical to providing public water. Water supply watersheds are vulnerable to direct and indirect development activities. Development in the watershed threatens the long term water quality of the watershed. As part of the Georgia Planning Act, DNR developed minimum criteria for the protection of watersheds and water supply. To protect water supply and watersheds in Fulton County, the DNR watershed protection measures were adopted by the Fulton County Board of Commissioners and incorporated in the County's Water Supply Watershed Protection Ordinance and the South Fulton Tributary Protection Ordinance.

With respect to Fulton County's Watershed Protection Ordinance, the protection criteria for a large water supply watershed (greater than 100 square miles) requires new facilities located within 7-miles upstream of intakes that handle hazardous materials to perform operation on a impermeable pad having a spill and leak collection system. Protection criteria for development within a 7-mile radius of a small water supply watershed (less than 100 square miles) include:

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

Protection criteria for development outside a 7-mile radius of a small water supply watershed (less than 100 square miles) include:

- Maintain 50-foot buffer and 75-foot setback on each side of perennial stream (outside 7-mile radius), and
- Maintain 150-foot buffer around a reservoir.



Exempted land uses of the ordinance include:

- Permitted land uses prior to the adoption of the ordinance,
- Utilities that cannot be located outside of the stream corridor, and
- Forestry, agricultural and mining activities with approved Best Management Practices.

4.1.2.2 Assessment

Fulton County's Public Water Supply and Watersheds are extremely vulnerable to land development and human activities that generate nonpoint source pollution as well as septic tanks. Nonpoint source pollution adversely affects these resources by limiting water quantity and reducing water quality. Septic tanks, particularly malfunctioning tanks, also impact water quantity and quality. They are considered to be 100% consumptive of water supply because the effluent dissipates to the atmosphere or is absorbed into groundwater. Unlike sewers that treat and return wastewater, individual septic system use does not return measurable amounts of water to the water supply. Currently, Fulton County encourages septic tank owners to reduce their impacts to the water supply through water conservation techniques.

To counteract the negative affects of nonpoint source pollution associated with human activities and future land development, Fulton County adopted two ordinances: the South Fulton Stream Protection Ordinance and the Water Supply Watershed Protection Ordinance. These ordinances established regulations and procedures that govern land use and development within public water supply watershed protection areas of unincorporated Fulton County. The effectiveness of the South Fulton Stream Protection Ordinance is directly related to the technical guidelines, which place emphasis on stringent buffer and improvement setback requirements. The guidelines described in this ordinance are effective in eliminating the threat that erosion runoff has on water quality. Thus, controlling and negating the adverse affect of nonpoint source pollutant discharge into water supply resources, through runoff mitigation practices.

The Water Supply Watershed Protection Ordinance established measures not only to protect the quality of water supply, but quantity as well. Additionally, like the stream protection ordinance, Fulton County's Water Supply Watershed Protection Ordinance incorporates the use of vegetative buffers, which minimize the transport of pollutants and sediment to the water supply, and maintain the yield of the water supply watershed. Additional buffer requirements are integrated within this ordinance when applying for a land-disturbance permit within a watershed.

Though both ordinances propose to protect and preserve Fulton County's watershed and water supply resources, they do not eliminate the principal threat of stormwater runoff. The adverse affects of stormwater runoff are exasperated by the amount of impervious surface that goes along with land development. Hence, as the county continues to undergo new land development there will be a tremendous increase of impervious surfaces. As the amount of impervious surfaces (i.e. concrete, paved roads, sidewalks, etc.) begins to increases, the amount of stormwater runoff entering the public watersupply and watersheds increases as well. In order for Fulton County to address the problems associated with stormwater runoff, future polices, regulations and programs must be generated to mitigate adverse affects.



Several policies and regulations could be adopted to protect watersheds and water supply watersheds and mitigate the adverse effects of stormwater runoff. These are:

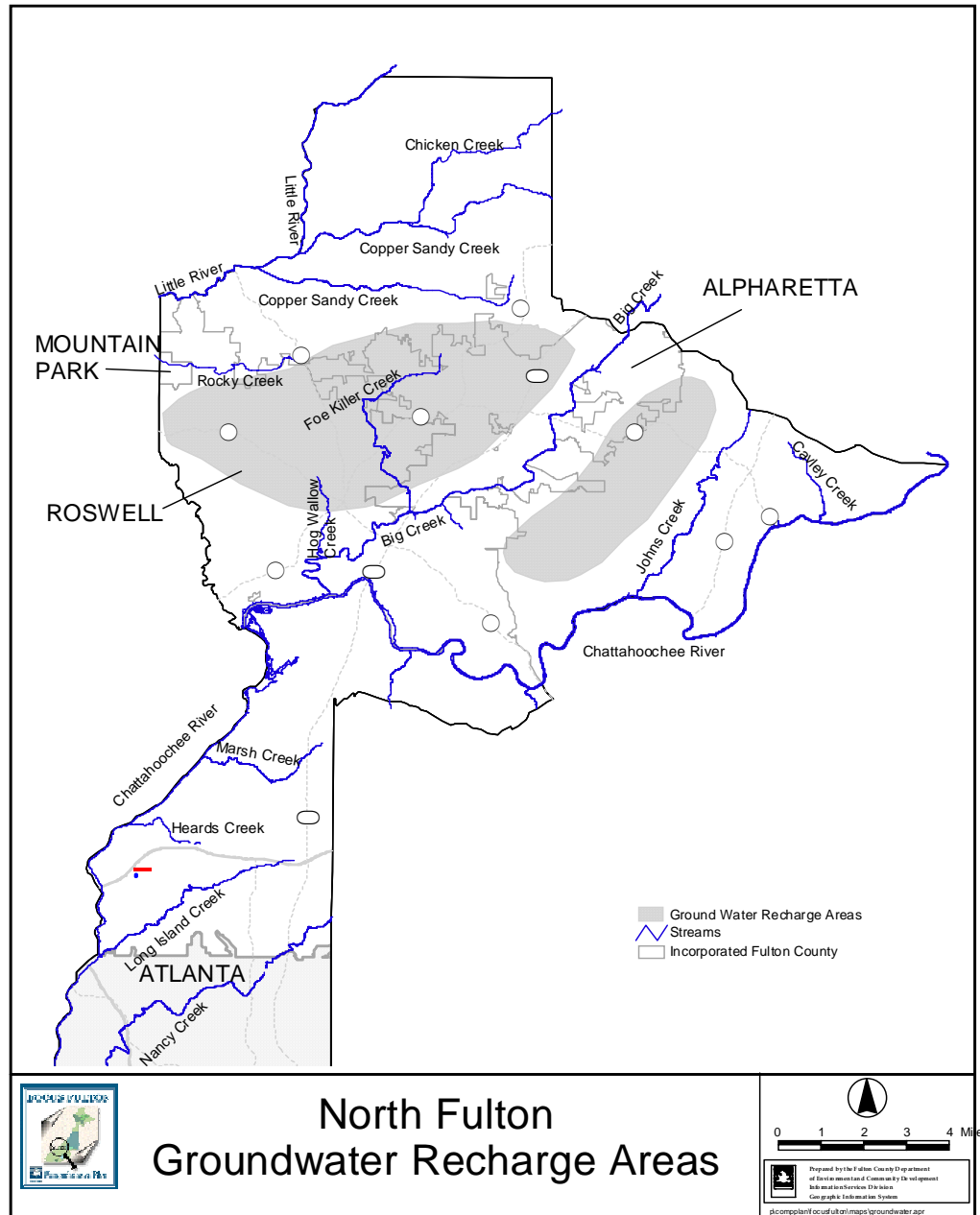
- Additional setback requirements within seven miles of a watershed,
- Use of permeable surfaces in non-residential developments as applicable,
- The incorporation of both the Water Supply Watershed Protection Ordinance and the South Fulton Stream Protection Ordinance into one county-wide ordinance (including requirements for North Fulton) that addresses stream and water supply/watershed protection, and
- Septic tank maintenance and water reclamation.

4.1.3.0 Groundwater Recharge Areas

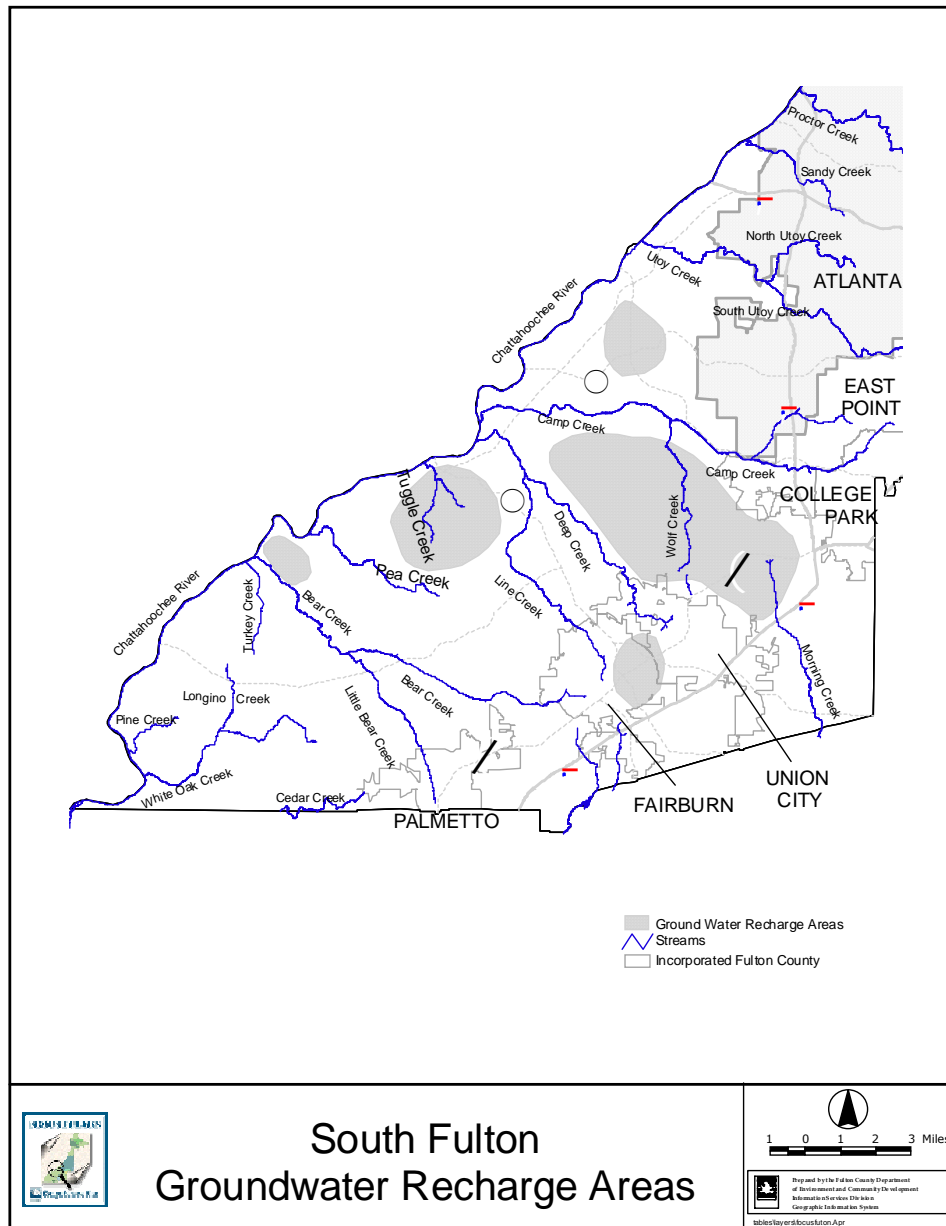
4.1.3.1 Inventory

A groundwater recharge area is a surface land area where water that enters an aquifer is first absorbed into the ground. Groundwater recharge areas replenish underground water and are generally areas of level topography. Consequently, these areas are valuable for development. Most of the locations identified as being significant groundwater recharge areas in Fulton County appear to be developed or in developing areas. The areas that have been identified by the State Department of Natural Resources as potentially significant groundwater recharge areas are shown in Maps 4-5 and 4-6. There are seven significant groundwater recharge areas in the County. Two of these are located in North Fulton, primarily in the cities of Roswell and Alpharetta. The remaining five are located in South Fulton County.

Although Fulton County is largely served by public water and sewer, many of the homes in Northwest Fulton as well as the Chattahoochee Hill County area of South Fulton obtain drinking water from wells and use septic systems. The Fulton County Health Department inspects and approves sites and issues well construction permits. Once a well is permitted, the owner is responsible for ensuring protective measures against contamination. Additionally, communities that are not served by sewer utilize septic systems for waste collection and treatment. The Fulton County Health Department regulates and permits septic tank location and construction. Malfunctioning septic systems could affect/pollute groundwater recharge areas. The County's regulations address a potential malfunction by requiring each site with a septic tank to have a reserved septic field if and when the septic system fails. Fulton County education programs offer septic tank education to reduce bacterial contamination in the County's streams. This program focuses on proper care and maintenance techniques to prevent failures and groundwater pollution.



Map 4-5: North Fulton Groundwater Recharge Areas



Map 4-6: South Fulton Groundwater Recharge Areas



Existing Programs, Rules and Regulations:

Groundwater Recharge Areas Ordinance

As part of the Georgia Planning Act, the Department of Natural Resources (GA DNR) developed minimum criteria for the protection of groundwater recharge areas. To protect groundwater quality in Fulton County, the DNR groundwater recharge areas protection measures were adopted by Fulton County and incorporated into the County's Groundwater Recharge Areas Ordinance in 2002. The following protection criteria are part of the ordinance:

- Fulton County Department of Health and Wellness must approve any development to be served by a septic tank,
- New residences served by a septic tank/drain field system shall be on lots no less than 1 acre,
- New agricultural waste impoundment sites shall be lined,
- New above-ground chemical or petroleum storage tanks shall have secondary containment,
- New facilities which handle hazardous materials shall perform their operations on impervious surfaces and in conformance with any local, state, and federal regulations, and
- Permanent storm water infiltration basins are prohibited.

