



## 9. \_\_\_\_\_ IMPLEMENTATION

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## 9.0.0.0 IMPLEMENTATION ELEMENT

### 9.1.0.0 The Vision for the 2025 Comprehensive Plan

*Fulton County will work towards building a true sustainable community by providing stakeholders with safe and diverse communities to live, work and recreate by protecting the County's historic and natural resources, by promoting continued balanced economic growth and by supporting efforts to improve mobility.*

An American proverb reminds us that "Every decision made must take into account its effect on the next seven generations." Sustainability refers to the long-term social, economic and environmental health of the community. A sustainable culture thrives without compromising the ability of future generation to meet their needs.

Fulton County's commitment to sustainability is supported by this plan. Sustainable communities use resources efficiently and effectively. They reuse and recycle. They recognize constraints and build on assets. They use local resources where they can. They provide physical and economic security and they distribute these and other benefits equitably. They balance the need for growth with the needs for stability and prudent uses of resources.

The 2025 Comprehensive Plan's four core values – livable communities, environmental stewardship, economic opportunity and mobility are key components of sustainability. Separately, they are necessary but insufficient; taken together they become a solid foundation upon which to build a sustainable future now and for the generations that follow.

#### **Livable Communities**

Citizens of Fulton County understand that the health of the County and the region depends on the strength of the communities within and between neighborhoods as well as across the county's boundaries. We are all in this place together. Citizens of Fulton County share pride in the community fabric of its neighborhoods and the diversity of its people.

The County will facilitate and support a strong sense of continuity and stability within its communities and neighborhoods. The County will strive to support people of all ages, ethnic, economic or social groups in finding a sense of belonging and ownership, accessing needed services and connecting with other people. The plan anticipates that residents, community organizations, the workforce, institutions and business people will collaborate with the County to find acceptable, desirable and innovative ways to achieve Fulton County's goals through neighborhood planning processes. At the same time, through its actions, the County will strive to strengthen a sense of community among people throughout the county and will be a leader in efforts to build broad support for economic, environmental and social interconnection in the region.

#### **Environmental Stewardship**

The natural and built environments are essential resources that should be preserved, protected and enhanced. Changing the County's actions to protect the environment and protect historic and





cultural resources should be the foundation for further initiatives. The County will work with residents, property owners, employees, businesses, institutions and neighboring jurisdictions to strive for improvement in the quality of the county's and region's air, water, soil and built environment, for increases in preserved open space, and for preservation of historic and cultural resources. Individuals, industries and businesses will be encouraged to employ sound environmental practices. Successes in changing ways to those that protect the environment and valued resources will be the foundation for further environmental protection efforts.

### **Economic Opportunity**

Citizens of Fulton County want themselves, their children and others living and working in the County to enjoy the benefit of a healthy economy. They wish to ensure the continuation of economic opportunity and security of livelihood in a manner that balances these benefits with full realization of other values. A strong economy is fundamental to maintaining the quality of life in Fulton County in order that individuals may meet their basic needs for food and shelter, health care and education, and that the government may generate the resources necessary to support public investment, services and amenities.

Fulton County is a hub for economic development. It is home to Fortune 500 Companies, large corporations as well as small businesses. The County will look for ways to enhance its economic prosperity and will accommodate a reasonable share of the region's economic growth. This is intended to increase opportunity and equity for the county's least developed communities, raise personal incomes and increase tax revenues. The County will actively promote its involvement in the global economy by creating a positive environment for international trade. The County will actively promote an employment environment that provides livable wage jobs, and the education and skill-building opportunities to ensure employability for all community members.

### **Mobility**

Access, connectivity and mobility are essential to an area's appeal and livability. One of the most difficult challenges to Fulton County's continued sustainability is the ability to travel freely within and throughout the County. It is essential that transit – automobile, public, pedestrian and bicycle transportation be efficient, timely and keep pace with growth and development. Transportation options should encourage the safety of pedestrian and bike travel while also accommodating roadways which connect places to live with places to work, shop, learn and play. Fulton County will seek to incorporate developments which blend opportunities to live and work, live and play in close proximity of each other in order to encourage the development of walkable communities. These communities as they are built will decrease dependence on automobile travel, should aid in the decrease congestion of roadways and improve the region's air quality. Fulton County will work with State and Federal governments and their transportation agencies to ensure that the County receives its' share of funding to plan and implement transportation projects.

### **Plan Implementation - Getting There From Here**

The 2025 Comprehensive Plan is a document that analyzes existing conditions, assesses current and future needs and establishes implementation strategies to manage growth in Fulton County





over the next twenty years. The future described in the plan can not and will not be achieved all at once.

Over the life of the plan, growth likely will occur more slowly at times and in places, more rapidly in others and in somewhat different patterns and sequences than is currently foreseen. The best a plan can be is a well-educated guess about how to accommodate people and conditions that cannot be known in advance. An effective plan must be flexible enough to succeed within a range of likely conditions and be adjusted as those conditions are monitored and evaluated, while maintaining a steady aim at its ultimate goals.

The plan's flexibility comes from the mechanisms that permit its adaptation to needs as they arise from the real experience of the next twenty years. The following mechanisms will help translate the plan's policies into the County's actions.

*Community Plans:* Community Plans that follow the adoption of this plan will over time produce Comprehensive Plan amendments that tailor the plan's perspective to individual areas that grow and change over time. Community plan and amendments are expected to continue to aid in adjusting and fine-tuning the plan over time.

*Comprehensive Plan Update:* The Minimum Planning Standards calls for an update of the plan in five years and in ten years a new 20 year plan will be developed.

*Community Participation:* Community participation in County processes will build upon the dialogue between government and stakeholders that was carried forward during the development and adoption of the plan. The County will strive to find improved ways to communicate with and involve stakeholders in planning and decision making. The County will strive to provide information that can be easily understood and to facilitate access for public involvement.

*Coordination with Municipalities and adjacent counties:* Intergovernmental coordination will continue to be important as the county continues to grow. Natural resources and transportation facilities are just two of the many elements that must be coordinated as the county strives to provide the residents and stakeholders of Fulton County with efficient government services and protection. Existing coordination mechanisms both formal and informal must continue at the local, county and regional level.

*Regulations:* New ordinances and amendments to existing regulations will be adopted when necessary to conform to the policies and recommendations in this plan. These regulations, ordinances and amendments will be implemented as appropriate throughout the county, in the unincorporated area or in portions of the unincorporated areas. New and amended regulations, ordinances and amendments usually incorporate a public process and the opportunity to review and comment.

*Monitoring and Evaluation:* Monitoring of the plan recommendations will be done periodically to assess progress toward achieving the Plan goals as well as to measure conditions and changes occurring in the County. Monitoring and evaluation will help ensure consistency within and among the plan elements as well as with the ARC's regional growth strategies. Monitoring and evaluation will lead to both plan amendments and improved ability to project future conditions.





### **9.2.0.0 Plan Element Vision, Goals, Policies and Strategies**

The Implementation Element presents a vision and goals followed by policies and implementation strategies related to the goal for each of the plan elements. Each of these components is defined below. Goals, policies and strategies have a significant role in achieving the vision of the Comprehensive Plan. They serve as a tool to direct the work program of future land use regulations, to evaluate rezoning requests, to amend the Zoning Resolution, and to manage the growth, development, and redevelopment of the County.

Goals represent the results that the County hopes to realize over time, perhaps within the twenty year life of the plan, except where interim time periods are stated. Whether expressed in terms of numbers or only as directions for future change, goals are not guarantees or mandates.

Policies should be read as if preceded by the words "It is the County's general policy to...". A policy helps to guide the creation or change of specific rules or strategies (such as development regulations, budgets, or program area plans). County officials will generally make decisions on specific County actions by following ordinances, resolutions, budgets, work programs or program area plans that themselves reflect relevant plan policies, rather than by referring directly to this plan. Implementation of most policies involves a range of County actions over time, so one cannot simply ask whether a specific action or project would fulfill a particular plan policy. For example, a policy that the County will "give priority to" a particular need indicates that need will be treated as important, not that it will take precedence in every County decision.

Some policies use words like "shall" or "should", "ensure" or "encourage". In general, such words should be read to describe the relative degree of emphasis that the policy imparts, but not necessarily to establish a specific legal duty to perform a particular act, to undertake a program or project, or to achieve a specific result. Whether such a result is intended must be determined by reading the policy as a whole and by examining the context of other related policies in the plan.

Some policies may appear to conflict, particularly in the context of a specific fact situation or viewed from the different perspectives of persons whose interests may conflict on a given issue. A classic example is the "conflict" between policies calling for "preservation of the environment" and policies that "promote economic development." Because plan policies do not exist in isolation, and must be viewed in the context of all potentially relevant policies, it is largely in the application of those policies that the interests which they embody are reconciled and balanced by the Fulton County Board of Commissioners.

Before this plan was adopted, the County had many policies in place. They were adopted over the course of many years, and which affect the full range of programs and services provided by the County. To the extent a conflict may arise between such a policy and this plan, the policies in this plan will generally prevail. However, policies that are used in the application of existing development regulations shall continue to be used until those regulations are made consistent with the plan. Moreover, community plans and their policies take precedent over the policies in this comprehensive plan.

Vision, goals, policies and strategies have been developed for each of the Comprehensive plan elements. Vision, goals, policies and strategies are based on results from the inventory of existing





conditions and assessments conducted for each element, input from Fulton County staff and community issues discussed and received at Steering Committee meetings, sub-committee meetings, community meetings and written comments.

### 9.2.1.0 Economic Development Element

#### Vision

Fulton County will be a dynamic, diversified center of commerce competing effectively in the global economy. The county will maintain a diverse, sustainable economy by retaining, attracting, creating, and promoting businesses of all types. Fulton County will have a competitive business environment, will be a leader in technology and knowledge based business, and will be known as a place for people seeking unique economic and employment opportunities. Fulton County residents and its workforce will have the necessary training and education to prepare them for the jobs available in the County.

#### Goals, Policies and Strategies

##### Industry and Trade

*Goal: Promote and retain existing businesses by improving the business climate.*

##### Strategies:

Understand the need of businesses by performing a business needs study.

Develop a plan for business retention.

Provide incentives for the redevelopment of underutilized commercial, office and industrial areas as identified in the Land Use Element.

Strengthen the capacity of business associations and non-profit organizations.

*Goal: Attract and promote the creation of new businesses by improving the quality of life and the business climate.*

##### Policies:

Maintain a positive regulatory environment to encourage business development and expansion.

Capitalize on regional development activity and strengths.

##### Strategies:

Evaluate all development processes and amend accordingly.

Perform a market study to identify and target desired and compatible industries.





Diversify business base by preparing an economic development marketing plan.

Promote and foster small business development by identifying or creating grants and loan programs and training programs.

Direct businesses to areas throughout the County that are targeted for economic growth.

Attract and retain industrial uses, particularly in the existing industrial areas, by conducting a market study for industrial uses.

*Goal: Continue Fulton's competitive business environment.*

**Policy:**

Promote intergovernmental and interagency coordination in economic development activities

**Strategies:**

Maintain and promote Fulton County's pro-business climate by continuously marketing and surveying.

Provide tax and economic incentives for business.

In conjunction with the Development Authority, provide financial and technical assistance and other resources to:

- Support the expansion of existing businesses and the creation of new businesses through financial and technical assistance and incentive plan.
- Provide financial and technical assistance to small, home based, minority and female business development.
- Facilitate economic revitalization in areas targeted for growth.