4.1.3.2 Assessment

The most significant aspect of Fulton County's Groundwater Recharge Areas Ordinance is the provision for protection criteria to reduce adverse environmental impacts. Groundwater protection efforts must focus on management of the diverse potential contaminant sources. Management efforts include public education, inventory and monitoring of potential contaminant sources, and tailoring of zoning ordinances and other local land use regulations for protection of groundwater sources.

Protection of groundwater quantity and quality can best be accomplished by controlling potential contaminant sources and by managing land uses in prime recharge areas. The first step in protecting groundwater quality is to determine the locations of prime recharge areas. The second step is to identify management options which would help to protect the quality of recharge in these areas. The level of management appropriate to a particular area depends on the vulnerability of the aquifer, the extent to which it is relied on for high quality water supplies, and the number and type of potential contaminant sources. Action for protection of recharge quality can be as simple as not dumping used motor oil down the drain or as comprehensive as a communitywide aquifer protection plan incorporating land-use and contaminant source control regulations.

The adoption of the Groundwater Recharge Areas Ordinance has enabled Fulton County, to not only protect, but also preserve its groundwater recharge areas. However, to address future impacts from septic fields, Fulton County future policies and regulations should address limiting and/or prohibiting development requiring septic drainfields in unsewered groundwater recharge



areas. Future land-use policies should prohibit the placement of underground petroleum storage tanks in groundwater recharge areas.

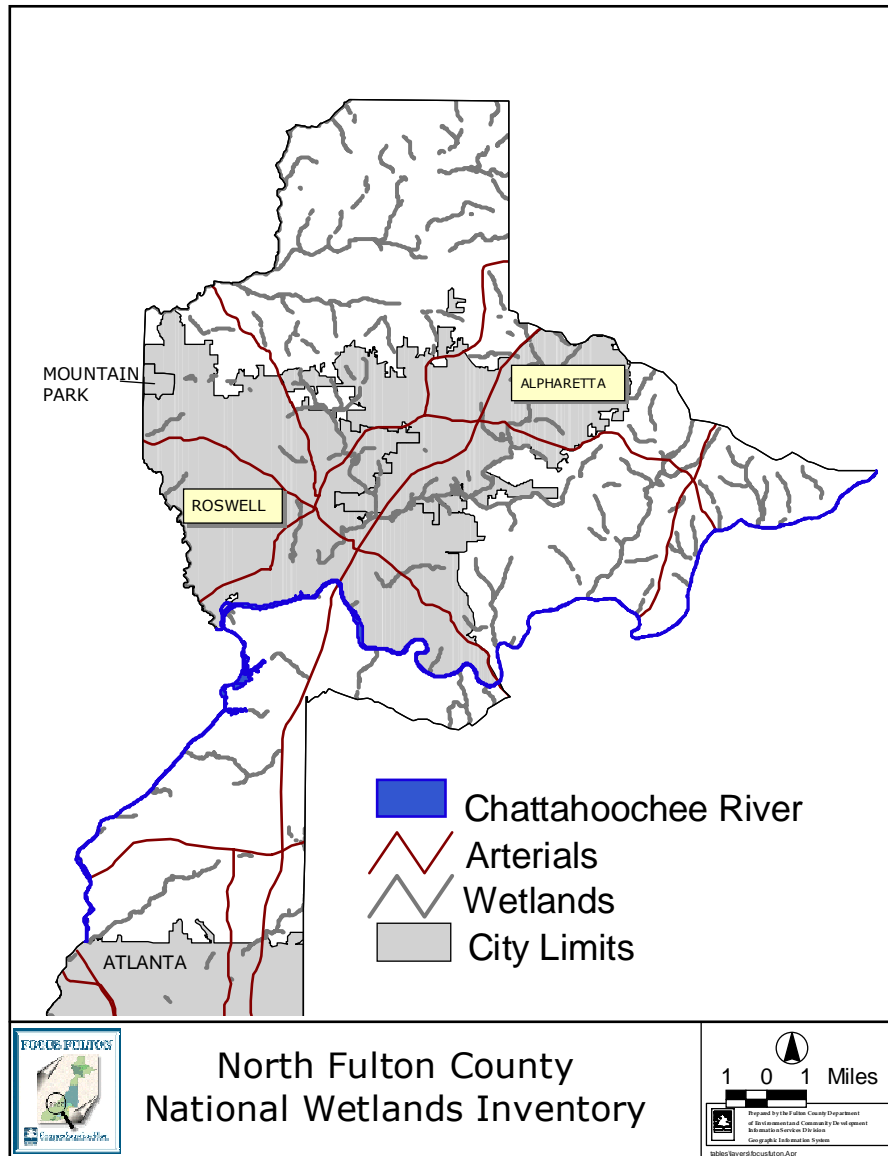
4.1.4.0 Wetlands

4.1.4.1 Inventory

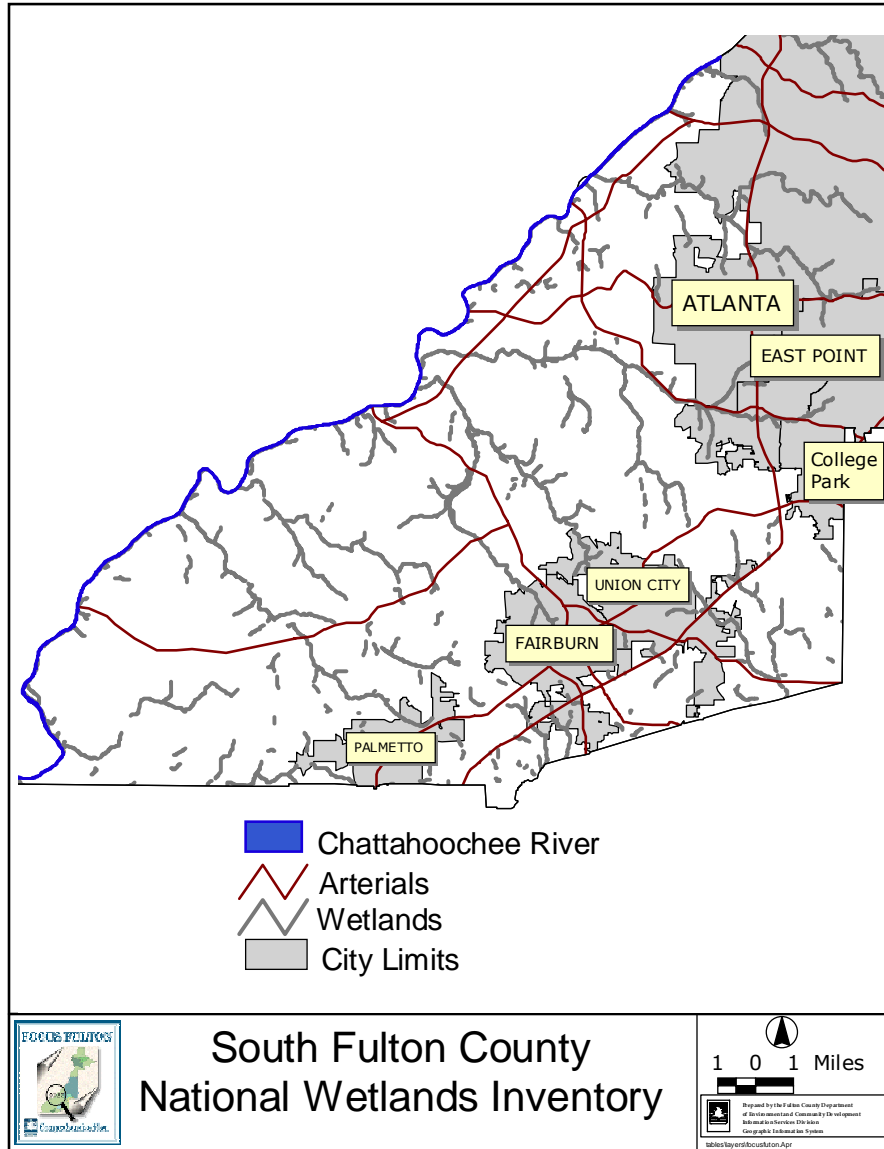
This section includes wetlands as defined and provided for in the Rules for Environmental Planning Criteria. Wetlands are transitional zones between dry land and open waters and are wet at least part of the year. Some wetlands are consistently covered with waters while others are flooded only at certain times of the year. Wetlands are important areas for habitat, fisheries, flood control, clean water and recreation. In addition, wetlands filter out pollutants, improve water quality and reduce soil erosion.

The U.S. Fish and Wildlife Service, Georgia Department of Natural Resources, and the U.S. Geological Survey have identified wetlands and their associated soils, and topographic and geologic features, through the National Wetlands Inventory. Freshwater wetlands are defined as areas that are inundated and saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soils. Wetlands generally include swamps, bogs, marshes and similar areas.

Riverine wetlands, typically found along the Chattahoochee River and its tributaries, occur within a channel which is "an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of water". Scattered lacustrine wetlands occur in topographic depressions or dammed river channels with less than 30% of the land area made up of trees, shrubs and other vegetation. Maps 4-7 and 4-8 show the location of wetlands in Fulton County



Map 4-7: North Fulton Wetlands



Map 4-8: South Fulton Wetlands



Existing Rules and Regulations:

Wetlands Protection Ordinance

As part of the Georgia Planning Act, DNR developed minimum criteria for the protection of wetlands. To protect wetlands in unincorporated Fulton County, the DNR wetlands protection measures were adopted by Fulton County and incorporated into the County's Wetlands Protection Ordinance. The County's Wetlands Protection Ordinance requires that proposals for development located in a wetlands protection district or within 100 feet of a wetlands protection district, be reviewed and authorized by the United States Army Corp of Engineers (COE) before the County issues a land disturbance permit. In general, when applying for a land disturbance permit the applicant must submit to Fulton County a valid delineation report from the COE. This report identifies wetlands that may be located on the proposed site for development and determines if development impacts will occur. Furthermore the Fulton County Wetlands Protection Ordinance states that if wetlands are within 100 ft of a COE Wetland Protection district and the activity taking place will impact the wetlands, then the COE will have to grant a permit or letter of permission to the applicant prior to the issuance of a land disturbance permit. Any degradation or loss of wetlands must be mitigated through the restoration, creation, enhancement or preservation of other wetlands.

4.1.4.2 Assessment

Like many of the natural resources in Fulton County, the integrity of Fulton County wetlands are being threatened by land development. Moreover, due to the increase in population and the resulting residential and commercial development in the unincorporated parts of Fulton County, particularly South Fulton, wetlands are in danger of becoming filled and destroyed.

Fulton County's current Wetlands Protection Ordinance primarily focuses on the protection of wetlands rather than mitigating impacts to wetlands resulting from land development. Although, Section 7 of the Land Disturbance Permit Procedure article of the Wetlands Protection Ordinance states; "Any unavoidable degradation or loss must be mitigated through restoration, creation, enhancement, or preservation of other waters of the United States" no guidance is provided on measures to mitigate the impacts to wetlands.

The current Wetlands Protection Ordinance lacks a mitigation process, a key component. In addition, it leaves the mitigation authority with the COE, and limits the County's position on wetland mitigation efforts. In order for this ordinance to be effective, Fulton County must provide a clear and concise set of criteria for wetland mitigation prior to land disturbance. Moreover, the Fulton County land-use map should establish Wetland Protection Districts within each planning area. Lastly, Fulton County should establish a wetland mitigation banking system to provide and retain mitigation efforts in Fulton County.



4.1.5.0 Protected Mountains

4.1.5.1 Inventory

In the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, protected mountains are defined as all land area 2,200 feet or more above mean sea level, that has a percentage slope of 25 percent or greater for at least 500 feet horizontally, and includes the crests, summits, and ridge tops which lie at elevations higher than any such area. Although Fulton is in the Georgia Piedmont, it does not have any land forms that are included in this classification.

4.1.5.2 Assessment

This section is not applicable to Fulton County.

4.1.6.0 Protected Rivers

4.1.6.1 Inventory

This section includes protected rivers and river corridors as defined and provided for in the Rules for Environmental Planning Criteria. In DNR's Rules for Environmental Planning Criteria, Protected River means any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. However, those segments of rivers covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act are specifically excluded from the definition of a protected river. River Corridors are the strips of land that flank major rivers. These corridors are of vital importance in order to preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation and help absorb flood waters.

Two protected rivers flow through Fulton County: The Chattahoochee River and the Little River (Maps 4-1 and 4-2). The Chattahoochee River supplies over 70% of the Atlanta's Region drinking water and is a major recreational resource. The Little River runs along the County boundary with Cherokee County in Northwest Fulton. This river flows into the Etowah River in Cherokee and Northeastern Cobb.

Existing Rules and Regulations

Metropolitan River Protection Act (MRPA)

The Metropolitan River Protection Act (O.C.G.A. 12-5-440 to 12-5-457) provides for the development of comprehensive plans and regulations for the protection of any major stream which constitutes the primary source of public water supply in each Standard Metropolitan Statistical Area of the State having a population of more than 1,000,000. As of the current census, the regulations only pertain to a section of the Chattahoochee River in the Atlanta Region. No land-disturbing activities may occur in the 35 foot riparian buffer along the main stem of the Chattahoochee River and along all tributaries within 2,000 feet of the river. In



addition, the Chattahoochee River is protected by the Tributary Protection Act and the Georgia Mountain and River Protection Act. These include provisions for protecting the river's water quality by limiting the amount of impervious surface and clearing along the river and its tributaries. Most of these protection measures apply to the section of the river from Buford Dam to Peachtree Creek.