Create an economic development task force and annexation plan.

Identify and meet the infrastructure needs of businesses and incorporate them into the comprehensive plan.

**Employment and Education**

*Goal: Provide a diverse job base.*

**Strategy:**

Ensure a diverse housing supply to meet the needs of the workforce by implementing inclusionary zoning ordinance.

*Goal: Provide a trained labor force to meet the needs of a diversified economy.*





**Strategies:**

Provide a high quality, diversified public education system to include k-12, trade, technical and vocational training and colleges in all areas of the county.

Provide educational and vocational training opportunities for unemployed and underemployed county residents.

Provide advancement training and re-training opportunities for unskilled, low salaried employees and skilled workers unable to locate appropriate jobs.

Provide training in work skills needed by local business.

Attract a college to locate in South Fulton

Provide a trained labor force to be able to meet the needs of a diversified economy by encouraging the location of higher education institutions in Fulton County, incubator and training facilities, and creating training/intern programs with colleges and local high schools.

**9.2.2.0 Housing Element**

**Vision**

Fulton County will promote policies and programs that provide housing choice in size, type, and location and is accessible to jobs, public transportation, services and neighborhood amenities. Fulton County will work to preserve the existing housing stock and will promote sustainable development that incorporates smart growth principles.

**Goals, Policies and Strategies**

*Goal: Provide a variety of housing options and ensure safe, sound, and equal housing opportunity for all residents of unincorporated Fulton County.*

**Policy:**

Encourage the development of a variety of housing types and sizes in response to the current and projected demands of County residents and its workforce.

**Strategies:**

Revise development standards, make changes to building codes, and land use policies to foster diverse housing types and to encourage housing for people with disabilities.

Provide a variety of housing types in a community to enable changing households to remain in the same home or neighborhood through their life cycle by implementing an inclusionary zoning ordinance.







Increase opportunities for seniors to live in their community and near services by encouraging senior housing such as independent living, assisted living, cluster housing, accessory housing units, and nursing care by making senior housing more available in more zoning districts.

Develop partnerships with housing agencies to seek federal, state and private resources to preserve, and develop communities.

Provide incentives, such as density bonuses, for the development of housing on vacant property and abandoned sites in appropriate locations.

Coordinate housing planning and funding with housing support services that respond to emergency needs of the homeless (such as emergency shelters), assist households in securing housing (such as rent and security deposit assistance, housing relocation assistance) and maintain permanent housing (such as landlord/tenant counseling, chore services, in-home health care, outpatient mental health treatment, employment counseling and placement assistance).

*Goal: Promote home ownership in Fulton County*

**Policy:**

Encourage home ownership opportunities in Fulton County

**Strategies:**

Continue and expand down payment assistance program.

Use a portion of Fulton County's housing funding to provide home ownership opportunities to low-income households, in conformity with applicable income limits in County ordinances.

Set-aside a portion of any new funding sources for assisted housing that would provide home ownership opportunities for low-income households.

Expand prevention services, educational efforts and resources that address foreclosure to target individuals and households.

Explore strategies for public-private partnerships that promote home ownership.

*Goal: Provide affordable and workforce housing throughout Fulton County.*

**Policies:**

Ensure availability of affordable and workforce housing for the residents and the workforce of Fulton County.

Promote affordable and workforce housing in employment centers and near areas served by transit.





**Strategies:**

Promote affordable and workforce housing by adopting an inclusionary zoning ordinance and amending the Zoning Resolution to include more mixed use zoning districts.

Encourage state and county legislation reinforcing the Fair Housing Act Amendments of 1988.

Provide incentives that encourage the construction of affordable housing by creating zoning incentives and implementing ordinances such as conservation subdivision and transferable development rights.

Take a proactive and leadership role in the creation of a regional housing task force, and in regional efforts to increase affordable housing preservation and production, in order to ensure a balanced distribution of affordable housing.

Amend zoning and development standards to remove obstacles to the development of affordable and workforce housing, both single and multi-family housing.

Allocate housing subsidy resources to increase opportunities for low-income households to choose housing located throughout the County.

Work with financial institutions, underwriters of development loans and mortgages to find and promote solutions to barriers in the real estate and finance process that inhibit the development of affordable single-and multi-family houses.

*Goal: Promote housing at and in proximity of employment centers.*

**Policy:**

Direct the location of housing to and near activity nodes, live work land uses and transportation corridors.

**Strategy:**

Adopt new Live Work land use category and adopt the 2025 Land Use map.

*Goal: Provide housing that is accessible to public transportation and supports transportation alternatives.*

**Policies:**

Coordinate housing, land use, human services, urban design, infrastructure and environmental strategies that support pedestrian-oriented communities.

Direct the location of housing to areas served by public transportation.

Encourage higher density development in proximity to transportation corridors and transit stations.





Strategies:

Create and implement community plans that promote pedestrian oriented development and a mix of land uses.

Locate mixed use/live-work designations near transportation corridors and transit stations.

*Goal: Promote housing conservation, preservation, rehabilitation, and maintenance.*

Policy:

Support the stability and maintenance of existing older neighborhoods and homes.

Strategies:

Promote home improvement programs for seniors, disabled and low and moderate income homeowners.

Identify and apply resources to enhance existing home improvement programs and educational opportunities for homeowners.

Combine housing preservation and development efforts with historic preservation by preserving residential structures of historic value and rehabilitating and reusing historic structures and vacant structures by implementing a Historic Preservation Ordinance.

Amend Fulton County Housing Building Codes. Train and increase housing code enforcement.

*Goal: Promote the development of housing that protects the natural environment and promotes energy conservation.*

Strategies:

Create incentives that encourage more compact development and provide open space by increasing areas designated for mixed-use/live-work.

Promote green building practices by modifying existing building codes.

Adopt development standards to make adaptive reuse economically feasible.

Encourage the adaptive use of existing buildings for residential uses.

Increase housing code enforcement.

Amend Zoning Ordinance to restrict development in flood plain and steep slopes.





### 9.2.3.0 Natural and Cultural Resources Element

#### Vision

Fulton County will continue to preserve, protect and enhance the existing natural resources and encourage healthy ecosystems for current and future generations, through the development of innovative policies and programs that conserve and promote the effective management of the County's natural resources. Fulton County will continue to maintain and enhance tree coverage throughout the county.

Fulton County will continue to protect and preserve its cultural heritage, cemeteries, historic and archeological resources, for current and future generations through policies, programs and development standards.

Fulton County will continue to ensure uniform and effective enforcement of all environmental regulations and will establish a mechanism for periodic evaluation of goals, policies, programs and ordinances.

#### Goals, Policies and Strategies

##### Water Resources and Water Supply Watersheds

*Goal: Protect the quality and quantity of Fulton County's water resources.*

##### Policies:

Protect water quality, wildlife habitat and recreation in the Chattahoochee River, streams and other Fulton County water bodies.

Implement best management water use practices to increase water conservation efforts and sustain volume/flow in the Chattahoochee River.

##### Strategies:

Prepare and adopt a stormwater management master plan that includes a stormwater protection ordinance and a stormwater utility program.

Expand existing programs, policies and outreach initiatives that encourage reduction of nonpoint source pollution.

Amend stream buffer requirements, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Develop a septic tank maintenance program that encourages citizens to maintain and repair their septic systems.

Develop standards for the use of alternative and/or community sewage systems.





Install and promote water reuse systems, spray irrigation and other innovative approaches.

Continue and expand activities and programs that promote water conservation and implement outdoor watering restrictions when necessary.

Continue and expand existing water conservation outreach and education to water users by preparing a water conservation/availability plan.

Participate in the Metropolitan North Georgia Water Planning District water conservation activities and adopt model ordinances.

Adopt a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

### Land Form/Tree Preservation

*Goal: Protect and preserve a diversity of land forms.*

**Policy:**

Preserve environmentally sensitive areas, steep slopes (greater than 25% grade), wetlands, soils, rock outcroppings and/or other unique topographic features.

**Strategies:**

Identify unique features and natural areas such as groundwater recharge areas, wetlands, and floodplains, and protect them through development standards by preparing and implementing a greenway master plan.

Minimize impact of development on land through best management land development practices and implement a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Encourage use of conservation easements to protect land for agricultural, forest, historic, and/or open space needs by implementing an agricultural easement program and an open space impact fee, as appropriate.

Enhance the current wetland protection ordinance to:

- Require additional mitigation measures and buffer requirements.
- Designate certain areas on the land-use map as flood plains and wetlands.
- Establish a wetland mitigation banking system to encourage wetland mitigation efforts in the county.

Develop and adopt a steep slopes ordinance that:

- Restricts and regulates development on steep slopes greater than 25%.
- Designates certain areas on the land-use map as steep slope areas.





Develop a soil conservation program to identify sensitive soils and limit development in areas with sensitive soils.

Participate in Georgia's Land Conservation Program.

Amend zoning ordinance to limit development in floodplain areas.

**Policies:**

Preserve existing rural character, as defined by such factors as agricultural uses, visual appearance, tree densities, greenspace, vegetation and use.

Identify and promote the preservation of view sheds from public roads.

Preserve and promote agricultural uses, as appropriate.

**Strategies:**

Preserve fields, pasture lands and tree canopy roads by adopting a greenway master plan, conservation subdivision, as outlined within specific ordinances duly enacted by the Board of Commissioners, and an agricultural preservation plan.

Provide for protection of natural vegetation along road frontages by amending the zoning ordinance to require greater buffers where appropriate.

Work with Fulton County Cooperative Extension Program and the farm bureau to promote farming and agricultural uses.

Expand the TDR program to other areas throughout the county as appropriate.

**Policy:**

Preserve forested areas and enhance a diverse tree canopy.

**Strategies:**

Amend the Tree Preservation Ordinance to:

- Address standards for protection of specimen trees,
- Expand tree banking system to provide sufficient tree replanting to keep pace with urban growth and offset tree removal, and
- Develop a tree canopy standard (density standard) to increase species and age diversity, to provide long-term forest stability and to establish maximum tree cover.

**Ecologically Significant Plant and Animal Habitats**

*Goal: Protect and preserve ecologically significant areas.*

**Policy:**

Protect and preserve animal/plant habitats.





Strategies:

Conduct an inventory of ecologically significant areas.

Identify and develop programs to protect endangered and/or native species.

Identify and manage critical existing or potential wildlife corridors by preparing a greenway master plan.

Protect, manage and link corridors to parks and open spaces.

Greenspace/Open Space

*Goal: Protect open space throughout Fulton County.*

Policy:

Encourage protection of open space in all new developments

Strategies:

Amend Fulton County zoning resolution to include standards for open space and parks.

Amend zoning ordinance to require open space in all new developments.

Adopt a greenway master plan and update the Greenspace Plan.

Establish tax abatement programs to promote the preservation of land, particularly small parcels.

Evaluate impact fee ordinance to include parks and recreation.

Adopt a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Adopt an Open Space Land Use Category in the 2025 Comprehensive Plan.

Expand the Transfer of Development Rights Ordinance, as appropriate.

Policies:

Improve connectivity of open space, parks and trails to the maximum extent possible.

Encourage greenspaces to be in close proximity and accessible to Fulton County residents.

Strategies:

Coordinate greenspace planning through a greenspace master plan.

Protect greenspace through conservation easements and other protective means.