Soil and Sedimentation Control Model Ordinance

This state model ordinance applies specifically to protection of rivers and streams not under the protection guidelines of MRPA. It serves as a model guide for local governments to incorporate the use of vegetative buffers for developments up gradient from streams and tributaries. This model ordinance specifically applies to the Little River, whereby it requires all development to incorporate 25 foot undisturbed vegetative buffers along the Little River.

4.1.6.2 Assessment

The Chattahoochee and Little Rivers are extremely vulnerable to land development, human activity, and industrial uses. These activities and uses have an overwhelming effect on the river, lead to the degradation of water quality and limit water quantity. Recognizing this vulnerability to these rivers, it was imperative for the State of Georgia to provide regulatory guidelines for its protection. Hence, the Metropolitan River Protection Act (MRPA) and the Soil Erosion and Sedimentation Control Model Ordinance were developed.

MRPA provides effective measures in protecting the Chattahoochee River, through the limits that it places on land development along the river and all of its surrounding tributaries. Moreover, the buffer requirements that are currently in place provide effective measures, which reduce the adverse impact of sedimentation and stormwater runoff on the Chattahoochee River. Although MRPA provides stringent technical guidelines for land development along the river and its adjoining tributaries, more education is needed on daily human activities that adversely affect the integrity of the river.

The state's model Soil erosion and Sedimentation Control provides additional buffer protection for the Little River. The buffer restrictions that are in place effectively limits, controls, and reduces the amount of soil erosion and stormwater runoff that affects this river. Even though, the current buffers that are in place are an effective tool to reduce the threat of runoff entering into the Little River, an increase in the size of the undisturbed vegetative buffer would have a more cumulative affect over time. Thereby ensuring that this resource will be better protected for future generations.

Fulton County should address this challenge by providing a comprehensive river protection plan and by including educational outreach. Outreach endeavors should be focused on educating the citizens of Fulton County on proper environmental stewardship in protecting and preserving the Chattahoochee River. Moreover, citizens should be educated on preventing nonpoint source pollution from adversely affecting these resources through lifestyle changes and water conservation principles.



4.1.7.0 Coastal Resources

4.1.7.1 Inventory

This section addresses beaches, barrier islands and back barrier islands, coastal marshes and estuaries. Fulton County is located in the Georgia Piedmont and has no coastal resources.

4.1.7.2 Assessment

This section is not applicable to Fulton County.

4.1.8.0 Floodplains

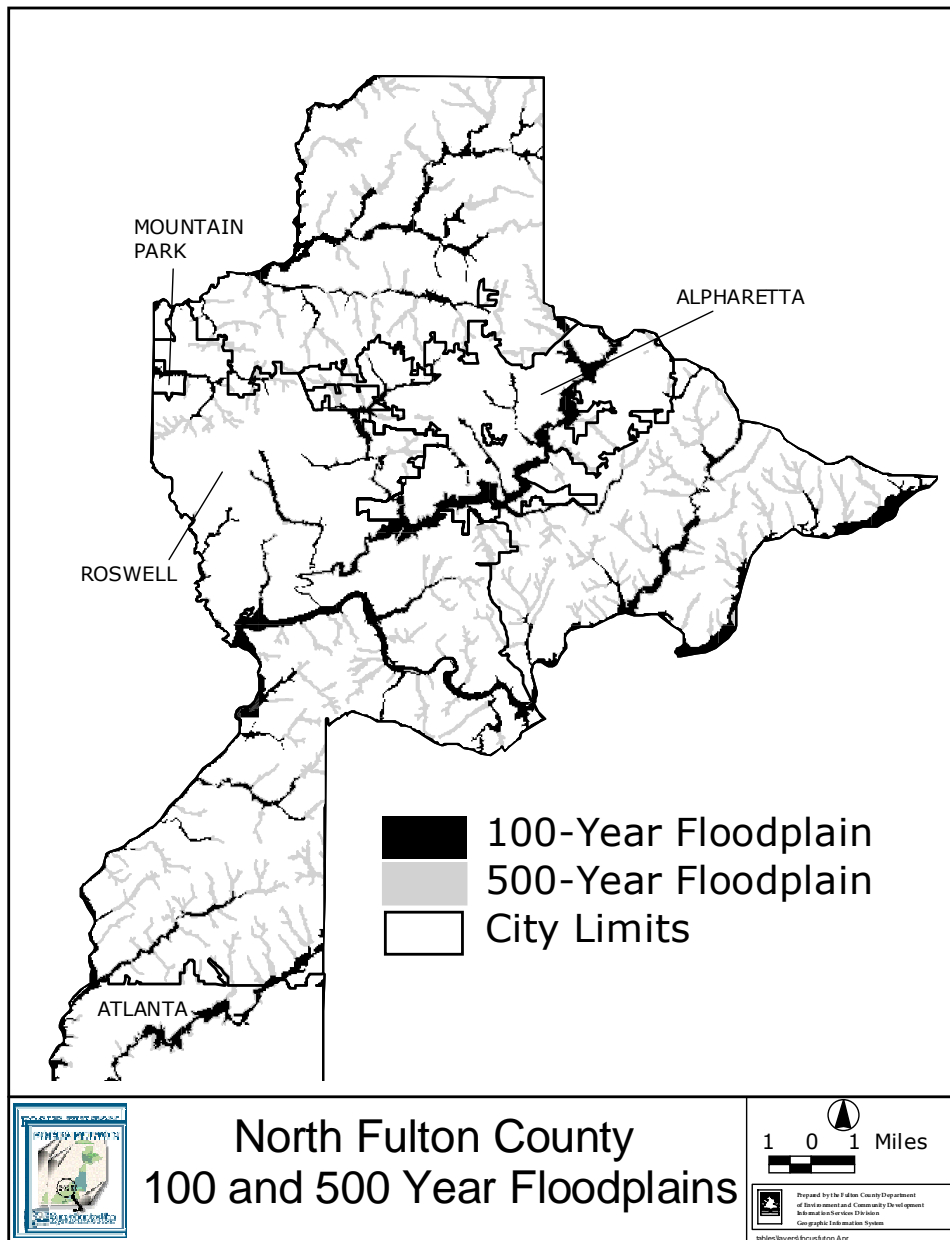
4.1.8.1 Inventory

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. The Federal Emergency Management Agency (FEMA) is the Federal Agency which administers the National Flood Insurance Program. This agency prepares, revises and distributes the floodplain maps and duties adopted under Article IV, Section 24 of Fulton County's Zoning Resolution for Floodplain Management. The purpose of floodplain management is to minimize public and private losses due to flood conditions in specific areas by implementing provisions designed to promote public health, safety and general welfare. In Fulton County, flood plains are primarily located along the Chattahoochee River and its tributaries (see Maps 4-9 and 4-10 for the 100-year and 500-year floodplains). According to GIS analysis, 15,651 acres of land are in the floodplain in unincorporated Fulton County.

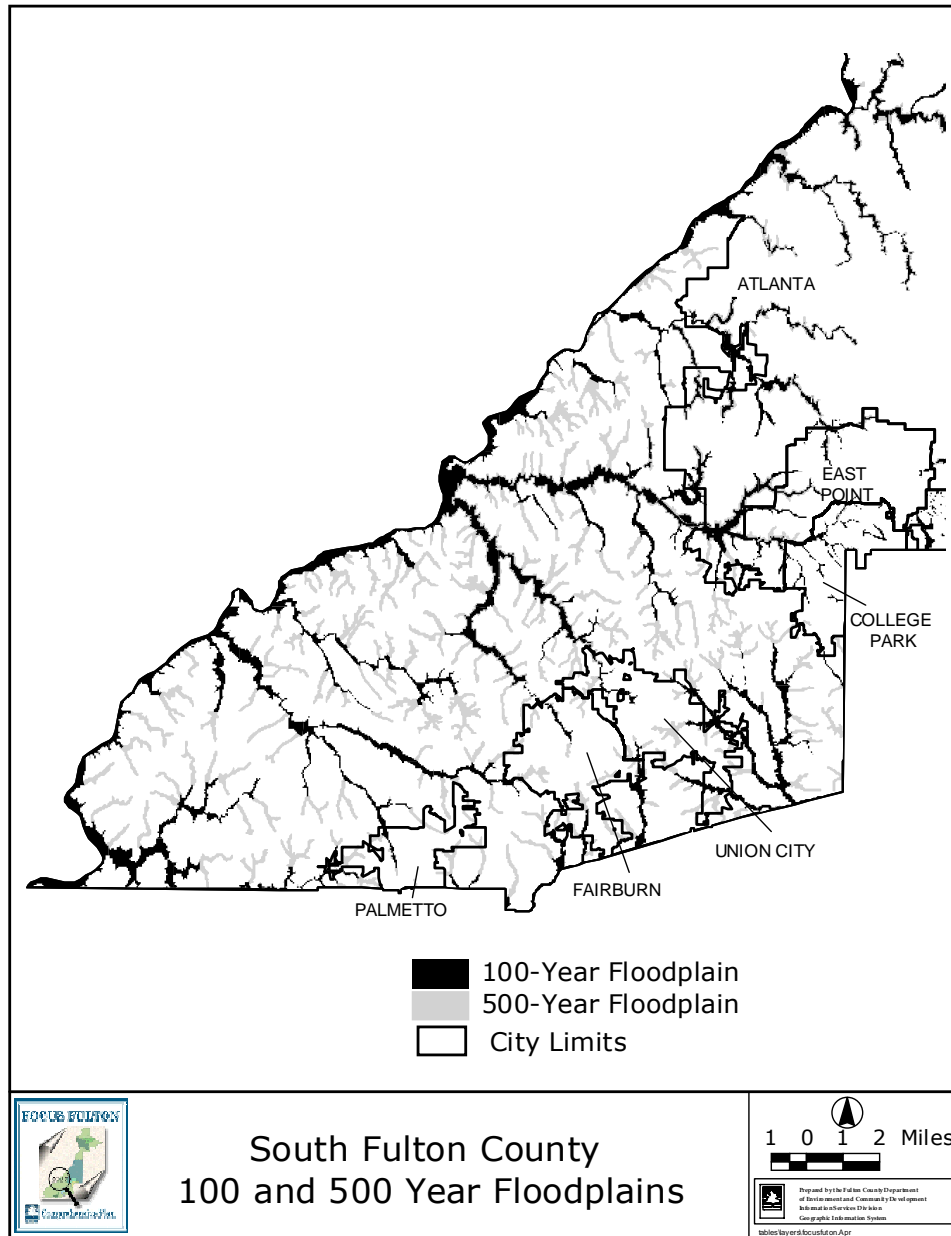
Rules and Regulations:

Flood Protection Ordinance

Fulton County's Flood Protection Ordinance limits the alteration of natural floodplain topography, stream channels, and levees. Additionally, this ordinance regulates any activities which increase erosion and flood damage. Through this ordinance, the Fulton County Department of Environment and Community Development reviews land disturbance applications for alteration of floodplains. Fulton County's Public Works Department reviews changes made in the FEMA designated floodplains.



Map 4-9: North Fulton Floodplains



Map 4-10: South Fulton Floodplains



4.1.8.2 Assessment

Land development and human activity occurring in floodplains affect their functionality. The County's proactive focus can be enhanced by expanding measures to protect, maintain and preserve flood plain functionality. Fulton County should adopt a policy to limit construction within the 100-year and 500-year flood plains with exception to exempted uses allowed in the watershed water supply buffers (e.g., roads, utilities, and water-dependent projects), increasing stream buffer areas to include any natural undisturbed area that contains flood plains, where feasible. The County can improve natural resource management efforts by securing certified flood plain management expertise.

4.1.9.0 Soil Types

4.1.9.1 Inventory

This section includes soil types in terms of their suitability for development. There are five predominant soil types in Fulton County. These are Conagaree-Chewala-Wickam, Cecil-Lloyd-Appling, Appling-Cecil, Lloyd-Cecil-Madison, and Madison-Louisa.

a. Conagaree-Chewala-Wickam

These soils are predominant along the Chattahoochee River and its tributaries. This area is characterized by well-drained slopes along the Chattahoochee River. However, along smaller streams; drainage is somewhat poor due to the build up of sediment and the presence of vegetation.

b. Cecil-Lloyd-Appling

These soils are located primarily east of the Chattahoochee River. This area is characterized by well drained rolling and hilly uplands. However, this soil is subject to moderate to severe erosion.

c. Appling-Cecil

These soils are located throughout Fulton County, particularly from Adamsville to the city of Atlanta and upland of the Chattahoochee River south of Utoy Creek. Appling-Cecil soils are well drained and occur on hilly uplands primarily used for pasturelands.

d. Lloyd-Cecil-Madison

These soils are located east of the Chattahoochee River north of Utoy Creek and north of Camp Creek. Moreover, they are well drained and occur on rolling and hilly uplands.

e. Madison-Louisa

These soils are rare in Southwest Fulton and are found on steep V-shaped valleys, sharp ridges these soils are well drained.



4.1.9.2 Assessment

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.

To mitigate the adverse affects of sedimentation runoff, Fulton County adopted the Soil Erosion and Sedimentation Ordinance. This ordinance incorporates the use of stringent buffers, rock dams, and other BMPs (Best Management Practices) to eliminate and lessen the impact that soil erosion runoff has on streams and storm drain systems. The ordinance is designed to enforce punitive measures to ensure compliance with the ordinance's technical guidelines, such as issuing stop work orders and levying fines. Lastly, additional protection of steep slopes is implemented through the requirement for stabilization of soil for a minimum of one year from the issuance of the project's final certificate of occupancy and/or the recording of a final plat.

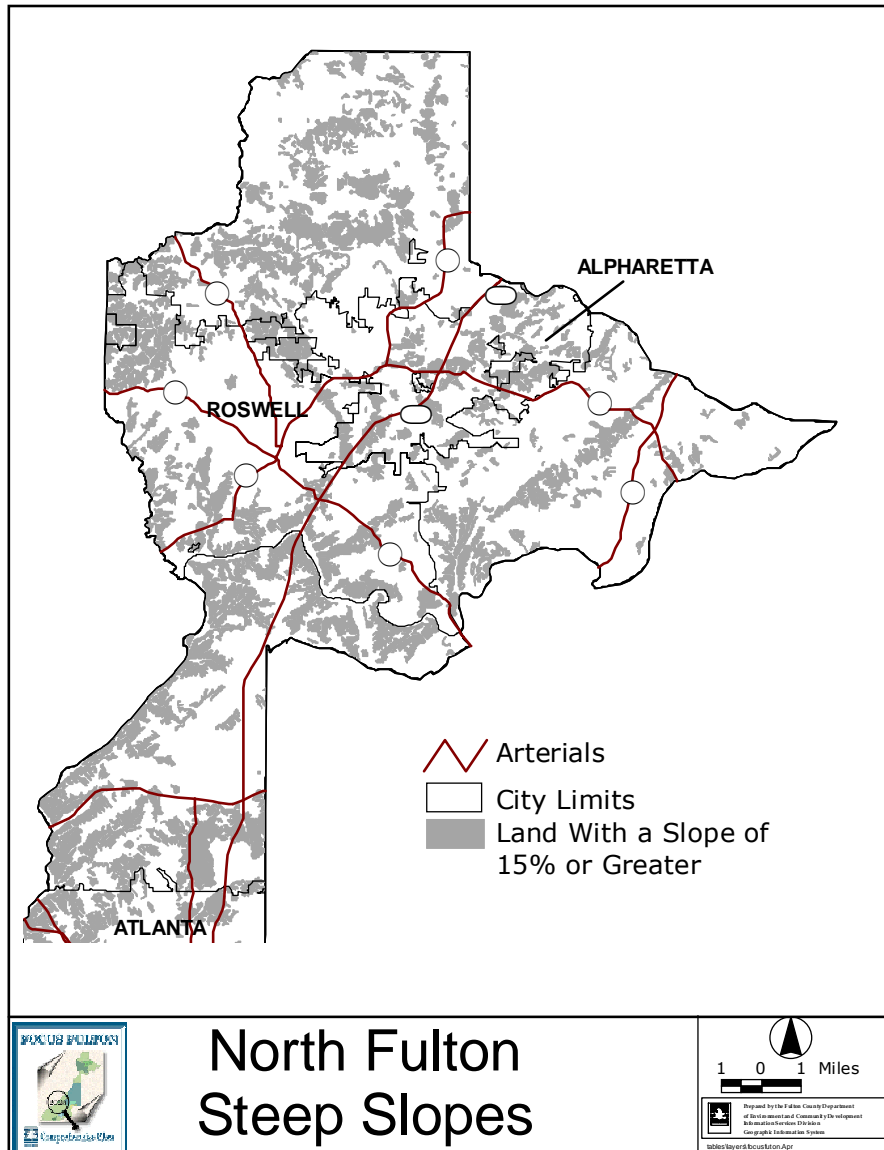
The effectiveness of Fulton County's Soil Erosion and Sedimentation Ordinance is directly related to the number of erosion control inspectors enforcing current regulations. Fulton County is experiencing tremendous growth particularly in South Fulton. The increases in these applications have a tremendous bearing on the workload of each erosion control inspector charged with enforcing current county regulations. The impact of these heavier workloads has the potential to limit the overall effectiveness of the random inspections performed by each erosion inspector. In order for Fulton County to address this impact, personnel staffing of inspectors should be proportional to the land development and growth.

4.1.10.0 Steep Slopes

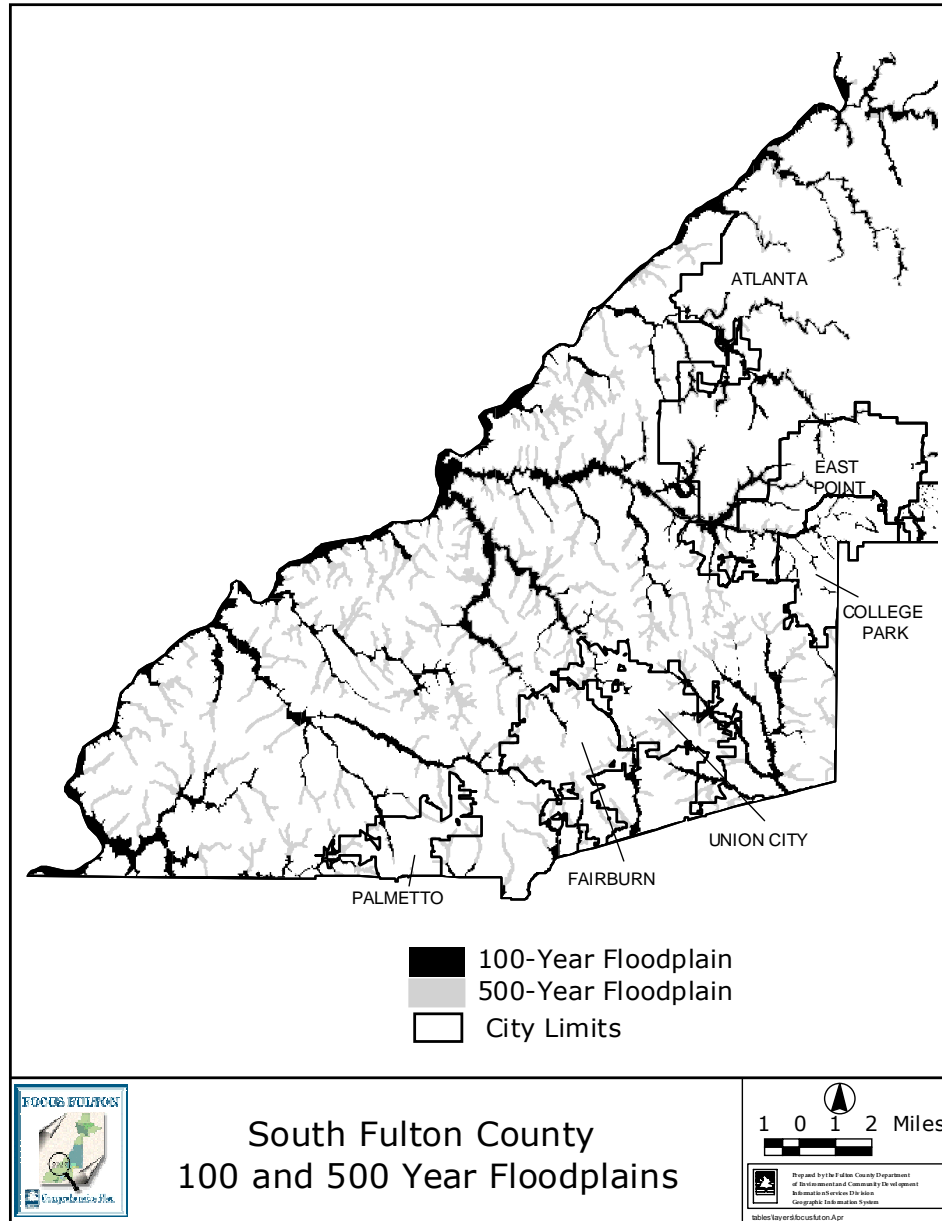
4.1.10.1 Inventory

This section includes discussion of steep slopes, other than protected mountains, where the slope of the land is steep enough to warrant special management practices. Steep slopes are important for their scenic quality and for their hazard potential due to erosion or slippage. Fulton County identifies slopes greater than 25% and more as a steep slope. Steep slopes greater than 15% in Fulton County are scattered along the Chattahoochee River as shown in Maps 4-11 and 4-12.

Steep slopes are unique natural areas. Ravines and steep hillsides often provide impressive scenic views. Vegetation in steep slopes provides not only wildlife habitat but also natural beauty. Wildlife exists in relative safety due to the limited accessibility of such sites. The naturally occurring vegetation on such sites also stabilizes the slopes, preventing severe erosion or landslides. In addition, such slopes often serve as natural boundaries and buffers between land uses or districts in a community. Changing the character of a slope can thus bring adjacent incompatible land uses into more direct conflict.



Map 4-11: North Fulton Steep Slopes



Map 4-12: South Fulton Steep Slopes



Fulton County has no ordinance that protects steep slopes. The County enforces slope stability during new development activities. In Section 26-39. (B) Minimum Requirements of Fulton County's Soil Erosion and Sedimentation Ordinance enforces slopes during new development activities as follows:

- All slopes shall be stabilized immediately and shall remain so for a period of no less than one year from the issuance of the project's final certificate of occupancy and/or the recording of a final plat,
- All slopes greater than or equal to 2H:1V must be permanently stabilized with a structural or vegetative practice, and
- A plan must be submitted to demonstrate that all slopes associated with fill/cut sections have been adequately designed by structural (retaining wall, earthen berm, etc.) or vegetative or Best Management Practices (erosion mat/blanket, tree bark mulch, etc.) Such analysis, reports, or design shall be prepared and approved by a registered engineer.

Steep slopes are enforced through the Best Management Practices (BMPs) during construction. These areas present special concerns for development or building. Alteration of steeply sloped grades may result in excessive runoff, erosion, or hillside slippage. Such effects pose a danger not only to the property owner, but also to adjacent property owners.

4.1.10.2 Assessment

Steep slopes are subject to degradation from land disturbance activities. Cutting of existing steep slopes as required to make a typical hilly site suitable for land development may leave a lasting alteration to the terrain. Additionally, as steep slopes are generally more prevalent along stream banks and tributaries, their disturbance poses adverse affects to stream banks, by increasing the likelihood of stream bank erosion and degradation. Current stream buffer requirements limit disturbance of steep slopes existing along stream banks.

Although the Soil Erosion and Sedimentation Ordinance requires steep slope stabilization, it does not provide technical guidelines for preserving and protecting steep slopes. Thus, a policy and ordinance containing technical guidelines for preserving and protecting steep slopes should be adopted. The ordinance should first classify slopes categorically from least to greatest slope percentage. Secondly, construction techniques that specifically limit the amount of grading, cutting, and stabilizing controls should be applied to each category. Lastly, the ordinance should have a protection clause, which prevents steep slopes from being disturbed in certain areas.

In addition to the development of a steep slope ordinance, Fulton County should designate certain areas on the land use map as steep slope corridors. This would specifically apply to areas of the county that are deemed environmentally significant and/or sensitive. By incorporating this criterion in the land use map, the County will preserve areas containing steep slopes and limit development in these environmentally sensitive areas.



4.1.11.1 Prime Agricultural and Forest Land

4.1.11.1 Inventory

This section includes discussion of areas valued for agricultural or forestry production that may warrant special management practices. The predominant uses in this category are farming, timber production, and mineral extraction activities. The primary characteristics of land in this category are forests and land cleared for grazing or cultivation. After the 1950's, farmland was planted with pine for timber. Timber is currently the major agricultural product of South Fulton. According to the County's GIS data, 44% (84,663 acres) of unincorporated Fulton County is agriculture and forest land.

1. Agricultural Land

As Fulton County and the Atlanta Region have grown and developed, the number of acres in farmland and the numbers of farms have decreased. According to the 1930 US Census of Agriculture, Fulton County was mainly a rural farming community with 3,759 farms and 62% of the land in farms. In 2002, Fulton County had 328 farms and 8.2% of the land in farms (Table 4-4). The National Farm Land Trust in its report "Farming from the Edge: Sprawling Development Threatens America's Best Farm Land", identified South Fulton as having concentrations of prime and/or unique farmland coinciding with developing areas. The 2002 Agricultural Census shows that Fulton County farms raise livestock, grow produce and hay. Some farms produce fruit, vegetables and corn. Some farms, particularly in North Fulton, are horse farms.

Table 4-4: Fulton County Land Area in Farms: 1930-2002

Year	Acres in farms	% of County Land in Farms	Number of Farms	Average Farms Size in Acres
1930	211,409	62.49	3,759	56
1935	210,787	62.31	3,605	58
1940	189,844	56.12	2,952	64
1945	189,876	56.13	3,324	57
1950	158,206	46.77	2,087	76
1954	163,410	48.31	2,127	77
1959	113,343	33.51	1,086	104
1964	86,918	25.69	806	108
1969	55,540	16.42	507	110
1974	47,653	14.09	317	150
1978	49,514	14.64	321	154
1982	42,527	12.57	379	112
1987	32,832	9.71	344	95
1992	21,975	6.50	235	94
1997	27,169	8.03	257	106
2002	27,975	8.26	328	85

Source: US Bureau of the Census: Census of Agriculture. % of county land and average farms size are calculations.



2. Forest Land

Most of the County's forest lands are located in NW Fulton and South Fulton, which still retain their rural character. Most of the forest lands in other areas of the County are located in nature preserves and on private land. The County maintains one 30-acre forest preserve, Big Trees Preserve, as well as four nature centers and nature reserves (see the Community Facilities Element).