Improve coordination between municipalities regarding greenspace planning by creating a greenspace task force.

Participate in ARC's planning taskforce to improve coordination in greenspace planning.

### Air Resources

*Goal: Improve air quality.*

**Policy:**

Encourage development that improves air quality and protects human health and the environment.

**Strategies:**

Limit/reduce urban heat islands through adoption of new and revised development standards that address siting, canopy coverage, light-colored roofs, parking lots, etc.

Implement a "green roof" program by amending building code regulations.

Participate in the ARC's Transportation planning process and programs.

### Night Sky/Light Pollution

*Goal: Protect the night sky.*

**Policy:**

Protect the night sky from the pollution of excess outdoor light.

**Strategy:**

Prepare a night sky ordinance.

### Environmental Education

*Goal: Promote environmental stewardship.*

**Policy:**

Increase environmental awareness among residents, property owners, business owners and visitors.

**Strategies:**

Create an environmental clearinghouse (shared/accessible data resources on environmental topics/issues, etc.)

Continue and enhance environmental education, through workshops, seminars, and interactive displays.







Continue adopt-a-stream program.

### Historic Resources

*Goal: Identify and protect Fulton County's historic resources.*

#### Policies:

Protect cemeteries, historic and archeological resources.

Promote the rehabilitation of cultural and historic resources and cultural heritage of Fulton County.

#### Strategies:

Update the Historic Resources Survey and conduct a cemetery inventory.

Adopt a historic preservation plan and ordinance.

Establish a process to provide review and comment on impact of historic resources by County projects and re-zoning applications.

Establish preservation incentives for the protection of historic resources by modifying development regulations.

Adopt a Cemetery preservation plan and ordinance

Develop and promote adopt-a-cemetery programs.

## **9.2.4.0 Community Facilities and Services Element**

### **Vision**

Fulton County will provide the highest quality services, facilities and infrastructure to meet the needs of its residents and stakeholders.

### **Goals, Policies and Strategies**

#### General Government

*Goal: Encourage, promote and plan for affordable construction of facilities and efficient access to services in Fulton County.*

*Goal: Build partnerships between Fulton County and its cities to ensure efficient delivery of services.*

#### Policies:

Encourage the expansion of community facilities that meet the needs of citizens throughout Fulton County.





Promote consolidation of county-city facilities and services.

Promote inter-governmental coordination of facilities and services between the County and its municipalities.

Encourage “green” architecture/buildings that promote recycled building materials.

Strategies:

Complete the Facilities Condition Assessment Program and Facility Condition Analysis.

Develop a Facility Condition Index for each county owned building.

Amend building codes to support “green” architecture.

Include projected maintenance cost when designing and constructing new facilities.

Develop short and long term investment strategies for each county facility.

Reduced the number of county-leased facilities and associated costs.

Implement a county service center plan.

Water Supply & Treatment, Sewerage System & Wastewater Treatment, Stormwater Management

*Goal: Provide adequate water supply and sewer treatment to meet the needs of residents, property owners and businesses.*

*Goal: Design, construct and maintain an efficient infrastructure system that meets the existing capacity needs and future needs.*

Policies:

Promote conservation of existing water supply.

Encourage development around existing infrastructure.

Protect water quality and watersheds.

Promote the construction/expansion of wastewater facilities for non-potable water reclamation and re-use.

Promote stormwater management practices that are environmentally sensitive and cost effective.

Develop standards and promote alternative infrastructure designs and uses that are





environmentally sustainable.

Promote the use of decentralized infrastructure systems in areas not served by sewer.

Strategies:

Adopt a watershed and storm water management systems master plan.

Adopt a Surface Water Management Utility user fee.

Implement Phase I and Phase II of the Water and Wastewater Business Plan

Adopt a water conservation master plan.

Develop and adopt a water reuse program.

Develop a capital program beyond year 2009.

Participate in North Georgia Water Planning District programs and ordinances.

Develop a septic tank maintenance program.

Work with the City of Atlanta and/or the South Fulton Municipal Regional Water and Sewer Authority to expand the water distribution network.

Solid Waste Management

*Goals: Provide an adequate solid waste collection and disposal system that includes recycling, composting, land reclamation and reuse of waste materials.*

*Goals: Develop a clean and safe hazardous waste program.*

*Goals: Ensure collection of household waste, recycling and yard waste.*

Policies:

Encourage conservation techniques such as composting and recycling.

Promote recycling and composting in/on county-owned buildings and properties.

Promote continued maintenance of existing landfills, transfer stations, closed landfills etc. to reduce environmental impacts.

Ensure the protection of the environment when hazardous waste materials are present.

Strategies:

Adopt a solid waste management plan and program.

Implement Solid Waste Management Plan





## Public Safety

*Goal: Provide public safety services according to the needs of the area.*

### **Policies:**

Encourage co-location of facilities and services based on the implementation of a county service center plan.

Ensure adequate staffing to prevent endangerment to Fulton County citizens.

Encourage and support the joint use of manpower and equipment with local governments contiguous to Fulton County

### **Strategies:**

Create a Public Safety Taskforce and conduct regular coordination meetings with all County public safety agencies.

Staff Public Safety Departments to authorized strengths and keep pace with population growth.

Build a Public Safety Training Center and renovate the Police Headquarters.

Complete and implement a Fire Services plan and work to obtain national accreditation.

Build new Fire Department Headquarters.

Renovate existing Fire Station, as needed.

Build new Fire Stations, as needed.

Expand/relocate the Atlanta-Fulton County Emergency Operations Center.

Increase staff and resources to respond to 9-1-1 calls and EMS response as population grows.

Increase the number of judges and necessary court space as case loads increases and the population grows.

## Recreational Facilities & Services

*Goal: Provide a wide variety and adequate park and recreation facilities and services*

### **Policies:**

Promote the acquisition, development and construction of additional park space.

Encourage pet-friendly areas at new and existing park and recreation facilities.

Encourage the inclusion of multi-use trails in new developments.

Increase recreational access to the Chattahoochee River.

Promote the construction of environmentally-oriented recreational uses along the Chattahoochee River.

Encourage the preservation of land for park space in new developments.





Encourage creation of joint recreational programs between the County, public and private schools.

Encourage a balance between development of active and passive recreation areas.

Create safe inter-connected and visual access between county communities and its parks.

Strategies:

Adopt and implement the Parks & Recreation Master Plan.

Adopt a county-wide greenway master plan.

Amend subdivision regulation to support creation of park/open space in new developments.

Work to meet the standards defined in the Parks Master Plan for park space and facilities.

Hospitals and Other Public Health Facilities & Services

*Goal: Provide equitable access to all forms of healthcare and associated facilities.*

Policies:

Ensure equal access to human services programs.

Ensure healthcare facilities are safe structures and are adequately equipped.

Ensure healthcare facilities are appropriately equipped to accommodate the needs the Fulton County citizens.

Ensure human services programs provide appropriate resources to meet the needs of citizens.

Ensure availability of services dedicated to the elderly and persons with disabilities.

Strategies:

Adopt and implement the regional healthcare facility plan in Fulton County.

Create a regional intergovernmental authority that supports the Grady Health Systems.

Implement Jefferson Place Plan improvements.

Meet the needs of the aging population.

Address the needs of the homeless population.

Educational Facilities & Services

*Goal: Continue and expand intergovernmental coordination with the Fulton Board of Education.*

Policies:

Encourage intergovernmental coordination, including planning, between the Fulton County Board of Education and the County.





Ensure facilities and services accommodate the needs of an increasing population in the unincorporated planning areas.

Encourage academic program coordination among public schools and universities.

Promote the County as being home to largest number of colleges and universities in the country.

**Strategies:**

Participate in intergovernmental coordination of community and educational facilities and services.

Develop a marketing plan highlighting County post secondary resources, institutions and programs.

**Libraries & Other Cultural Facilities & Services**

*Goals: Develop a Facility Master Plan for construction of new branch libraries, renovations and library expansion projects to address population growth in Fulton County, emerging communities, and the ongoing need to provide safe, attractive and comfortable library facilities. Information technology trends and local transportation and travel patterns will be included in the planning process.*

**Policies:**

Promote co-location of library facilities with other Fulton County facilities.

Ensure library facilities are adequate to accommodate increasing populations in the cities and the planning areas.

Ensure library facilities are well built and maintained and provide a pleasing, safe and secure environment. Libraries will be designed to serve as a center or gathering place for the community.

**Strategies:**

Develop, adopt and implement a Library Master Facility Plan.

Develop a comparative analysis of similar county library systems throughout the country.

Meet or exceed state and national library facility standards.

*Goal: Provide excellent and responsive library service for all citizens in Fulton County and in the City of Atlanta in DeKalb County, staff development and training, current collections and state-of-the-art information technology, and responsive services serve as the primary building blocks for the library program.*

**Policies:**

Library staff will be well equipped to plan, prepare, and implement new services and will provide consistent, professional service to meet the needs of the community.

Organize and develop collections that will include materials in a variety of formats for all ages and populations.





Evaluate and develop services to meet the changing needs of the Fulton County's population.

Library services will be customized to meet community needs.

**Strategy:**

Continue to provide free access to an inclusive collection of recorded knowledge, ideas, and artistic expression, and information for all segments of the population.

Provide easy access to these materials.

Provide programs to stimulate the awareness and use of library resources.

*Goal: Reduce duplication of arts services and programs within the County and its municipalities.*

*Goal: Meet or exceed the County's cultural facilities and services needs.*

**Policies:**

Provide opportunities for all residents to engage in the arts.

Organize programs that publicize the cultural and natural heritage of the County.

**Strategy:**

Develop community cultural plans for all county municipalities.

Conduct an assessment of arts centers operating at capacity.

Build or include space for an Arts Center in South Fulton.

#### **9.2.5.0 Land Use Element**

##### **Vision**

The vision of the Land Use Element is to provide a balance between land uses. to provide choices for land owners, residents, businesses and workers, to protect environmental and cultural resources, to promote mixed use, walkable and livable communities, to promote a variety of housing opportunities particularly near employment centers, and to ensure the efficient use of public facilities by directing growth to areas where infrastructure is provided and planned.

##### **Goals, Policies and Strategies**

*Goal: Provide for the appropriate location of residential, retail, office, institutional, open space, and industrial land uses.*

**Policies:**

Guide new development, redevelopment and infill development to Live Work areas, activity nodes and community centers.

Provide for transition within and between uses on a site by the location of uses, buffers, landscaping, and density.

Encourage compatible institutional uses in neighborhoods and communities.





Encourage development consistent with the surrounding scale, transition of densities and uses, and Comprehensive Plan policies, where appropriate.

Promote and protect industrial uses by limiting incompatible uses in areas designated as industrial and business park in the Land Use Map.

Promote manufacturing and industrial employment and use in land uses designated for industrial uses and business park.

**Strategies:**

Adopt the revised Live Work land use category and amend the Mixed Use zoning district in the Zoning Resolution.

Review buffer requirements in the Zoning Resolution.

Amend the Zoning Resolution to allow compatible institutional uses in neighborhoods and communities.

*Goal: Promote and encourage mixed use developments*

**Policies:**

Direct mixed use and high density development to areas designated as Live Work in the Land Use Map, to highway interchanges and intersections of major roads, to transit stations and along corridors in order to promote redevelopment.

Encourage the redevelopment of obsolete and underutilized properties along commercial corridors, nodes and community centers in a mixed use land use pattern.

Mixed use and village type developments should have integrated land uses, open space, a variety of housing types and choices, a balance of transportation modes, sidewalks /multi-use trails and a connected street network. Open space should be useable and centrally located as a community gathering space.

**Strategies:**

Designate appropriate locations in the Land Use Map as Live Work.

Provide incentives to promote redevelopment of obsolete and underutilized areas.

Develop transportation standards that support mixed use development.

Amend Zoning Resolution to create a variety of mixed use districts that support the Live Work Land Use categories.

Amend building and development codes to accommodate mixed use buildings and developments.







Identify areas where community plans and corridor studies are needed.

*Goal: New developments, except for the Live Work land uses, should be compatible with the surrounding area and adjacent uses.*

Policies:

Building heights should be compatible with the surrounding area and/or be consistent with transitional policies and other land use policies.

Where desirable, development should maintain the street character and characteristics of the existing streets (i.e. no solid walls and rear yards fronting on existing streets).

Amend Zoning Resolution to address new developments outside of the Live Work Land Uses.

*Goal: Protect ecological, agricultural and cultural resources*

Policies:

Existing trees, particularly specimen trees and trees along road frontages should be preserved.

To the extent possible, open space should be incorporated into all developments.

Preserve existing agricultural uses through the use of agricultural easements.

Preserve historic resources through the adoption of a historic preservation plan and ordinance.

Discourage residential developments in areas with excessive noise levels by accurately mapping airport noise districts/contours.

Preserve 20% of land in developments in the Live Work Land Use as open space.

Strategies:

Amend the Zoning Resolution to restrict development in the Flood Plain.

Adopt a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners, in order to preserve environmental resources, the existing terrain, unique features of a site, and to provide for greenspace.

Amend tree ordinance to maintain specimen trees, trees along road frontages and prohibit clear cutting.

Expand use of Transfer of Development Rights program, as appropriate.





Incorporate historic resources into developments.

Adopt a Historic Preservation Ordinance.

Create an incentives program for the preservation of open space and historic resources

*Goal: Fulton County should encourage a diversity of housing to meet the needs of its residents and workforce.*

Policies:

Encourage a variety of housing types throughout Fulton County and particularly in Live Work land uses, job centers, mixed use developments, activity nodes and corridors, and near public transportation.

Strategies:

Adopt an inclusionary housing zoning ordinance.

Identify and amend language in the Zoning Resolution to encourage and facilitate workforce housing.

Amend Zoning Resolution to facilitate the location of senior housing

*Goal: Development should be directed to areas served with public facilities and infrastructure. Public facilities should be integrated into the community it serves.*

Policies:

County facilities should be located in mixed use developments and community centers and should be accessible from a variety of transportation modes.

Community facilities and infrastructure capacity should be adequate as planning areas and communities grow.

Direct development to areas where infrastructure is provided or planned.

Strategies:

Proposed county facilities and their location should be reviewed for compliance with the relevant Comprehensive Plan goals and policies.

Encourage development in areas with adequate infrastructure and where services are available.

*Goal: The transportation system should balance the needs of all users and be supportive of the adjacent land uses, particularly mixed use, pedestrian and transit oriented land use uses.*





**Policies:**

Increase transportation choices by promoting and facilitating pedestrian and transit oriented development and the construction of bike, pedestrian and transit facilities.

Locate housing, employment centers and services in areas where public transit and transportation infrastructure are available or planned.

Transportation infrastructure should be sensitive to the context of its surrounding.

Increase inter-connectivity of trails, sidewalks and roads by requiring inter-parcel connections.

Land use and transportation infrastructure design should support and promote walkable and bikeable communities.

Developments in the Live Work land use and all mixed use developments should provide inter-parcel access within and between land uses to improve transportation circulation and increase pedestrian safety.

**Strategies:**

Develop and implement a road master plan.

Require transportation infrastructure to be sensitive to the context of its surrounding.

Develop an interconnected transportation system by requiring inter-parcel access and multiple access points as property is developed and by limiting the construction of cul-de-sacs.

Develop transportation standards for mixed use and village type developments that include sidewalks, on-street parking, planting strips and tree planting. Develop transportation standards for rural areas that include limited turn lanes and deceleration lanes, favors multi-use trails over sidewalks, allows for shoulder instead of curb and gutter.

Develop a sidewalk and bicycle master plan.

Adopt Traditional Neighborhood Ordinance (TND).

Adopt a Transit Oriented Development Ordinance (TOD).

Adopt a Scenic Byways Ordinance.

Continue to coordinate transportation planning with adjacent counties thru ARC.

Create a hierarchy of streets by revising the road design standards.





Work with Public Works and GA DOT to revise transportation design standards that meet land use goals and needs.

### Environmental Stressors

*Goal: Protect existing residential areas, environmentally stressed communities, and environmentally sensitive areas from existing and future environmental stressors.*

#### Policy:

Implement environmental justice principles regarding environmental stressors into land-use and zoning policies.

#### Strategies:

Review the Zoning Resolution and recommend a definition of environmental stressors.

Amend the zoning resolution to include zoning conditions with respect to environmental stressors

Develop a data base inventory of existing environmental stressors throughout Fulton County.

Implement stringent buffer requirements around future and existing environmental stressors.

Require all developments adjacent to environmental stressors to submit Phase I Assessments

### Live Work Policies

#### Land Use:

Live work land uses should have a compatible mix of office, commercial, services, institutional, civic and residential uses. To the extent possible, these uses should be integrated both vertically and horizontally.

Within the Live work land use there should be transition of land uses, height and density.

The policies for the three types of Live Work land uses are listed in Table 9-1.

Table 9-1: Live Work Land Uses		
Neighborhood Live Work	Community Live Work	Regional Live Work
Residential Density: Up to 5 units per acre	Residential Density: Up to 9 units per acre	Residential Density: +9 units per acre
Commercial/Office Density: up to 10,000 sf per acre	Commercial/Office Density: up to 15,000 sf per acre	Commercial/Office Density: no limits
Up to 30,000 sf limit per tenant	Up to 50,000 sf limit per tenant	Up to 125,000 sf limit per tenant





Table 9-1: Live Work Land Uses		
Neighborhood Live Work	Community Live Work	Regional Live Work
space or use	space or use	space or use
2 story height limit	4 story height limit	Per zoning district regulations or use permit
5% of total project area to be community gathering spaces	10% of total project area to be community gathering spaces	15% of total project area to be community gathering spaces

Projects that are 15 acres or less shall have two uses of which residential is one of the uses.

Projects that are 15 acres or more shall have three uses of which residential is one of the uses.

Mixed Use and/or Live work projects shall provide a balance of uses with a minimum of 20% of each of the uses on the site and or in the area.

#### Transportation:

The uses within the live work areas should be in proximity to each other in order to encourage walking and to increase mobility.

Live work areas should have an integrated transportation system. The transportation system should provide connectivity within the district and to and from the surrounding community.

The transportation system should incorporate automobile, transit when available, bicycle, pedestrian facilities.

The streets should form an interconnected transportation network. Interconnected networks of streets should be designed to promote walking, biking and transit usage, where present. The pedestrian and bicycle facilities should facilitate safe, attractive and convenient pedestrian and bicycle circulation and minimize conflicts between pedestrians and vehicles.

#### Open Space:

Twenty percent (20%) of a project shall be comprised of open space of which the community gathering spaces is a part.

A range of parks and open space, from village greens to active recreation and passive open space, should be distributed throughout the Live Work district.

Open space should be centrally located and accessible for the enjoyment of residents and workers. Open space and parks could be used to define and connect neighborhoods and uses. Environmentally sensitive areas should be protected and their fragmentation should be avoided.

#### Housing:

Live work areas should have a diversity of housing types to meet the needs of the workforce and of County residents.





#### 9.2.6.0 Intergovernmental Coordination Element

*Goal: Maintain coordination with cities within Fulton County, adjacent counties, Fulton County Public Schools, special districts, authorities, state agencies and federal agencies to serve the best interests of Fulton County residents and insure consistency with the Goals, Visions and Policies of the Comprehensive Plan.*

**Policy:**

Promote continued coordination of land use planning, zoning and transportation planning with local governments, districts and authorities.

**Strategies:**

Continue regular meetings and existing coordination mechanisms.

Schedule coordination meetings as needed.

**Policy:**

Improve coordination regarding the siting of facilities, including new school locations and new government facilities.

**Strategies:**

Assist in the development of criteria to evaluate locations for facilities.

Review and comment on sites for new schools or use of eminent domain.

*Goal: Provide the highest and most efficient level of services to the residents of Fulton County.*

**Policy:**

Coordinate delivery of services with local governments to insure efficiency.

**Strategy:**

Assess and amend the current Service Delivery Strategy as needed to insure efficiency.

#### 9.2.7.0 Transportation Element

##### **Vision**

Fulton County envisions a county with a transportation plan and system that: Improves the pedestrian network and has pedestrian oriented road systems; Integrates an efficient regional transportation system into its current network, which connects rail and buses; increases planning and funding for alternative modes of transportation, including bike paths, trail systems, and community shuttles, etc; expands and upgrades Charlie Brown Airport; promotes interconnectivity of uses and communities; Adopts a policy and practice of context sensitive designed roadways that protect pedestrian travel, while improving the mobility of vehicular traffic; and strategically coordinates with mass transit efforts (MARTA/or GRTA) to service existing and planned destination





hubs (e.g. retail/commercial, employment and/or recreational centers) that will generate increased ridership.

The Transportation Vision will be achieved by establishing goals, policies, and strategies to support implementation. Transportation policies are intended to complement land-use objectives and provide the framework for development in Fulton County.

## **Goals, Policies & Strategies**

### Bicycle and Pedestrian Facilities

*Goal: Promote bicycling and walking as transportation options in urban, suburban and rural areas of the county.*

#### **Policies:**

Provide sidewalks and bicycle facilities/routes throughout Fulton County.

Require pedestrian facilities and amenities in areas of existing and future transit service.

#### **Strategies:**

Develop a long-range plan, assess and implement a county wide comprehensive plan and strategy for the construction of sidewalks.

Develop and maintain pedestrian facilities in accordance with current standards.

Require all developments to provide multi-use trails and/or pedestrian facilities, on both sides of the roadway, along major pedestrian routes radiating from schools, parks, open space, commercial/retail services, and within the surrounding neighborhoods.

Require pedestrian network in areas designated as Live Work land.

Require Developments of Regional Impact (DRI) to include circulation plans, facilities and access specific for pedestrian and bicycles, where appropriate.

Provide connectivity by requiring the continuation of multi-use trails and sidewalks.

Develop a transportation network of primary bicycle routes throughout the county that will provide multi-jurisdictional connectivity for interstate bicycle travel.

Establish a county numbered bicycle routes that will be part of a state network.

Require right-of-way for pedestrian and bicycle facilities.

Provide for pedestrian facilities and amenities that will tie into existing and future transit service, and provide cut-thru's for pedestrian access to transit.





## Roadway Network

*Goals: Develop an interconnected roadway network*

*Improve the efficiency of the existing transportation network.*

### Policies:

Encourage new developments to include an interconnected system of streets and appropriate connectivity to adjacent parcels.

### Strategies:

Develop a Travel Demand Model for performance in Fulton County to include other jurisdictions.

Minimize the use of dead-end streets, loop streets, cul-de-sacs and oversized blocks in favor of through-streets and shorter blocks by amending the development regulations.