Programs, Rules, and Regulations

Cooperative Extension Programs

The Cooperative Extension's Agriculture Horticulture & Environment programs promote stewardship and development of natural resources through education, technical assistance, testing, instruction, and services. The programs provide Fulton County citizens with information and assistance regarding sustainable agriculture, livestock and pasture management, forest and natural resource management, landscaping (turf), green industry (agribusiness), vegetable/fruit production, insect control (termites), plant disease, waste management, pesticide chemical (herbicide and insecticides) and water, soil, and plant analysis.

Additionally, Extension staff works with the Farm Bureau and agricultural producers. In Fulton County, agricultural production includes 8,000 head of beef, pick and pay farms, soybean, corn and hay farming and the landscaping industry. Horse farms are not included in Cooperative Extension services.

Conservation Valuation

The State of Georgia provides a program to encourage land conservation and agricultural uses by reducing the amount of taxes paid. In the Use Valuation of Conservation Use Properties program, land is assessed by a formula that considers the income potential of the land based on productivity. Under this program, land is usually assessed at 5% of its value. A conservation use valuation is granted for ten years for agricultural, forestry, and environmentally sensitive lands. The purchase of development rights and a conservation easement on a property will also reduce the value of the parcel. When a property's development rights have been encumbered by a conservation easement, then the land is assessed on its intrinsic value, such as agricultural productivity.

Any property owner wishing to apply for the conservation use assessment can do so through the Fulton County Tax Assessor's Office. The decision to grant preferential tax assessment for both programs rests with the five-member Board of Assessors. In 2004, there were 460 parcels totaling 13,293 acres in the Conservation Valuation Program (Table 4-5). The largest concentration of parcels in this program are in South Fulton, most of these are in the Chattahoochee Hill Country. North Fulton has the second largest concentration of parcels in this program. They are clustered in Northwest Fulton and in the Shakerag community in Northeast Fulton.





Table 4-5: Parcels and Acres in Conservation Valuation Program in the 2004 Fulton County Tax Digest

Area	Number of Parcels	Average Size	Maximum Size	Total Acreage
North Fulton, including Cities	167	17	95.7	2,880
Sandy Springs Planning Area	2	12.5	14	25
City of Atlanta	10	0.7	3.2	7.3
East Point	1	6.4	6.4	6.4
South Fulton, including other Cities	280	37.7	267	10,242.5
Total Fulton County	460	28.9	267	13,293.3

Source: Fulton County Department of Environment and Community Development, June 2005

Conservation Subdivision Ordinance

The Fulton County Board of Commissioners adopted a Conservation Subdivision Ordinance on April 21, 2004. The regulation promotes the preservation of open space within residential developments by providing flexibility to allow for creativity in developments. Open space is the portion of the conservation subdivision that has been set aside for permanent protection. The intent of the regulation is to minimize the environmental and visual impacts of new development on critical natural resources and historically and culturally significant sites and structures. Fulton County encourages a more efficient form of development that consumes less open land and conforms to existing topography and natural features. Erosion and sedimentation is reduced by minimizing land disturbance and removal of vegetation. The construction of convenient and accessible walking trails and bike paths both within a subdivision and connected to neighboring communities, businesses and facilities is promoted to reduce reliance on automobiles.

The Conservation Subdivision option is available for single family detached residential developments in agricultural and residential districts in unincorporated Fulton County south of the City of Atlanta (South and Southwest Fulton). Each conservation subdivision is required to provide a minimum of 40% of its total acreage as open space. The open space is designated as either primary conservation areas or as secondary conservation areas. Primary conservation areas form the core of the open space to be protected. Active recreation areas are prohibited in primary conservation areas unless approved by the Department of Environment and Community Development. Secondary conservation areas consist of undeveloped (unconstrained) but buildable land and protected (constrained) lands. Interconnectivity of all open space within a Conservation Subdivision is required.

Transfer of Development Rights Ordinance

Transfer of Development Rights Ordinance allows property owners to sell the development rights to their property while retaining ownership of the land. On April 22, 2003, the State Legislature passed an amendment to the Transfer of Development Rights legislation (Senate Bill 86); making TDRs available to any county that adopts enabling TDR ordinances. Fulton County passed the enabling ordinance on April 2, 2003.

The purpose of Fulton County's TDR Ordinance is to provide for the transfer of development rights (the maximum development that would be allowed on a parcel under its current zoning) from one property to another to promote the conservation of natural, agricultural, environmental, historical and cultural resources and encourage compact growth in appropriate





areas. The provisions of the ordinance apply only to the Chattahoochee Hill Country, which is the portion of South Fulton County bordered to the west by the Chattahoochee River, to the south by Coweta County, and to the east by Cascade-Palmetto Highway (SR 154). The Fulton County TDR ordinance makes the transfer of development rights available to Chattahoochee Hill Country landowners with one acre or more of undeveloped property, excluding the county mandated 75-foot streamside buffer. The landowners will be allowed 1 TDR per 1 acre of property without a residential structure.

4.1.11.2. Assessment

As more agricultural and forestlands are lost to ongoing development, it will become imperative that the County focus some efforts on mitigating the loss of forestland and agricultural uses. Currently most of the County's conservation efforts focus on specific areas and programs are not implemented throughout the county.

Conservation programs, such as the TDR ordinance, should be implemented throughout unincorporated Fulton County. This would promote conservation throughout the county, and not limit the program to the Chattahoochee Hill Country. The county should also implement the conservation subdivision ordinance throughout Fulton County.

As the state and federal government create additional programs and funding for continued preservation of agricultural and forested areas, Fulton County should be in the forefront, adopting policies and ordinances for continued protection of these resources.

Additionally, the County should become active in farmer recruitment to protect agricultural land. Over the past several years there has been interest in organic farming as well as locally grown products throughout the country. Many of the top restaurants have partnered with local farmers to sell seasonal and organic produce. This trend can also be seen in South Fulton where several small organic farms are located. Just recently, the first Atlanta Region Food System conference has held and promoted connections with between local growers and consumers.

4.1.12.0 Plant and Animal Habitats

4.1.12.1 Inventory

The U.S Department of the Interior, Fish and Wildlife Service defines habitat as a combination of environmental factors that provides food, water; cover and space that living beings need to survive and reproduce. Habitat types include: coastal and estuarine, rivers and streams, lakes and ponds, wetlands, riparian areas, deserts, grasslands/prairie, forests, coral reefs, marine, perennial snow and ice, and urban areas. Table 4-6 lists plant and animal species native to Fulton County, and generally present in North Georgia, which are or may be endangered.



Table 4-6: Endangered Plant and Animal Species in Fulton County

Animal	Plant
Red-cockaded woodpecker (E)	Piedmont barren strawberry (SR)
Bald Eagle (E)	Pink lady's slipper (SPS)
Indiana bat (E)	Yellow lady's slipper (SPS)
Bachman's sparrow (SR)	False hellebore (SPS)
	Bar star-vine (SPS)
E=Endangered Species. SR=Status review-These species are not legally protected under the Endangered Species Act; however, it is appreciated if land disturbance activities can avoid impacting them. SPS=State Protected Species.	
Source: U.S. Department of the Interior, Fish and Wildlife Service, Division of Ecological Services, Brunswick, Georgia.	

4.1.12.2 Assessment

Although current Fulton County policies, ordinances, and regulations address tree protection and coverage, there is a need for plant and animal habitat protection. These habitats are vulnerable to land development and are in danger of becoming permanently altered or completely lost because of sporadic land development in and around ecologically sensitive areas. Ecologically sensitive areas include wetland, forests, and river corridor, and plant and animal habitats.

To counteract these impacts Fulton County should conduct an inventory to identify these ecologically sensitive plant and animal habitats. Moreover, policies should be generated along with planning criteria to regulate future land development surrounding these areas.

4.1.13.0 Major Parks, Recreation and Conservation Areas

4.1.13.1 Inventory

As the County has continued to develop, concerns have been raised regarding environmental quality and recreational needs within the County. As a result, forest preserves and nature centers have been created. These areas represent land purchases and assemblages of lands within Fulton County. Currently the County has the following preserves and nature centers: Autrey Mill Nature Preserve and the John Ripley Forbes Big Trees Forest Preserve, and the Chattahoochee and Cochran Mill Nature Centers (see Community Facilities Element). Parks and recreation areas are included in the Community Facilities Element. The National Park Services and the State of Georgia own approximately 1,004 acres in North Fulton (339 acres) and Sandy Springs (705 acres). Some of these sites are part of the Chattahoochee National Recreation Area.

Autrey Mill Nature Preserve and Heritage Center is located on 46 acres of ravine forest in North Fulton County. The site has a rich variety of small wild animals, mature hardwoods and pines, unique shrubbery and herbaceous plants, a running creek, and a remnant of an old dam that once powered a corn mill. Several buildings are situated on site; among them are two relocated farmhouses, barn, and a visitor's center. Autrey Mill, in addition to providing a sanctuary for natural plant and animal habitats, is also an educational center providing information on the natural and historic environment of the area.



The John Ripley Forbes Big Trees Forest Preserve is a 30-acre Fulton County tree, plant and wildlife sanctuary in Sandy Springs. This previously threatened urban forest, one of the last in the mostly developed area of Sandy Springs, was assembled in three purchases beginning in 1990. The purchase was spearheaded by Southeast Land Preservation Trust in partnership with Fulton County and the State of Georgia. Fulton County owns 20 acres and the State of Georgia owns 10 acres. Big Trees is an urban forest including some large 100 and 200 years old white oak trees. The Forest is preserved and protected in a cooperative partnership with Big Trees Forest Preserve, Inc., Fulton County Parks and Recreation Department and the State of Georgia Department of Natural Resources.

The Chattahoochee Nature Center is located in Roswell (North Fulton County), and provides environmental educational programs and resources to all Fulton County residents. This nonprofit nature center serves as a leading environmental education center in the southeast with 130 acres of preserved wetlands and woodland habitats. The center is dedicated to educating citizens about the Chattahoochee River and its ecosystems, providing refuge to wildlife species, and preserving the integrity of the rivers ecosystems.

Cochran Mill Nature Center is located on 50 heavily wooded acres and is adjacent to Fulton County's 850-acre Cochran Mill Park. All programs are designed to promote awareness, appreciation, and knowledge of the environment. Several of Cochran Mill Nature center's programs include Native Wildlife of Georgia, Exotic and Endangered Species, Forest Education and Backyard Habitats. Moreover, the nature center serves a rehabilitation center for injured and endangered wildlife.

Through its participation in the Georgia Community Greenspace Program, Fulton County was able to acquire 257 acres of permanently protected greenspace. Distributed throughout unincorporated Fulton County, this land will remain in a naturally undeveloped state in perpetuity and is managed by the Fulton County Department of Parks and Recreation. Established in April 2000, the Georgia Community Greenspace Program was designed to help Georgia's urban and rapidly developing counties preserve at least 20% of their geographic area. Counties and their municipalities with approved Greenspace plans were then eligible for funds to acquire land. The program was funded in FY-01 and FY-02 during which Fulton County received \$2,972,235 for use in unincorporated Fulton County. On April 14, 2005, Governor Purdue passed the Land Conservation Act which repealed the Georgia Community Greenspace Program.

4.1.13.2 Assessment

Future land development is a major factor in determining the availability of land for future greenspace preservation areas. While Fulton County is experiencing tremendous growth, it is expected that more land with conservation value will be lost to future development. Although, the Governor's Greenspace program has been repealed, Fulton County should develop mechanisms to be able to protect parcels from development. More land can further be preserved through Fulton County's Conservation Subdivision Ordinance by implementing it throughout the county. Moreover, Fulton County should consider allocating funding for purchase of greenspace. Finally, Fulton County should conduct an inventory of undeveloped



land with unique natural features, as well as environmentally sensitive areas, which should be purchased through a Greenspace program as a way to increase the amount of land preservation, while mitigating the impact of future land development.

4.1.14.0 Scenic Views and Sites

4.1.14.1 Inventory

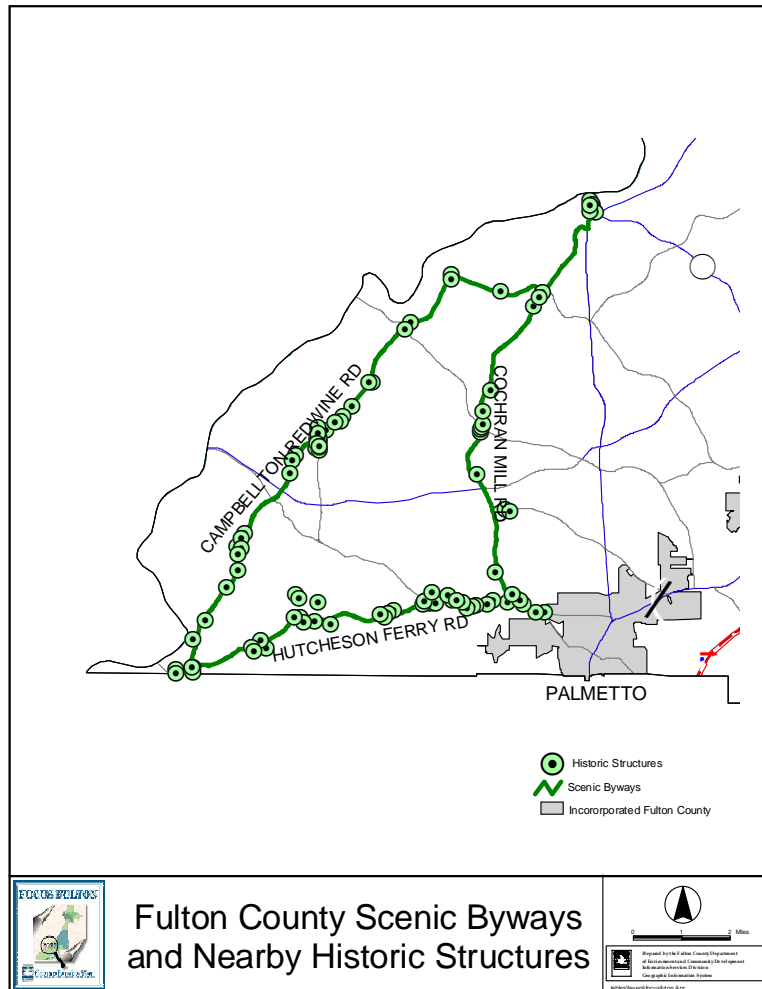
In 1997, Georgia Department of Transportation designated three roads in South Fulton as the first Georgia Scenic Byways. The effort to designate these three roadways as scenic byways emerged from community input in the update of the 2010 Fulton County Comprehensive Plan. The South Fulton Scenic Byways, made up of Cochran Mill Road, Hutcheson Ferry Road and State Route 70 (Campbellton-Redwine Road), represent a total combined length of 29.47 miles and provide a loop throughout a largely rural and pastoral section of South Fulton (map 4-13). Additionally, students from the Heritage Preservation Masters Degree Program at Georgia State University conducted an inventory and evaluation of the intrinsic qualities of the South Fulton Scenic Byways. The survey identified road sections with tree canopies, wooded parcels, pasture, farms, scenic vistas, and outcroppings. The survey identified three scenic vistas.