Build new connector roads to improve the road network and circulation.

Develop Transportation System Management techniques to more efficiently utilize existing facilities, and reduce vehicle miles traveled.

Perform transportation modeling for roadway networks.

Develop a county wide Comprehensive Transportation Plan within five years.

## Road Improvements

*Goal: Plan County road improvements in anticipation of future needs as well as for the amelioration of existing deficiencies.*

### Policies:

Road design should be sensitive to and in context with the surrounding land uses.

### Strategies:

Adopt a right of way plan by road classification.

Develop access management plans for major corridors.

Develop road design guidelines for road improvements.

Update standards for county-wide road design standards.

Re-examine and explore the possibilities for expanding the transportation impact fee program.







Mitigate impacts of road widening on adjacent land uses and environmental resources.

Manage traffic flow by employing transportation system management, such as traffic synchronization (timed signals).

Build connector roads in areas with limited circulation to relieve volume on major arterials and evenly disperse traffic through the road network.

Mitigate impacts of road widening on affected residential areas by providing landscaping, berms, etc.

Provide for adequate and reasonable maintenance programs of county roads, transportation facilities and rights-of-ways throughout unincorporated Fulton.

Provide for construction of surface transportation improvements necessary to serve new development through the use of conditions of zoning. Traffic impact analyses will be used to determine the development's proportionate share of traffic and corresponding improvements to the transportation system.

Explore the option of tolls on major roads that experience high volumes of traffic from adjoining counties.

### Public Transit Service

*Goals: Promote and encourage transit use*

#### **Policies:**

Promote convenient and accessible transit and shared ridership opportunities.

Encourage transit-oriented development that will support and utilize public transportation options.

#### **Strategies:**

Encourage higher density and mixed-use development, transit-oriented development where transit is accessible and/or planned.

Encourage the improvement and extension of public transit facilities throughout Fulton County through coordination with MARTA, ARC, GRTA and DOT.

Promote the use of ARC's Commute Connections programs to promote alternatives to single occupancy vehicles.

### Transportation Coordination

*Goal: Provide for the coordination of transportation plans and programs among the appropriate*





*land use and transportation planning organizations.*

**Strategies:**

Identify intergovernmental programs to implement the goals, policies and strategies of the County's Transportation Element.

Continue to use the Atlanta Regional Commission transportation planning process and Public Works Transportation Planning Division planning process as the County's main mechanism for long range-transportation planning and coordination, with the ARC's Transportation Improvement Program (TIP) and the Regional Transportation Plan (RTP).

Coordinate the County's transportation system with local comprehensive plans.

Work with adjacent counties and municipalities within Fulton County to coordinate transportation related issues.

Coordinate with GDOT, ARC, GRTA, DCA, and MARTA to promote sustainable transportation principles within Fulton County.

Lobby the State to prioritize an improved mass transit system, to coordinate better transportation solutions for the ARC region as a top focal point and to participate with affected counties to secure funding for transportation.

**Smart Growth & Citizen Participation**

The Fulton County Board of Commissioners recognized the need to examine the impact of growth in the County. On May 17, 2000, the Board created the Commission on Smart Growth and Citizen Participation. This Commission was created to examine issues impacting growth, the Comprehensive Plan and the zoning process. They were also responsible for developing a definition for smart growth, recommending policies and strategies to encourage smart growth, and to make recommendations to enhance the opportunities citizens have for participating in the land use process.

The Smart Growth Plan and Strategic Policies were presented to the Board of Commissioners on October 17, 2001. The document included the definition for Smart Growth and identified policies and strategies for implementation in the categories of land use, environment, transportation, and development. The BOC directed staff to implement the policies and strategies. Many of those recommended strategies are underway in the form of ordinances, procedure changes and resolutions.

The Smart Growth definition, the list the smart growth policies and strategies developed by the Commission on Smart Growth and Citizen Participation are listed below.

Smart Growth is a development pattern which:

- Provides for the efficient use of land and public infrastructure,
- Provides for future planned population growth,





- Creates communities that incorporate a mix of uses for a diverse population,
- Provides multiple housing and transportation options, and
- Protects the environment.

### Land Use Policies and Strategies

#### Policies:

- Policy 1: Encourage development of communities that incorporate: Diverse housing types, green space and connectivity in mixed-use nodes.
- Policy 2: Encourage Traditional Neighborhood Development (TND).
- Policy 3: Protect stable residential communities.
- Policy 4: Protect historic and cultural resources.
- Policy 5: Protect the existing rural character of Northwest and South Fulton.
- Policy 6: Encourage development in areas where infrastructure capacity and public services are available or planned.
- Policy 7: Ensure compatible land uses along jurisdictional borders.
- Policy 8: Provide health and human services in proximity to community needs (i.e. libraries, schools, public safety, etc.).
- Policy 9: Provide County and/or other public resources to achieve Smart Growth policies.

#### Strategies:

- Strategy 1: Adopt a Traditional Neighborhood Development ordinance.
- Strategy 2: Adopt a Transit Oriented Development (TOD) ordinance.
- Strategy 3: Develop mechanisms that encourage higher density development within activity centers.
- Strategy 4: Adopt land use and zoning standards for rural areas.
- Strategy 5: Adopt a Transfer of Development Rights (TDR) ordinance.
- Strategy 6: Develop master small area plans for communities.
- Strategy 7: Adopt a Historic Preservation ordinance.
- Strategy 8: Modify annexation procedures via revision of state law and/or service delivery strategy.
- Strategy 9: Adopt a Water/Storm Water/Sewer Master Plan.
- Strategy 10: Adopt a Conservation Subdivision ordinance.
- Strategy 11: Amend subdivision regulations to incorporate smart growth principles.
- Strategy 12: Identify locations of urban services over a 20-year period.
- Strategy 13: Develop a "Recapture Agreement" for development-purchased infrastructure once public resource- driven infrastructure improvements occur.

### Environmental Policies and Strategies

#### Policies:

- Policy 10: Protect environmentally sensitive areas and water quality.
- Policy 11: Minimize the negative impact of infrastructure and development in environmentally and historically sensitive areas.





- Policy 12: Create and preserve green space and open-space.  
Policy 13: Protect citizens from the negative impacts of noise and light.  
Policy 14: Protect parks and recreational green space.

Strategies:

- Strategy 14: Revise development standards to insure equivalent stream protection standards through out Fulton County.  
Strategy 15: Adopt storm water management regulations that include “state of the art” concepts and techniques.  
Strategy 16: Adopt a Conservation Subdivision ordinance.  
Strategy 17: Implement the green space plan and re-examine its uses.  
Strategy 18: Provide green space connectivity.  
Strategy 19: Revise development and roadway standards to reduce impervious surfaces.  
Strategy 20: Prepare and implement a Watershed Master Plan.  
Strategy 21: Prepare and implement a Parks & Recreation Master Plan.  
Strategy 22: Adopt a Wetlands ordinance.  
Strategy 23: Adopt a Soil Erosion ordinance.  
Strategy 24: Provide incentives to encourage creation of parks and recreational greenspace.  
Strategy 25: Implement a Management Strategy to insure environmental regulations are followed.  
Strategy 26: Develop a Noise and Light Impact ordinance.  
Strategy 27: Develop an Environmental Impact Fee ordinance for parks and recreational green space.

Transportation Policies and Strategies

Policies:

- Policy 15: Coordinate land use and transportation planning.  
Policy 16: Encourage mixed-use development where transit is accessible.  
Policy 17: Establish an efficient multi-modal transportation system that incorporates connectivity.  
Policy 18: Encourage pedestrian friendly communities and environments.

Strategies:

- Strategy 28: Revise development standards to require connectivity of new and existing roads, trails, sidewalks and adjacent undeveloped parcels.  
Strategy 29: Implement a Transit Oriented Development plan.  
Strategy 30: Increase availability of non-automotive transportation alternatives and decrease the use of single occupancy vehicles (SOV): Pedestrian connectivity, High Occupancy Vehicle (HOV) lanes, Pedestrian friendly, Carpool/vanpool, Bike paths, Transit.  
Strategy 31: Provide incentives to encourage developments that promote pedestrian-friendly traffic  
Strategy 32: Establish guidelines and standards for implementing a comprehensive traffic-calming program traffic.  
Strategy 33: Require large employers to implement carpool/transit subsidy programs.





- Strategy 34: Adopt transportation standards for rural and scenic byways.
- Strategy 35: Encourage curb cut consolidation and inter-parcel access.
- Strategy 36: Implement an Impact Fee ordinance.
- Strategy 37: Adopt a Comprehensive Transportation.
- Strategy 38: Maximize the use of Intelligent Transportation Systems.
- Strategy 39: Revise parking requirement standards.

### Development Policies and Strategies

#### Policies:

- Policy 19: Encourage balanced and sustainable economic development
  - \*Promote a job/housing balance
  - \*Promote development that attracts a broad range of job types
  - \*Discourage overbuilding of non-residential areas
- Policy 20: Encourage affordable housing in new developments.
- Policy 21: Encourage projects that encompass smart growth principles.
- Policy 22: Encourage greater flexibility in zoning and development regulation processes.

#### Strategies:

- Strategy 40: Implement the redevelopment of underutilized or vacant residential, commercial, office and industrial sites.
- Strategy 41: Recruit “clean” industrial uses for industrial projects.
- Strategy 42: Improve design standards for “big box” developments.
- Strategy 43: Provide incentives for projects that implement smart growth principles.
- Strategy 44: Adopt a housing plan to meet the needs of the workforce.
- Strategy 45: Establish standards for an appropriate mix of uses within communities.
- Strategy 46: Adopt an Economic Development Plan that reflects Smart Growth policies.
- Strategy 47: Revise zoning and development regulations that reflect Smart Growth policies.
- Strategy 48: Implement a permit tracking system to facilitate data collection for planning and decision-making purposes.





### 9.3.0.0 Planning Area Policies

Some vision, goals, policies and strategies apply to a specific planning area or to a community. Some of these policies were developed as a result of this Comprehensive Planning process, some where part of a Board of Commissioners' approved plan while others where the result of a previous planning process. The policies and strategies in this section take precedent over the policies and strategies for the 2025 Comprehensive Plan. These are listed by below by planning area.

#### 9.3.1.0 North Fulton Planning Area

**Warsaw Master Plan – Approved by the Board of Commissioners December 5, 2001 pursuant NFC 2001Z-0113.**

The Warsaw Master Plan comprises the land surrounding the intersection of Medlock Bridge Road and State Bridge Road. The plan calls for the area to be developed with a mix of uses, with inter-parcel access, and with a pedestrian and bicycle system. The plan divides the study area into 8 pods and recommends land uses for each of the pods. The plan also makes transportation recommendations.

**Maintaining Rural Character in Northwest Fulton County – Approved by the Board of Commissioners December 5, 2001 pursuant NFC 2001Z-0073.**

Vision: Northwest Fulton is a desirable location to live largely because of its rural, historic, agrarian, and equestrian qualities. The area's identity should not only be protected, but also enhanced and complemented by future development. Growth can occur without losing what makes the area desirable in the first place. However, this should occur by design rather than chance.

The overall character of Northwest Fulton County remains decidedly rural and the area is developed in a manner consistent with that character.

Specific development plans and their implementation take into consideration the views of community stakeholders, including community representatives, landowners, developers, and government agencies. Solutions reflect the values of a representative cross section of the community.

Plans and policies necessary to maintain the community's current rural character are developed. Exceptions to regulations, plans and policies are only made following an opportunity for public input.

Incentives and mechanisms are adopted to implement the community's vision. This plan and their implementation will consider the property values and efforts will be taken to protect that value.

#### 1. Rural Character Preservation Goals Policies & Strategies





#### Goals:

Northwest Fulton County's existing rural character -defined by historic resources, wooded areas, agricultural uses, horse farms, pastures, lakes, farms, estates, and natural settings along roadsides- will continue to exist.

Existing uses of property should be encouraged in part through incentives. Greenspace, agricultural, and low-density residential uses predominate. Commercial uses are limited to areas designated as such in the Comprehensive Plan and Land Use Map. Any expansion of these local commercial areas should be done through a Comprehensive Plan update process.

A mature and natural landscape with informal placement of trees and indigenous vegetation is characteristic of the area.

Cemeteries and places of historic, archeological or architectural significance are preserved. New construction is respectful of the traditional design and placement of historically significant buildings.

Roads maintain their rural character, even when changes to them are made. Road and bridge improvements not only provide for safety and reasonable mobility, but contribute to the rural character of the area. Transportation improvements are designed in context with their setting. Gravel roads should largely remain unpaved, with adjacent property owners' agreement.

Lands adjacent to roads contribute to the rural character. Vegetative setbacks are to be maintained along road corridors.

#### Policies:

Maintain the rural design of roads in Northwest Fulton and ensure that transportation improvements are designed in context with their rural setting.

Keep the gravel roads in Northwest Fulton, where appropriate or desirable. Working with residents living on gravel roads, a maintenance plan for these roads should be developed.

Limit the installation of street lights on existing public rights-of-ways to maintain the "night sky". Allow for their installation for safety. When street lights are necessary, install a light standard that is compatible with the rural character, directs the light to the road and has an amber light color.

Preserve the historic resources identified in the Fulton County Historic Resources Survey of Fulton County, where appropriate. When a parcel with a historic resource(s) is rezoned or developed, they should be encouraged to incorporate it into the proposed development either with its current use or through adaptive use.

Protect cemeteries from development. When a parcel with a cemetery or adjacent to a cemetery is developed, the boundaries of the cemetery should be determined, a natural undisturbed buffer should be located around the cemetery should be provided, uninhibited daylight access to the cemetery via an easement to the cemetery from the nearest public road should be provided. A





maintenance plan for the cemetery should be adopted and implemented. A fence located outside of the outermost burial should be installed.

**Strategies:**

Maintain the rural setting along roads.

Adopt rural standards for roads.

Use flexibility in current standards.

Retain gravel roads.

Design roads at a level-of-service that will maintain their rural character.

Evaluate design speeds.

Maintain roadway geometry.

Allow roads in subdivisions to be built on steep slopes.

Install roadside pull-offs, interpretive signage and road signage.

Implement a Transportation Public Participation Process.

Integrate Land Use and Transportation Planning.

## **2. The Environment**

**Goals:**

Consistent with Governor's Greenspace Program, seek to preserve in perpetuity at least 20% of all land in Fulton County as greenspace.

Create a network of greenway corridors which interconnects public lands and permanently protected greenspace.

Build a greenway network, with trails and paths, which allows people to move about Northwest Fulton County by means other than motorized vehicles.

Preserve and protect environmentally sensitive and unique areas. These areas not only remain undeveloped but their natural character and aesthetics are retained.

Curb water consumption by all reasonable means. As much water as possible is conserved within its own watershed.

**Strategies:**







Encourage environmentally sensitive land in new residential subdivisions to be maintained as greenspace.

Improve stream water quality.

Protect steep slopes.

Limit the installation of street lights

Implement the Fulton County Greenspace Program.

Purchase Development Rights.

Promote the use of conservation easements as outlined within the specific ordinances duly enacted by the Board of Commissioners.

Encourage use and modification of Current Use Valuation of Conservation Use Properties.

Evaluate Alternative Zoning Districts.

Amend Tree Preservation Ordinance.

Support the Paul Coverdell Open Space Conservation Farmers and Ranchers Relief Act of 2001.

Support existing and potential agricultural uses. Strategy 13. Adopt incentives for greenspace protection.

### 3. Development

Goals:

Overall residential density is consistent with the land use designation of the Comprehensive Plan and Land Use Map.

Designated greenspace is encouraged within new residential subdivisions. In addition to setting aside lands not easily developed, greenspace includes other areas valued for their intrinsic natural and historic character.

Create incentives in order for landowners and developers to set aside land from development.

Commercial uses and higher density residential developments are limited to areas designated in the Comprehensive Plan and Land Use Map.

Necessary infrastructure and environmental/cultural improvements are installed as development occurs, in order to maintain existing quality of life.





Strategies:

Adopt a Conservation Subdivision Ordinance.

Adopt a large lot residential zoning category.

Adopt a Transfer of Development Rights Ordinance (TDR).

Adopt Historic Preservation Plan and Ordinance

Adopt a cemetery plan and ordinance.

Amend the Fulton County Impact Fee Ordinance.

Explore financing mechanisms to implement plan strategies.

Implementation of Rural Residential Plan.

#### 4. Parks, Recreation and Community Facilities

Goals:

Link Northwest Fulton via a network of parks and greenspace. Greenspace is linked via paths and trails to activity centers, parks, schools, churches, golf courses, neighborhoods, and subdivisions.

A balance between active and passive recreational areas and facilities is achieved.

Public and private schools, Fulton County government and other recreation providers work together to provide joint recreational programming.

Smaller neighborhood parks and greenspace as well as larger passive and active recreation areas are located throughout the community.

Places for observing and learning about the natural and physical environments are provided. Park programs include activities that utilize the natural environment.

Recreational facilities reflect the rural character and values of Northwest Fulton's residents. Equestrian trails, walking trails, bike paths, and recreational fields are good examples.

Environmental impacts in development of parkland are minimized.

Recreational fields have minimal impact on adjacent property owners. Adverse effects from lights, noise and amplification, traffic, and water quality are limited.

Adequate meeting and other civic spaces for each community are provided.

Develop a management plan for Fulton County owned parks and green spaces.





Policies:

Parks and recreational facilities should reflect the rural character of Northwest Fulton and be compatible with it.

Strategies:

Develop parks plan for Northwest Fulton.

Develop mechanisms to facilitate the creation of parks and recreational uses.

**Crabapple Crossroads Plan – Approved by the Board of Commissioners on June 4, 2003 pursuant to NFC 2003Z-0016**

Vision: The vision for Crabapple is for it to develop as a mixed-use rural village while preserving its historic resources and developing an interconnected transportation network. The village will include a pedestrian oriented core surrounded by residential uses at its perimeter.

Policy: Increase transportation choices and improve mobility for all users

Strategies:

Develop a street network to reduce congestion on existing roads and to provide circulation options.

Build streets with designs appropriate for their use and location.

Discourage the construction of cul-de-sac roads.

Policy: Improve pedestrian circulation

Strategies:

Construct sidewalks along all existing and new roads.

Establish and implement building regulations, which provide for street-oriented construction.

Establish and implement sidewalk and streetscape standards that include landscaping standards, tree canopies and paving materials.

Improve pedestrian circulation by establishing pedestrian networks within developments.

Ensure land is subdivided into walkable blocks, no larger than 10 acres.

Policy: Provide opportunities for mixed-use developments that are compatible with a village-oriented development.





**Strategies:**

Create opportunities for mixed-use developments that include commercial, office, residential uses on the upper floors of office and retail, and a diversity of residential types.

Ensure that new construction is compatible with historic character. The design of all buildings should be compatible with the scale, architectural detailing, variation in building massing, visual variety, and street-orientation of building in Crabapple, as shown in the Design Guidelines section.

Ensure signage enhances the quality of the streetscape and maintains the existing character of Crabapple.

**Policy:** Provide for the transition of land uses from higher to lower intensity land uses in a pattern that supports village type development.

**Strategies:**

The highest intensity land uses should be at the center of Crabapple and along the existing roads close to the center. The center should contain a mix of land uses.

The land surrounding the center should be lower in intensity and contain a mix land of uses.

The land at the edges of the study area should have the lowest intensities and be composed of single-family homes or natural/undeveloped areas.

**Policy:** Provide a variety of housing choices in Crabapple

**Strategies:**

Development with more that 15 acres in each sub area should provide a mix of 3 housing types.

Encourage the development of the 12 housing types allowed in Crabapple

**Policy:** Preserve historic resources

**Strategies:**

The historic resources identified in the 1996 North Fulton Historic Resources Survey are to remain in place. New development is to be integrated with the historic structures.

Adaptive use and rehabilitation of historic structures listed in the 1996 Historic resource survey is to be required of new development with any change in zoning.

**Policy:** Protect environmentally sensitive areas and create a system of trails and open space



Strategies:

Encourage park development.

Incorporate trail construction in developments, according to the trail plan.

Protect 10% of the study area as green space.

**Birmingham Crossroads Plan and Development Standards – Approved by the Board of Commissioners on March 4, 2004 pursuant NFC 2003Z-0093**

This plan provides a set of policies to implement the Birmingham Crossroads Plan. Each policy is explained through supporting points.

Policy 1: The Birmingham Crossroads will develop in village type pattern

- The design of all buildings shall have a pedestrian scale by having architectural detailing, variation in building massing, visual variety, and street-orientation.
- Developments shall be subdivided in to walkable blocks of 2 to 5 acres with the construction of an internal road system.
- Internal road shall have on-street parking, landscape strips and sidewalks.
- Developments shall have a variety of building types and sizes to create a village environment.
- Village greens shall be located in the Southeast and Northeast quadrants. The Village green is recommended to be at least 50 feet wide and 13,000 square feet.
- A minimum of 10% of open space shall be set aside in each overall development. This shall not include septic fields, detention facilities or landscape islands. To the extent possible, the open space should be clustered as one single open space.
- Drive-thrus and parking shall be located to the side or rear of buildings and shall be screened.
- Building size shall be no greater than 25,000 square feet.

Policy 2: The Birmingham Crossroads will be pedestrian oriented

- All roads (existing and internal) within the land designated as Retail & Services shall have sidewalks, pedestrian paths and streetscape elements, as shown in the street cross sections of this plan.
- Buildings shall front on to existing streets or internal streets. To the extent possible, buildings shall front on Birmingham Road and Hickory Flat Road.





- The needs of pedestrian and automobiles shall be balanced by incorporating on-street parking, cross walks, pedestrian crossings, landscape strips and sidewalks along existing and internal roads.
- Pedestrian and bicycle connections to the Birmingham Park from the Birmingham Crossroads shall be encouraged, particularly in the NW quadrant. Sidewalk, alternative pathways and path connections from nearby agricultural and residential uses shall be made to the extent possible.

**Policy 3: Development at the Birmingham Crossroads will be contained**

- Commercial and office development shall be contained to the land designated as Retail and Services in the proposed 2015 Land Use Plan amendment (27.1 acres).
- Septic systems and buffers can be located outside of the land designated as Retail and Service, and land zoned Community Business and Office. The septic system will serve as a buffer to contain the commercial and office developments in their entirety.
- Land used for septic systems, reserve septic fields and buffers around the perimeter of the Crossroads should remain undeveloped (except for passive recreational uses). Land used for septic systems and buffers shall be rezoned Agricultural with conditions that will limit the use to land for septic and buffers. Placement of undisturbed buffers in conservation easements and/or land trust is encouraged.
- The land for septic fields and reserve fields can be used for passive recreation. This land should not be used for irrigation of effluent.