As part of the Scenic Byways designation, a Corridor Management Plan to maintain the scenic qualities of the road was adopted. This Management Plan is a policy document that inventories the roadways intrinsic qualities (scenic, natural, recreational, and historic), the management issues that face the roadways such as rural appearance, traffic, and garbage and provides actions for further implementation.

4.1.14.2 Assessment

The Scenic Byways have recently received a more stringent level of protection with the creation of the Chattahoochee Hill Country Overlay District. As part of the 2015 South Fulton Land Use Plan update, an approximately 40,000-acre portion of South Fulton referred to as the Chattahoochee Hill Country was designated for rural protection. Using innovative planning tools including an overlay district, a Transfer of Development Rights program and a Conservation Subdivision Ordinance, the majority of the 40,000 acres is slated for protection. The Scenic Byways are an important resource in the Chattahoochee Hill Country and a 100-foot undisturbed buffer along the Byway's road frontages have been included in the Chattahoochee Hill Country Overlay District.

Scenic views and vistas are not limited to South Fulton. In the largely rural areas of Northwest Fulton, north of Crabapple, the landscape lends itself to pastoral settings and rural agricultural views. Although this portion of the County does not contain any State designated Scenic Byways, protection of the rural character of this area is one of the goals of the 2015 Comprehensive Plan.



Map 4-13: The South Fulton Scenic Byways

4.1.15.0 Ecologically Sensitive Areas

4.1.15.1 Inventory

As Fulton County continues to urbanize, conservation of ecologically sensitive areas becomes increasingly important. In 1975, Fulton County inventoried ecologically sensitive areas using the following criteria: sites which (1) contain outstanding botanical features (2) provide



valuable habitat for wildlife and (3) are ecologically unique. The ecologically sensitive areas needs updating and a revised map should be produced.

In Fulton County, significant ecological communities and environmentally sensitive areas such as steep slopes, wetlands, scenic views and plant and animal habitats are likely to be found along the Chattahoochee River and its tributaries.

Rules and Regulations

Environmentally sensitive areas are protected through regulations such as the Clean Water Act, Erosion and Sediment Control Ordinance, and Stream Buffer Protection Ordinance.

4.1.15.2 Assessment

Fulton County's ecologically sensitive areas are threatened by regional development patterns. The lack of stringent regulations regarding the protection and/or preservation of these sensitive areas will affect future function of these areas and will cause a loss to the natural integrity of these ecological systems.

Knowing that these areas are in danger of becoming fragmented and lost, Fulton County should initiate an inventory update. Ecologically sensitive areas in Fulton County, particularly those with unique characteristics and natural features, should be inventoried and categorized according to their function and significance to the county.

In addition, Fulton County should adopt and incorporate policies into current zoning regulations and/or ordinances that focus on protection and preservation of ecologically sensitive areas through land-use planning. For example, preservation could be accomplished by establishing land trusts through the green space program in order to preserve existing forestlands. Additionally, designating ecologically sensitive areas on land-use maps for protection under existing land-use policies would limit and/or control development in these areas.

4.1.16.0 Trees and Tree Coverage

4.1.16.1 Inventory

Fulton County, like many other Counties in the Piedmont, has lush vegetation. As the population continues to grow, land disturbance activity continues, and land becomes urbanized, the ecological value of urban trees as an important conservation measures becomes more recognized. Though it is inherently understood that trees improve the environment, until recently it was difficult to quantify these effects. Trees are an indicator of environmental quality because of their ability to moderate the effects of urbanization on air, water, and energy. Additionally, urban forests help mitigate the effects of stormwater runoff and reduce air temperature.

When the tree canopy is plentiful and healthy, including those that line streets and cover parking lots, the less impervious surface there is, the better the soil structure is and the greater the environmental benefits they provide. The aesthetic beauty that tree canopies



provide enhances the physical environment by providing a comfortable appealing view to the urban and suburban landscape and at the same time providing a viable habitat for native wildlife.

Trees provide communities with many valuable services with quantifiable cost benefits. These include: mature trees, improved appearance of new development, a slowing of stormwater runoff and increased peak flow, improved air quality, reduced summer energy needs resulting from direct shading of trees, and reduced temperatures, which further reduces energy consumption and air pollution.

Rules , Regulations, and Programs

Tree Protection Ordinance

The Fulton County Tree Ordinance, enacted in 1985 and recently amended in 2002, attempts to balance the needs of a growing community with the need to protect green space. The Ordinance provides standards for tree preservation during land development, building construction and timber harvesting. The Ordinance requires the approval of the County Arborist before any specimen trees can be cut down. As part of the land development permit (LDP) application process, tree protection and landscape plans must be submitted to the County Arborist for review and approval. Each site is walked by the Arborist and visited periodically during land disturbance activities. In addition, the LDP is not issued until the Arborist approves the submitted tree protection plan. The ordinance requires recompense for specimen trees that are cut down by planting or monetary contribution to a tree bank.

Tree Planting Program

The Fulton County Tree Planting Program, enacted in December 2000, sets aside funds for tree plantings through the capital improvement project funds. The tree funds are dispersed to each commission district to provide tree plantings along roadsides, easements, medians, governmental right of ways, and other real property owned by Fulton County.

Tree Banking Program

Specimen trees are protected under the Fulton County's Tree Preservation Ordinance. All specimen trees that the Fulton County arborist gives a developer permission to remove must be recompensed for. The tree banking program, took effect on Jan. 1, 2000, is a mechanism for providing that re-compensation.

When a developer cannot plant all the Fulton County required trees on the subject site, Fulton County gives the developer the option of planting the trees off-site at a Fulton County public facility like a park, school, library, or senior citizen center or paying Fulton County a determined sum that will be used for tree planting in the future. It is the responsibility of the developer to have all the required trees planted at the public facility and then inspected and approved by Fulton County before the final plat or certificate of occupancy will be released for the developer's project.



4.1.16.2 Assessment

Trees Atlanta estimates that 60% of the Atlanta Region's natural tree cover has been removed over the last 20 years and according to NASA, Metro Atlanta is losing trees at the rate of 54 acres a day. The Region's increasing population and the resulting commercial, residential, and institutional developments often built at very low densities and in a sprawling pattern have resulted in the loss of trees. As Fulton County continues to grow and develop, the tree density and tree coverage will continue to decrease.

Fulton County's tree protection ordinance limits tree removal on a site under development. The tree protection ordinance protects specimen trees from removal prior to land disturbance, unfortunately many specimen trees become fragmented during the development process. This is particularly true in high-density developments where large quantities of trees are removed for development and infrastructure (i.e. paved roads, sidewalks, storm drain systems). Thus, there is a need for Fulton County to apply forest management principles into the existing land-use policies and tree preservation ordinance.

Requiring interconnected forest corridors between large subdivisions would limit the amount of fragmented tree coverage typically associated with large residential developments. Developers who incorporate tree preservation sites, conservation easements, and forest preserves within their developments could receive tree credits. This would provide incentives for developers to utilize conservation easements and/or low-impact development into their future projects. By implementing policies specifically focused on tree preservation and conservation principles, Fulton County would minimize the continued loss of trees. The policies would also reduce loss of specimen trees and clear cutting. Conservation Subdivisions are a tool for protection groupings of trees.

Recent changes to logging rules enacted by the State of Georgia allow clear cutting of forested parcels for timber. The regulations limit Fulton County's ability to regulate tree cutting and protection of specimen trees.

4.2.0.0 Cultural Resources

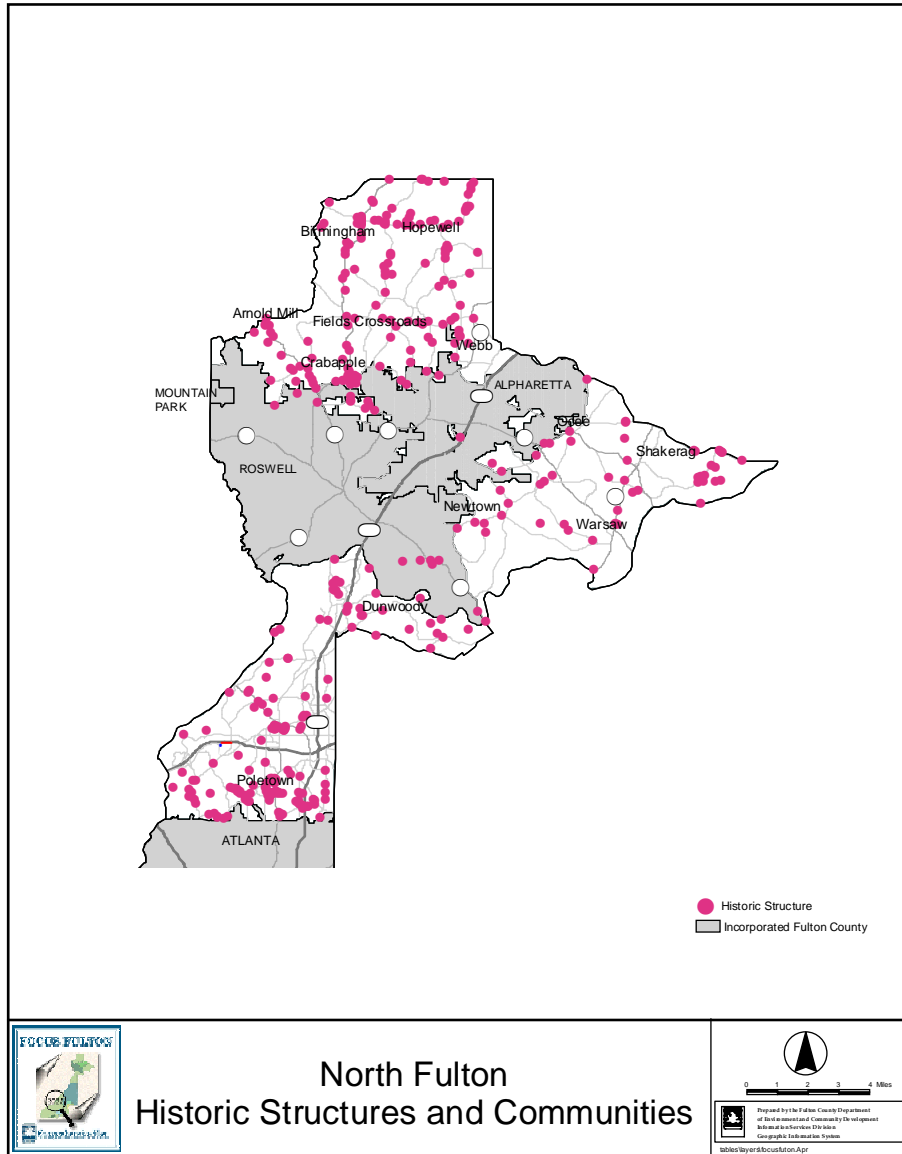
Introduction

Information on historic resources in unincorporated Fulton County was collected through the Historic Resources Survey of North Fulton and Sandy Springs and the Historic Resources Survey of South and Southwest Fulton. The purpose of the survey was to uniformly document buildings, sites, and structures of historical, architectural, and cultural significance in unincorporated Fulton County. The survey for each Planning Area consisted of a historic research, field surveys, and a survey report. The methodology developed by the Historic Preservation Division (HPD) of the Department of Natural Resources and described in the Georgia Historic Resources Survey Manual was followed in the survey to ensure consistency within the county and with surveys conducted throughout the state. The survey of North Fulton and Sandy Springs was conducted in 1996 by Elliott Kipling Wright of Historic Resource Assessments and by Fulton County E&CD. It was funded, in part, by a grant from the Historic