**Policy 4: Preserve Historic Resources**

- The historic resources identified in the 1996 North Fulton Historic Resources Survey shall be preserved and integrated into new developments.
- Incentives to preserve and rehabilitate the three identified historic resources in the Birmingham Crossroads are: to increase the size of land designated as Retail and Services equal to the size of the buildings and the required parking and to increase the recommended amount of commercial or office in each quadrant equal to the size of each building.

**9.3.2.0 Sandy Springs Planning Area**

**Perimeter Community Improvement District (PCID) - Livable Communities Initiative**

This study was conducted by the Perimeter Improvement District in 2001 and updated 2004. These policies will be adopted by Fulton County as part of the 2025 Comprehensive Plan.





- Policy 1.      Parcels within a half-mile radius (about 10 minute walk) around existing MARTA Stations (Dunwoody, Sandy Springs and Medical Center MARTA Stations) should have high-density development incorporating a mix of land uses including residential, commercial and institutional uses.
- Strategy      To encourage such development, Fulton County should create a new zoning category allowing high-density mixed-use development around transit stations creating opportunities for transit oriented development.
- Policy 2.      Parcels around the Glenridge Connector, south of I-285 are recommended to develop as high-density commercial with a small residential component.
- Policy 3.      Preserve Glenridge Hall. Any development of land peripheral to the house should be sensitive to its historic character context.
- Policy 4.      New development should incorporate internal roads creating a network of secondary roads that distribute the vehicular traffic.
- Policy 5.      New development should also incorporate open space features such as plazas, parks etc. which are accessible for public use.
- Strategy:      New development should continue to follow requirements under the Perimeter Public Space Standards adopted by Fulton County (Article 12-B (1))
- Policy 6.      Preserve single-family neighborhoods surrounding Perimeter’s commercial core.
- Strategy:      New developments should transition into lower densities and provide adequate buffers to protect the privacy and character of these neighborhoods.
- Strategy:      New residential development should encourage home ownership in balance with rental housing.
- Policy 7.      The Plan encourages the expansion of institutions and schools in the area in order to create a true urban center.
- Policy 8.      Hammond Drive is envisioned as a “transit oriented development” corridor to support the planned Bus Rapid Transit Line.

### **2025 Comprehensive Plan Policies for Sandy Springs**

The following policies and strategies were developed through community meetings held with the Sandy Springs community and with representatives from the Sandy Springs Council of Neighborhoods, Sandy Springs Conservancy and Sandy Springs Revitalization, Inc.

Vision: The Sandy Springs Community is committed to:

- Ensuring attractive, safe, and vital residential neighborhoods.





- Providing orderly transition between single family and other land uses.
- Supporting vibrant mixed use activity centers of varying intensities.
- Adding and connecting green space and parks.
- Becoming more pedestrian friendly.
- Establishing, refining and enforcing ordinances for tree protection and storm water management.
- Creating an open, consensus-based process for the study and development of policy and ordinances.
- Supporting the character, scale and location of appropriate re-development through coordinated incentives and disincentives.
- Ensuring coordination of transportation improvements.

Sandy Springs has a historical development pattern of low density residential development. This is its strength as a community and what makes it one of the most attractive living environments in the metropolitan area. It is this environment that the community at large enjoys, seeks to maintain, and attracts an increasing number of residents to Sandy Springs. However, the past growth in Sandy Springs (+88% since 1980) and the future growth projected over the next 25 years pose challenges to the community to maintain and build on the outstanding quality of life for its residents.

Sandy Springs envisions selective nodes along Roswell Road, the Georgia 400 corridor and the "Powers Ferry-Northside Drive at I-285" area as generally appropriate locations for businesses, multi-family, and "live-work" developments. Re-development of older properties located along Roswell Road provides the greatest opportunity to meet housing and business needs for today and in the future, including workforce housing. These locations will accommodate much of the growth projected by Fulton County during this planning period.

Preservation of existing high quality, low-density single family neighborhoods is seen as paramount. Clear guidelines are essential to guide the transition from these single family neighborhoods to any higher intensity or different land use and should serve as the foundation for decisions to accommodate future growth, new construction and redevelopment. Sandy Springs seeks to maintain a highly desirable environment where its citizens may live, work and play.

#### Live Work Policies

The following policies were developed to define the composition of the mixed use, live-work categories. Table 9-2 identifies the mix of uses and densities recommended by size and intensity of area and activity center. Table 9-3 identifies the appropriate locations of these activity centers, areas and corridors.







**Table 9-2: Sandy Springs Definition of Live Work Designations**

Designation	SS Neighborhood	SS Community	SS Regional
Residential	Up to 5 units/acre	Up to 20 units/acre*	Over 20 units/acre
Commercial/Office Density	10,000 sf /acre	25,000 sf /acre	Over 25,000 sf/acre
Total Square feet/tenant	30,000 sf limit	100,000 sf limit	Case-by-case
Height Limit	2 story	4 story**	8 story***
Open Space Component	5%	10%	15%
Increased Densities-heights based on incentive program			
* Except at Powers Ferry Node where a maximum 10 units per acre is recommended			
** Except in Town Center where heights are allowed to be six stories maximum			
*** Except at I-285/Roswell Road node where heights are not proposed to be limited.			

1. Live-Work areas are defined as places where people both live and work. The work component can include either office, retail commercial, or an institutional use. The live component must include residential.
2. Live-Work will be applied on a parcel-by-parcel basis until further studies identify other approaches.

**Table 9-3: Sandy Springs Community Vision & Live Work Areas**

Area/Boundaries	Community Vision	Live Work Designations
1. Town Center.  From Chaseland Rd/Vernon Woods Dr. (north). Cliftwood-Carpenter Dr (south). Sandy Springs Circle (both sides) (west). Boyleston Dr to behind Lowe's to Carpenter Dr (both sides) (east).	Residential above office/retail Ground level retail. Pedestrian friendly Public transportation Shared parking Structured-deck parking Inter-parcel access Reduced curb cuts Pocket park (less than five acres). Passive not active parkland Theaters. Night time, street life.	Community
2. Roswell Road From Cliftwood to Lake Placid around I-285.	Commercial & office Residential and green space No height limits Highest densities	Regional
3. Roswell Rd North of Town Center. Vernon Woods Drive to Abernathy Road	Characterized by narrow lots fronting Roswell Road. Encouraged: Mix of uses. Not required on same parcel Connectivity between parcels and along street. Reduction of curb cuts. Increase inter-parcel access. Low density office and residential.	Community
4. Abernathy Rd at the Roswell Road Intersection	Big Box development allowed. Mixed use up to four stories. High intensity retail. Structure-deck parking	Community



**Table 9-3: Sandy Springs Community Vision & Live Work Areas**

Area/Boundaries	Community Vision	Live Work Designations
5. Roswell Rd from Lake Placid to Glenridge Dr	Less intense commercial. Higher end residential. Larger mixed use with structured and shared parking. Connectivity focused on sidewalks and bike paths on Roswell Rd. Limited access to Roswell Rd.	Community
6. Roswell Rd South from Glenridge Drive to Atlanta City limits	Characterized by narrow lots fronting Roswell Rd and abutting single family neighborhoods.	Live-Work Neighborhood nodes at the intersections of Windsor Pkwy & Belle Isle. Office & residential uses recommended in between these intersections.
7. PCID/GA 400. Glenridge Connector (south), Glenridge-Barfield (west), DeKalb County line (East), North Springs MARTA Station (north)	Major regional development. Four MARTA Stations. Access to Georgia 400 and I-285. Major retail commercial (big box). Office jobs and company headquarters. Multi-family residential.	Regional transitioning to community and neighborhood live work.
8. Powers Ferry at the I-285 Interchange	Characterized by large office market and services located at highway exits. Residential up to 10 units/acre in mixed use developments. Accessory commercial only.	Community (North of I-285) with residential up to 10 units/acre in mixed use developments. Neighborhood (South of I-285).
9. Roswell Rd North from Abernathy Road to Roswell City Limits. Non residential bordering Roswell Rd (west) and Georgia 400 (east)	Diverse area: Narrow lots face Roswell Rd and abut single family residential neighborhoods. Older shopping centers with vacancies need to be re-developed. Large multi-family residential built in the 1980s in need of renovation, some converted to condos, other rehabbed. Wants area to be redeveloped with a street grid system, inter-parcel access, pedestrian friendly streetscape, preservation of green space, mixed use including residential component.	Community node at Roswell Rd & Dunwoody Place. Neighborhood nodes recommended at Roswell Road intersections with Northridge Road and Dalrymple Roads

### Single Family Neighborhood Protection

Goal: Separate single-family residential uses from properties used for higher intensity land uses or higher activity levels (such as hours of operation), heights, and densities. Effective transition among uses shall be a primary criterion in evaluating any proposed change in land use adjacent to parcels of less intense land uses.

Transitional Land Use is defined as areas where: (1) Land use changes from one use to another; and (2) Within the same use, intensities change from lower to higher.





Policies:

1. Transition heights, yards, land uses and densities from more intense and different land uses to land zoned, developed and used for single family. Hierarchy should generally be based on Section 4.30 of the Fulton County Zoning Resolution. More specifically, it is expected that single family uses shall transition to adjacent higher intensity uses through an area of green space, then higher intensity owner occupied residential uses, then higher intensity rental residential uses, then office uses and only then commercial/retail uses.
2. Discourage rezoning to allow non-residential uses in existing single family homes. Encourage the re-development of properties to more appropriate uses.
3. Minimize intrusion of light, sound, traffic and night time activity between non-residential uses and single family neighborhoods by approving higher density residential uses between non-residential and single family land uses. If non-residential uses are approved, establish increased distance and vegetative screening through conditions of zoning.
4. Prohibit inter-parcel vehicular access between single family and higher density and more intense land uses.
5. Apply distance requirements based on the intensity of the use. <sup>1</sup>

Natural and Cultural Resources

Policies:

1. Support legally protected privately owned green space, both with and without public access.
2. Exceed the State of Georgia Standard for green space. The Georgia Green Space program establishes a goal of 20% green space in all Georgia Counties (Table 9-4).

Table 9-4. Sandy Springs Green Space	
Area in Sandy Springs	Acres
Total Acres in Sandy Springs Planning Area	21,559
20% of Planning Area in Acres	4,311.8
Chattahoochee River National Recreation Area (CRNRA)	
Power Island Park	82.2
East Palisades	347.6
Island Ford	226.2
Chattahoochee River Green Space (FC)	6.4
Sandy Springs Historic Site Expansion (FC)	2.7

<sup>1</sup> Commercial businesses are often open 24 hours per day, seven days per week & have deliveries day or night. Commercial, office & multi-family properties have dumpsters where waste can be picked up any time of the day or night. Fulton County requires that dumpsters be located in the rear and away from the street putting them closer to single family homes and neighborhoods.





Table 9-4. Sandy Springs Green Space	
Big Trees Forest Preserve	20
Total Acres of Publicly Preserved Green Space	685.1
Deficit	-3,626.7

2. Encourage policies that promote connectivity, especially policies and strategies to value and improve connected green space.