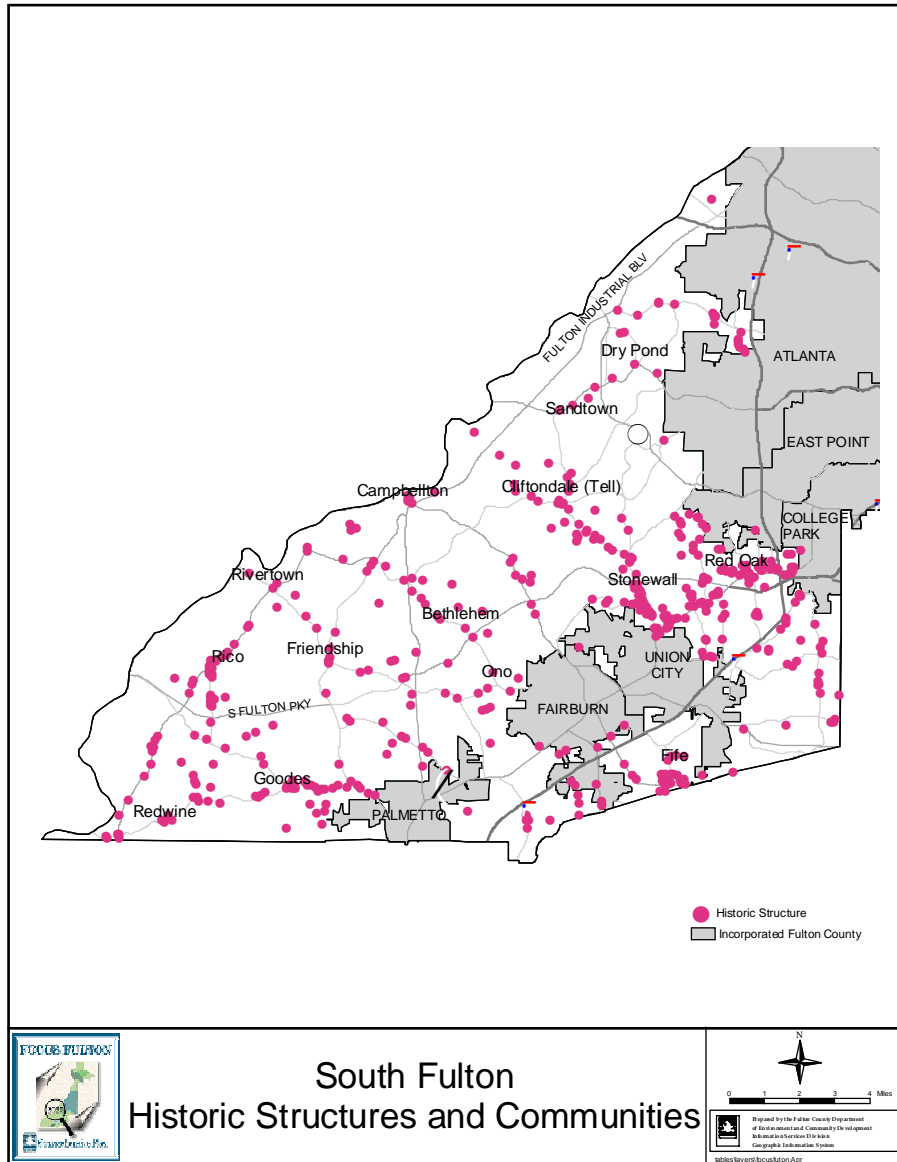


Preservation Division. The South and Southwest Fulton field survey was conducted from 1994 to 1998 by E&CD.

A total of 900 sites were surveyed in unincorporated Fulton using the Georgia Historic Resources forms: 403 in South Fulton, 87 in Southwest Fulton, 161 in Sandy Springs and 249 in North Fulton (Maps 4-13 and 4-14). Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings (Table 4-7). However, the majority of the structures were single family dwellings. The survey data reflects the location in North Fulton, Sandy Springs, Southwest and South Fulton.



Map 4-14: North Fulton Historic Resources



Map 4-15: South Fulton Historic Resources



Table 4-7: Original Use of Historic Resources

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
Use	No.	%	No	%	No	%	No	%	No	%
Single dwelling	373	93%	74	85%	142	88%	204	82%	793	88%
Multiple dwelling/Duplex	1	0%			1	1%	9	4%	11	1%
Retail/general store	8	2%					11	4%	19	2%
Bed and Breakfast - Accommodations	1	0%			1	1%			2	0%
Church	11	3%	7	8%	7	4%	12	5%	37	4%
Cemetery							3	1%	3	0%
Civic	2	0%							2	0%
School	4	1%	2	2%	1	1%	5	2%	12	1%
Industrial	2	0%	1	1%	1	1%			4	0%
Transportation Related			1	1%	8	5%	3	1%	12	1%
Health Care			1	1%					1	0%
Funerary			1	1%					1	0%
Government Related	1	0%							1	0%
Agricultural							2	1%	2	0%
TOTAL	403	100	87	100	161	10	249	10	900	10

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 (Table 4-8).

Table 4-8: Age of Historic Resources

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
Decade	No	%	No	%	No	%	No	%	No	%
1800-1829	2	0%					3	1%	5	1%
1830-1839	2	0%			2	1%	8	3%	12	1%
1840-1849	5	1%			3	2%	2	1%	10	1%
1850-1859	4	1%			1	1%	3	1%	8	1%
1860-1869	4	1%			3	2%	5	2%	12	1%
1870-1879	9	2%	2	2%	3	2%	16	6%	30	3%



Table 4-8: Age of Historic Resources										
	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
Decade	No	%	No	%	No	%	No	%	No	%
1880-1889	41	10 %	6	7%	1	1%	29	12%	77	9%
1890-1899	40	10 %	4	5%	5	3%	52	21%	101	11%
1900-1909	60	15 %	3	3%	2	1%	10	4%	75	8%
1910-1919	52	13 %	5	6%	1	1%	33	13%	91	10%
1920-1929	43	11 %	8	9%	35	22%	28	11%	114	13%
1930-1939	80	20 %	24	28%	56	35%	32	13%	192	21%
1940-1949	62	15 %	32	37%	49	30%	26	10%	169	19%
1950-1959			2	2%			2	1%	4	0%
TOTAL	404	10 0%	86	100%	161	100%	249	100%	900	100%

Most of the survey sites (82%) are at least in fair to good condition (Table 4-9). The majority (57%) of the resources surveyed is considered eligible to be listed on the National Register of Historic Places and 16% may be eligible. The structures with the highest level of historic and architectural integrity are listed in each of the survey reports. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Table 4-9: Condition of Historic Resources										
	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
Condition	No	%	No	%	No	%	No	%	No	%
Excellent	7	2%	2	2%	13	8%	18	7%	40	5%
Good	146	37%	52	60%	105	66%	104	43%	407	46%
Fair	167	43%	27	31%	36	23%	82	34%	312	36%
Poor	47	12%	6	7%	5	3%	28	12%	86	10%
Ruinous	23	6%					9	4%	32	4%
TOTAL	390	100%	87	100%	159	100%	241	100%	877	100%



Almost a third (264) of the resources are considered to be threatened due to their condition or due to change in the land use. Several of these, particularly those along busy roadways have been demolished since the completion of the survey. The 1978 Survey of Fulton County identified 131 historic properties in unincorporated Fulton County. Of these, 42 (32%) were no longer standing in the mid 1990s.

The survey report for each of the areas includes lists of the churches, schools, commercial, office, transportation, health care, civic, industrial, and agricultural resources.

4.2.1.0 Residential Resources

4.2.1.1 Inventory

The majority (88%) of historic resources in the survey are single-family dwellings. A wide variety of house types are present throughout Fulton County. House type refers to the overall form of the house and the general lay out of the interior rooms of the original part of the house. The most common house type represented is the Bungalow (34%). Other common house types include Georgian Cottages (6%), Gable Ell Cottages (10%), Central Hallways (13%), and Side Gable Cottages (13%). Bungalows and Side Gable Cottages were common house types built throughout Georgia between 1910s and 1940s. These other house types were built from the late 1800s to the early 1900s (Table 4-10).

Table 4-10: House Types

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
House Type	No	%	No.	%	No.	%	No.	%	No.	%
Single Pen	12	3%			3	2%	2	1%	17	2%
Double Pen	2	1%	1	1%			17	8%	20	2%
Triple Pen							1	0%	1	0%
Hall-Parlor	3	1%	1	1%	5	4%	22	10%	31	4%
Saddlebag	11	3%	1	1%			6	3%	18	2%
Central Hallway	45	12%	3	4%	4	3%	49	22%	101	13%
Georgian Cottage	27	7%			2	1%	19	9%	48	6%
Shotgun	1	0%					2	1%	3	0%
Gabled Ell Cottage	53	14%	5	7%	4	3%	19	9%	81	10%
Queen Anne Cottage	17	5%	1	1%			4	2%	22	3%
Extended Hall-Parlor			1	1%			6	3%	7	1%
New South Cottage	19	5%					7	3%	26	3%
Pyramid Cottage	4	1%							4	0%



Table 4-10: House Types

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton	
House Type	No	%	No.	%	No.	%	No.	%	No.	%
Bungalow-front gable	54	14%	17	24%	18	13%	27	12%	116	14%
Bungalow-side gable	50	13%	13	18%	21	15%	18	8%	102	13%
Bungalow-hip	14	4%	5	7%	10	7%	7	3%	36	4%
Bungalow-cross gable	12	3%	2	3%	11	8%			25	3%
Side Gable Cottage	35	9%	22	31%	40	29%	9	4%	106	13%
I-House	4	1%			3	2%	4	2%	11	1%
Plantation Plain House	3	1%							3	0%
Gable Ell House	4	1%			2	1%			6	1%
Bungalow House	1	0%							1	0%
Side Gable House	1	0%							1	0%
Georgian House	1	0%			3	2%	1	0%	5	1%
Log House					10	7%			10	1%
TOTAL	373	100%	72	100%	136	100%	220	100%	801	100%

The majority of the houses (47%) do not have an academic architectural style. Style refers to the ornamentation and decoration of a house and overall form of a house. Many have elements of a style or a vernacular interpretation of a style (Table 4-11). The most common style represented is the Craftsman style (27%). This style is usually associated with bungalow house types. The English Vernacular Revival style (10%), also a common style, is present mainly in English Cottages and in Bungalow type houses and Side Gable Cottages. Other styles represented are Greek Revival (5%), Folk Victorian (5%), Queen Anne (2%) and Colonial Revival (2%). These styles are common to houses built prior to 1910.

Table 4-11: House Styles

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton County	
Style	No.	%	No.	%	No.	%	No.	%	No.	%
No Academic Style	201	49%	18	22%	57	42%	139	55%	415	47%
Greek Revival	29	7%	1	1%			17	7%	47	5%
Folk Victorian	28	7%	4	5%	1	1%	13	5%	46	5%
Federal							1	0%	1	0%



Table 4-11: House Styles

	South Fulton		Southwest Fulton		Sandy Springs		North Fulton		Unincorporated Fulton County	
Style	No.	%	No.	%	No.	%	No.	%	No.	%
Queen Anne	2	0%			1	1%	12	5%	15	2%
Neoclassical Revival	1	0%			4	3%	3	1%	8	1%
Italianate	2	0%	1	1%					3	0%
English Vernacular Revival	31	8%	20	25%	29	21%	4	2%	84	10%
Craftsman	109	27%	36	44%	43	31%	60	24%	248	28%
Gothic Revival	4	1%	1	1%	1	1%	2	1%	8	1%
Romanesque					1	1%			1	0%
Italian Renaissance	2	0%							2	0%
Dutch Colonial	1	0%							1	0%
Colonial Revival			1	1%	13	9%			14	2%
Italian Renaissance Revival					1	1%			1	0%
French Vernacular Revival					1	1%			1	0%
Stripped Classical							1	0%	1	0%
International					1	1%	1	0%	2	0%
Art Moderne			1	1%					1	0%
TOTAL	410	100 %	81	100 %	137	100 %	251	100 %	879	100%

1. Summer Cottages/Hunting Lodges

Eighteen survey sites in Sandy Springs were identified as second homes, summer cottages or hunting lodges. Several are located along bluffs overlooking the Chattahoochee, which made them ideal as summer retreats for Atlantans. These homes were constructed as second homes, such as the Chastain-Bourne House (Fu-SS-34) and the Dr. Dan H. Griffin House (Fu-SS-60), Mitchell-Tiller House (Fu-SS-58) but all later became primary residences. Nine of the sites are log houses which give them a rustic, hunting lodge feel.

4.2.1.2 Assessment

The majority of historic resources in the survey are residential resources. Many of them are associated with agricultural uses and their rural setting. Some of these were once part of a small farm while others are located at crossroads communities. Many of the houses are endangered as land uses change. Those located on large parcels are endangered as property is subdivided and developed for residential and commercial uses. Some of the older houses are endangered due to their poor condition.



Many of the houses appear to be eligible to the National Register of Historic Places. Glenridge Hall in Sandy Springs and the Rucker House in North Fulton are both listed on the National Register.

4.2.2.0 Commercial Resources

4.2.2.1 Inventory

Twenty-four commercial buildings were identified in the survey (Table 4-12). Fourteen commercial buildings were surveyed in North Fulton. Of these, nine were general stores. Buice Country Store (Fu-NF-183) and the Broadwell Building (Fu-NF-130) still operate as stores. Crabapple Corners (Fu-NF-129) and M & L Motors (Fu-NF-224) were filling stations. The Rucker Warehouse (Fu-NF-132), Rucker Cotton Gin (Fu-NF-133) and Webb General Feeds (Fu-NF-59) were associated with agricultural and cotton production. The other six are vacant. Some of these are in Crossroads communities

Ten commercial buildings were surveyed in South Fulton. Eight were general stores, all are vacant. The building at 8190 Rico Road was once used as a blacksmith shop and is now used for storage. The house on 5670 Old National Highway is now used as a retail store. Two buildings, originally used as residences, are now used as offices.

Table 4-12: Commercial Buildings	
Name/ Address	Resource Number
Green Store (at Green House)	Fu-NF-25
Webb General Feed	Fu-NF-59
Crabapple Corners	Fu-NF-129
Broadwell Building	Fu-NF-130
Rucker Warehouse	Fu-NF-132
Rucker Cotton Gin	Fu-NF-133
Neese Store	Fu-NF-170
Buice Country Store	Fu-NF-183
Country Store on Cogburn Rd.	Fu-NF-196
Country Store on Hopewell Rd., N of Thompson	Fu-NF-205
Doyle Wilkie Feed Store	Fu-NF-223
M&L Motors	Fu-NF-224
Wash Chadwick Store	Fu-NF-231
Country Store on Hopewell Rd., S of Thompson	Fu-NF-247
Barnes Store	Fu-02
Reeves Store	Fu-05



Table 4-12: Commercial Buildings	
Name/ Address	Resource Number
Redwine Store	Fu-38
8190 Rico Road	Fu-70
Hutcheson Ferry Road	Fu-73
10173 Hutcheson Ferry Road	Fu-87
Cook-Caldwell Grocery	Fu-114
Browns Store	Fu-128
5475 Roosevelt Highway	Fu-314
5670 Old National Highway	Fu-384

4.2.2.2 Assessment

Most of the commercial resources are small general stores. Most are located in crossroads communities and some are stand alone stores. As commercial trends changed over time, many of these stores closed and now stand vacant. However, some of these have found new uses. In Crabapple, for example, some of the commercial buildings are now antique and specialty stores. Some of these are endangered due to their lack of use, condition and changing land use patterns.

4.2.3.0 Industrial Resources

4.2.3.1 Inventory

Very few industrial buildings were located in unincorporated Fulton County. The Rucker warehouse and the Rucker Gin in Crabapple were used in the cotton industry and are listed as Commercial resources. Wilkerson Mill in South Fulton was included with the residential property. The Sewell Hat Factory (Fu-Sw-20) in Red Oak, now use for car storage, is located in South Fulton (Table 4-12).

Table 4-12: Industrial Buildings	
Name/ Address	Resource Number
Sewell Hat Factory	FU-SW-20

4.2.3.2 Assessment

Most industrial uses tend to be located in cities and along rail lines. Therefore, unincorporated Fulton County doesn't have many industrial resources. The Sewell Hat factory is currently used for auto storage and it is in poor condition.



4.2.4.0 Institutional Resources

4.2.4.1 Inventory

1. Government Buildings

There are few government buildings in unincorporated Fulton County. Historically, these were located in cities (Table 4-14). In North Fulton, the Double Branch Voting District Courthouse is located to the rear of the Will Wright House (Fu-NF-191). Each of Milton County's seven militia districts had a courthouse. This is the only remaining militia District Polling building.

In SW Fulton, the Red Oak Health Center (Fu-Sw-22) was the only government health center and the only International style building surveyed. The site of the first Campbell County Courthouse (Fu-122) was the only government related site surveyed in South Fulton. However, two buildings, originally used as schools, are now used by Fulton County as Parks and Recreation facilities.

Table 4-14: Government Buildings	
Name/ Address	Resource Number
Militia District Polling building (at Will Wright House)	Fu-NF-191
Red Oak Health Center	Fu-SW-22
Rico Recreation Center/Rico School	Fu-01
Cliftondale Recreation Center/Cliftondale School	Fu-251
Site of Old Campbell County Courthouse	Fu-122

2. Schools

Many of the schools in unincorporated Fulton County included in the survey were built with a bond issue for school construction passed at the time of the merger of Milton and Campbell Counties with Fulton County on January 1, 1932 (Table 4-15). Five schools were surveyed in North Fulton County. The Hopewell School is currently vacant. The Newtown Elementary School will be renovated and become a community building in Newtown Park. In Sandy Springs, Liberty-Guinn School (Fu-SS-4, now The Archbishop Thomas A. Donnellan School, a private school) was included in the survey.

Two schools were surveyed in SW Fulton. The Central School was built with a bond issue in 1932. The school at Poplar Springs Church (Fu-Sw-73) may have been a one room school house for African Americans. In South Fulton, four of the five schools surveyed were built with the 1932 bond issue. The Old Rico School (Fu-7) is representative of school houses that existed in Campbell County prior to the merger. The Rico Elementary School (Fu-1) and Cliftondale Elementary (Fu-251) are used as recreation facilities by the Parks and Recreation Departments.



Table 4-15: Schools	
Name/ Address	Resource Number
Warsaw Elementary School	Fu-NF-24
Newtown Elementary	Fu-NF-42
Hopewell School	Fu-NF-201
Liberty-Guinn Consolidated School	Fu-SS-4
Central School/Easten School/FC Public Training	FU-SW-27
School at Poplar Springs Church	FU-SW-73
Rico School	Fu-01
Old Rico School	Fu-07
Cedar Grove School	Fu-141
Central/Cliftondale School	Fu-251

3. Civic Buildings

Three surveyed sites in South Fulton are used by civic or fraternal organizations (Table 4-16). These were the Rico Civic Club (Fu-06), the Campbellton Lodge (Fu-123) and a log house on Fayetteville Road (Fu-222).

Table 4-16: Civic Organization Buildings	
Name/Address	Resource Number
Rico Civic Club/Lodge	Fu-06
Campbellton Lodge No. 76 F&AM	Fu-123
Fayetteville Road	Fu-222

4.2.4.2 Assessment

Most of the institutional resources are schools. Many of these were built in the 1930s after the merger of Milton and Campbell counties. Over time, the Fulton County Board of Education closed the schools as their needs changed. Fulton County operates several of these for parks and arts programming. The Newtown School was recently listed on the National Register of Historic Places and will be renovated. Some of the other schools have new uses while some are vacant.

4.2.5.0 Transportation Resources

4.2.5.1 Inventory

Most of the transportation historic resources are bridges (Table 4-17). The transportation resources surveyed in North Fulton were the stone pier from the 1830's Holcombe Bridge (Fu-



NF-47), the 1906 one lane steel truss Rodgers Bridge (Fu-NF-49), the 1920's Birmingham Road Bridge (Fu-NF-109) and the 1920's Medlock Bridge (Fu-NF-26). Medlock Bridge is the only site found with associated historic features. The site of the Medlock Bridge and Ferry Site is found at the Medlock-Moore House (Fu-NF-26).

In Sandy Springs the survey included eight bridges that were built by the Fulton County Commissioners of Roads and Revenues in 1927 (Fu-SS-31, Fu-SS-131 to 137). The Morgan Falls Dam & Hydro-electric Plant (Fu-SS-148) which provided Atlanta with its first electricity was also surveyed (Fu-SS 13).

No transportation resources were included in the South and SW Fulton Survey. However, some may be included in the Georgia Department of Transportation statewide inventory of bridges.

Table 4-17: Transportation Resources	
Name/ Address	Resource Number
Medlock Bridge/Ferry Site (at Medlock-Moore House Fu-26)	Fu-NF-26
Holcomb Bridge	Fu-NF-48
Rodgers Bridge	Fu-NF-49
Birmingham Road Bridge	Fu-NF-109
1927 Bridges	Fu-SS-31 and FU-SS-131 to Fu-SS-137
Morgan Falls Dam and Hydroelectric Plant	Fu-SS-148
Airport Administration Building	FU-SW-12

4.2.5.2 Assessment

Most of the transportation resources are bridges. The steel truss Rodgers Bridge will be rehabilitated as part of an enhancement funded trail project in Gwinnett and Fulton County. As the 1927 bridges age, they may be replaced with newer structures.

4.2.6.0 Rural Resources

4.2.6.1 Inventory

Since Fulton County developed as an agricultural area, most of the historic resources in unincorporated Fulton County could be considered to be rural resources. Many of the residential resources have barns used for agricultural purposes. However, most of these are included in the categories discussed above. This section focuses on Crossroads Communities (Table 4-18). 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.



Several crossroads communities are located in North Fulton. Four still maintain their historic character. These are: Shakerag (Fu-NF-1 to Fu-NF-4), Crabapple (Fu-128 to Fu-147, Fu-149), Birmingham (Fu-163 to Fu-166 and Fu-180 to Fu-185) and Arnold Mill (Fu-230 to Fu-233). Although Arnold Mill is not a crossroads community, it is a historic development located at the intersection of Arnold Mill Road and the Little River. The crossroads communities of Ocee, Fields Crossroads, Warsaw, Hopewell, Newtown and Webb retain some of their historic buildings but have lost much of their historic fabric.

Several historic communities are located in Southwest Fulton. Red Oak developed due to their proximity to a rail stop along Roosevelt Highway. 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. Although not much of it exists today, the Dry Pond community developed at the intersections of Campbellton Road, New Hope and Boat Rock Road.

In South Fulton the unincorporated communities represent county seats, railroad and crossroads communities. Campbellton, like many Georgia county seats, had a centrally located courthouse square with a grid street pattern.

Fife, Stonewall and Red Oak developed due to their proximity to a rail stop. In Fife, many businesses were located along the rail line. Residences were located on the streets that extended in a grid pattern from the rail line. In Stonewall, commercial uses were centered on the rail line and Roosevelt Hwy while residential development extended along Stonewall Tell Road and surrounding streets.

Bethlehem, Cliftondale, Friendship, Goodes and Ono all developed around the intersection of two or more roads. Rivertown, Rico and Redwine developed along the intersection of a ferry crossing with two other roads. Rivertown and Redwine communities were also dominated by one family that provided numerous services to surrounding farmers. The communities with the highest level of historic and architectural integrity are: Campbellton, Fife, Stonewall and Rico.

Table 4-18: Crossroads Communities

Name	Resource Number
Shakerag	Fu-NF-1 to Fu-NF-5, Fu-NF-246
Warsaw	Fu-NF-23, Fu-NF-24
Ocee	Fu-NF-37, Fu-NF-242
Crabapple	Fu-NF-126 to Fu-NF-149, Fu-NF-249
Webb	Fu-NF-57 to Fu-NF-60
Birmingham	Fu-NF-163 to Fu-NF-166 and Fu-NF-180 to Fu-NF-185 and Fu-NF-105
Hopewell	Fu-NF-200 to Fu-NF-202, Fu-NF-205 and Fu-NF-247



Table 4-18: Crossroads Communities	
Name	Resource Number
Arnold Mill	Fu-NF-230 to Fu-NF-233
Cliftondale	FU-SW 63, 64, 65, 66, 67
Red Oak	FU-SW-8 to 11, and 13 to 27
Sandtown	FU-SW1-6, 68, 69, 70, 72 and 73
Bethlehem	Fu-163-168, Fu-170, Fu-180-181, Fu-401-403
Campbellton	Fu-20-25
Cliftondale	Fu-247-254
Fife	Fu -200-221, Fu 223-224, Fu -226-228
Friendship	Fu-111-117
Goode	Fu-70, Fu-81-90, Fu-108
Ono	Fu-153-157
Red Oak	Fu-324-224, Fu-357-361
Redwine	Fu-35-40
Rico	Fu-1-7, Fu 15-25, Fu 43-44, Fu 60-63, Fu 255, 256
Rivertown	Fu-12-14
Stonewall	Fu-230-235, Fu-266-313, Fu-339-343, Fu366

4.2.6.2 Assessment

Most of the historic resources surveyed could be considered rural resources. Crossroads communities were the focus of the unincorporated rural communities. They often have a small grouping of historic buildings and many could be potential historic districts.

4.2.7.0 Historic, Archeological and Cultural Resources

4.2.7.1 Inventory

Fulton County has not conducted an inventory of archeological and cultural resources. Information on cemeteries is included in this section. There are over 150 cemeteries in unincorporated Fulton County; approximately 48 in North Fulton, 12 in Sandy Springs and 94 in South and Southwest Fulton. There are various types of cemeteries, these are listed below.

Church Cemeteries with existing congregations: Where the church is still active, the cemetery is generally maintained. Many of these churches have a cemetery maintenance committee that raises funds and is responsible for the maintenance of the cemetery.



Church Cemeteries where the churches no longer exist: In some cases, a church congregation has moved or disbanded. As a result, the church building no longer stands or is in a state of disrepair and the cemetery is abandoned.

Community Cemeteries: These are cemeteries established by a community and not affiliated with a church.

Public Cemeteries: These are cemeteries owned by a government. Some are used for indigent burials.

Perpetual Care Cemeteries: These cemeteries are regulated by the state and ensure everlasting care of the cemetery.

Family Cemeteries: These are located within what is or was a family's farm or property. Family cemeteries are often small and not maintained and are abandoned.

4.2.7.2 Assessment

Several trends adversely affect the preservation of cemeteries. Over time, some have disappeared while others have deteriorated.

Development and encroachment of development: As Fulton County has become more urbanized and agricultural production has declined, former farms, where family cemeteries were located, have changed land uses to residential, commercial, or industrial. Removal of vegetation and grading of land adjacent to burials can change the topography of the soil, the drainage, the pattern of storm water flow, and the stability of the soil. This could have an adverse effect on burials by increasing run-off and soil erosion. Water and soil erosion can shift marker placement, destabilize markers and unearth stones.

Abandonment: Many family cemeteries have been neglected or abandoned as land use patterns have changed, descendants have moved away or died, the family property has been sold and younger generations have been unaware of the cemetery thus, leaving no one to care for it. In these cemeteries, vandalism and vegetation can go unchecked.

Natural Environment: The natural environment, freeze/thaw cycles, acid rain and unchecked vegetation can negatively affect walls, stones, markers and paths. Invasive vegetation can attach itself to stones and trap water and soils that can harm it. Diseased limbs or trees can fall and shatter stones and walls. An overgrown and uncared for site can fall prey to vandalism.

Vandalism: Cemeteries are an easy target for vandalism. Lack of security, infrequent visitation, overgrown grounds and a neglected appearance can make cemeteries attractive to vandals and thieves. Removal of stones and fences by theft leaves graves unmarked and destroy the integrity of the cemetery.