Open Space is defined as:

- A. Open Space can include undisturbed buffers, but not required landscape strips.
- B. Public access such as community gathering places and a trail system along a natural area.
- C. No public access including, but not limited to, additional specimen tree preservation, wider stream buffers, stream restoration, reclamation of streams to their natural state from pipes and culverts, and reduced impervious surface.
- D. Land protected as green space.

"Green Space"<sup>2</sup> is defined as permanently protected land and water, including agricultural and forestry land in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following goals:

- A. Water quality protection for rivers, streams, and lakes.
- B. Flood protection.
- C. Wetlands protection.
- D. Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks.
- E. Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species.
- F. Scenic protection.
- G. Protection of archeological and historic resources.

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<sup>2</sup> Sources: 2005 legislation amending Section 36\_22\_2 of the Official Code of Georgia Annotated, relating to definitions concerning community green space preservation and from Georgia's Community Green Space Program, Advisory Committee Report, 1999 pp. 11-12.





- H. Provision of recreation in the form of boating, swimming, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities.
- I. Connection of existing or planned areas contributing to A-H above; and
- J. Community green space is permanently protected green space in urban and suburban areas which, in addition to the attributes associated with green space in general, provides:
  - 1. Park, school, playground and other sites for outdoor recreation and exercise.
  - 2. Paths for walking, cycling, and other alternative transportation opportunities.
  - 3. Usable buffers that contribute to connectivity; and/or neighborhood access.

### Recreational Facilities and Services

Recreation facilities are a part of green space (see above referenced definition). Policies for recreational facilities are addressed in this section.

- 1. Exceed the national standard for Community and Neighborhood Parks.

The National Standard is one (1) acre of parkland per 200 people. Sandy Springs has approximately 254 acres of parks provided by Fulton County (Table 9-5).

Table 9-5: Sandy Springs Park Acreage Deficits based on Population Estimates & Forecasts							
	1990	2000	2005	2010	2015	2020	2025
Population	68,243	85,781	90,792	95,419	100,563	104,761	109,947
Parkland Needed	341	429	454	477	503	524	550
Park Land Available	254	254	254	254	254	254	254
Deficit	-87	-175	-200	-223	-249	-270	-296
Source: Fulton County Parks and Recreation and Environment and Community Development							

### Storm Water Management

- 1. Support the ongoing development of storm water management pursuant to the establishment of a storm water utility for Sandy Springs.
- 2. Require that storm water retention on any site retain any rain event up to a 100 year storm event and for longer duration.

### Implementation Strategies

- a. Establish a Conservation Subdivision Ordinance for Sandy Springs to preserve green space.





- b. Study and amend the Tree Preservation Ordinance to afford significantly stronger protection of specimen trees and mature tree canopy, limit land disturbance, and protect streams and water quality, improve enforcement and provide for greater penalties for violations.
- c. Study and amend the stream buffer ordinance to include incentives for stream and watershed restoration, limit land disturbance, and protect water quality to afford significantly stronger enforcement and penalties.
- d. On all areas of Roswell Road encourage quality mixed use re-development at designated intersections. In order to obtain quality re-development, a series of incentives should be developed to encourage:
  - 1. Redevelopment of functionally obsolete structures.
  - 2. Provision of publicly accessible green space in new developments, including preserving or restoring piped streams or culverts to their natural state.
  - 3. Property assemblage to improve transportation efficiency and development quality.
  - 4. Provision of Workforce Housing.
- e. Conduct the following studies:
  - 1. Roswell Road area from Cliftwood Drive south to the City of Atlanta.  
This study should focus on:
    - (a) Non-residential developments and protection of residential neighborhoods,
    - (b) The impact of planned transportation improvements,
    - (c) Security and Public Safety,
    - (d) Provision of Workforce Housing,
    - (e) Evaluate the live work designations and recommended policies, and
    - (f) Recommend changes to the land use plan based on the results of this study.
  - 2. Roswell Road area from Abernathy Road to the Chattahoochee River.  
This study should on
    - (a) Redevelopment issues,
    - (b) Development Standards and Types,
    - (c) Transportation improvements needed to serve the area,
    - (d) Provision of Workforce Housing,
    - (e) Evaluate the live work designations and recommended policies, and
    - (f) Recommend changes to the land use plan based on the results of this study.
  - 3. Study Mixed Use Standards along Roswell Road and prepare modifications to existing standards. This study should address design and economic issues as well as potential impacts.
  - 4. Study of functionally obsolete residential properties along major transportation corridors



- f. Strategies to implement Transitional Land Use Policies between single family and different land uses:
1. Require Undisturbed Buffers.
  2. Protected Green Space.
  3. Require opaque fencing and walls.
  4. Require Building Improvement Setbacks.
  5. Transition building heights to single family.
  6. Prohibit new stand alone commercial abutting single family property.
  7. Prohibit vehicular access/egress from businesses onto residential streets.
  8. Require abutting residential lots to be similar in size.
  9. Consider multi-family zoning categories (A, A-L) as intense as commercial.
- g. Establish separate zoning districts to permit the development of mixed uses in each of the areas and nodes along Roswell Road consistent with the policies and provisions of this Plan.

### **9.3.3.0 Southwest Fulton Planning Area**

#### **Sandtown Livable Communities Initiative**

The Sandtown Livable Centers Initiative Master Plan was adopted by the Board of Commissioners on March 19, 2003 as information. E&CD staff was directed implement the plan into existing and/or new policies, ordinances and plans. The plan policies will be incorporated as part of the 2025 Comprehensive Plan.

#### **Policy Recommendations**

##### **Streets and Sidewalks:**

- New development should include an appropriate amount of internal circulation and pedestrian through-ways and connections to adjacent development and/or subdivisions.
- Block sizes shall average less than 660 feet in length and less than 1,800 feet in perimeter.
- Cul-de-sacs shall be avoided when natural conditions do not demand them.





- All streets should be fronted by public or private property, rather than serving as collection roads with not purpose other than handling traffic.
- Streets shall be organized in a comprehensible hierarchical network that manifests the structure of the neighborhood.
- Building uses shall die into street types.
- Sidewalks on both sides of the street shall be provided with all new developments.
- Unconventional roadway geometries such as forks, triangles staggered intersections, and bulb-outs shall be provided to calm traffic.

#### Site Design

- Offer character preference choices of the community as models for commercial and residential development.
- Consider density bonuses for meeting TND& LEED criteria.
- Site design should be sensitive to natural topography and vegetation.
- Large parcels should be developed with a mix of housing types, lot sizes and a minimum of 20% of the buildable land should be developed to civic/park amenities.
- Smaller lots should front public greens, larger lots should be located on corners.
- Locate utilities underground in alley in new developments.

#### 9.3.4.0 South Fulton Planning Area

##### **Chattahoochee Hill Country (CHC) Plan Policies, Adopted October 2, 2002 by the Board of Commissioners pursuant to petitions 2002Z-0084 and 2002Z-0062**

#### Village Plan Policies:

- CHC Policy 1: The maximum acreage for a village is 640 acres plus additional acreage for a 300-foot interior periphery setback.
- CHC Policy 2: Provide a 300-foot setback along the interior periphery of the village.
- CHC Policy 3: Parcels submitted for re-zoning/use permit must be contiguous, except where separated by a roadway.







CHC Policy 4: Residential, office, retail, commercial, civic and/or institutional uses are appropriate for the village area.

CHC Policy 5: Promote the development/construction of civic and religious structures in the center of the village for gathering and community uses.

CHC Policy 6: Provide open space that is centrally located for a community gathering space in the village.

CHC Policy 7: Provide for higher densities in the villages to allow for a mix of uses for diverse age groups and income levels.

CHC Policy 8: To determine the amount of land to be preserved outside the village, the following equation applies:  
Total #Residential Units  
-Total Gross Acreage (excluding acreage for 300-ft setback)  
= Total #Acres Preserved

Hamlet Plan Policies:

CHC Policy 9: Hamlets are allowed outside the designated live-work nodes throughout the Chattahoochee Hill Country planning area.

CHC Policy 10: Boundary lines of hamlets cannot expand once created.

Justification: Hamlet locations are designed to serve the immediate neighborhoods within the Hill Country.

Zoning Category: Rural-CUP zoning category to be established at hamlet locations.

Additional Plan Policies:

CHC Policy 11: The applicant must submit a master plan as a part of the zoning application.

CHC Policy 12: Promote the use of Transfer Development Rights

CHC Policy 13: Support the development of Conservation Subdivisions in the CHC planning area.

CHC Policy 14: Promote the use of decentralized water/sewer systems and other water/wastewater treatment alternatives that are environmentally sensitive.

CHC Policy 15: Ten (10) percent of all residential development shall be designated as workforce housing. [Workforce Housing: Housing units that are no more than \$130,000 for a family of four (4) and eighty (80) percent of or below the





median income (adjusted for family size) for the Atlanta Metropolitan Statistical Area].

**Cedar Grove Community Plan Policies & Strategies, Adopted by the Board of Commissioners September 3, 2003 pursuant to petition #2003Z-0092**

Mission Statement: Retain Rural Heritage, Preserve Natural Features, Encourage Picturesque Places and Foster Peaceful Neighborhoods.

Vision: Preserving rural character and natural resources while accommodating planned quality development that enhances property values and residents' quality of life.

Cedar Grove Crossroads: The Cedar Grove Crossroads are those intersections currently zoned as commercial nodes and designated on the 2015 South Fulton Land Use Map. Each crossroads location is appropriate for retail, office, county collocation facilities, community facilities and transitional residential (residential/office and residential/retail) (Table 9-6).

Table 9-6: Cedar Grove Policies				
CROSSROADS DESIGNATION	LOCATION	PREFERRED USES	BUILDING SQUARE FOOTAGE LIMITATION	MAXIMUM SQUARE FOOTAGE @ CROSSROADS
A	Intersection of Cascade Palmetto Highway, Cedar Grove Road and Ridge Road	Retail, office, county facilities, community facilities and transitional residential	10,000 sf maximum	Each corner= 40,000 sf Maximum. Total intersection = 160,000 sf maximum
B	Intersection of Cascade Palmetto Highway and Campbellton Fairburn Road	Retail, county facilities, community facilities, and transitional residential	6,500 sf maximum	Each corner= 10,400 sf maximum. Total intersection = 41,600 sf Maximum
C	Intersection of Campbellton Fairburn Road and Ridge Road	Retail	10,000 sf maximum	Each corner= 24,000 sf Maximum. Total intersection = 96,000 sf maximum

**Arts, Culture and Historic Resources Policies**

- Policy 1: Offer opportunities for all residents in Cedar Grove to engage in the arts.
- Policy 2: Expand the community's green space and park system to meet diverse community needs
- Policy 3: Provide additional space, facilities and programs for residents of all ages with adequate staffing.





- Policy 4: Organize programs that showcase the area's cultural and natural heritage.
- Policy 5: Promote seasonal cultural opportunities within the community.
- Policy 6: Connectivity between arts, cultural and historic facilities should be provided through multi-use trails and sidewalks.
- Policy 7: Foster community pride and encourage the continued preservation of the area's historic and cultural resources.
- Policy 8: Preserve buffers along road corridors and high points within Cedar Grove.

Strategies:

- Strategy 1: Adopt Historic Preservation Plan and Ordinance that requires identification, evaluation, and appropriate preservation/renovation/re-use of historic resources.
- Strategy 2: Encourage the continued education of the area's historic and cultural resources through monuments, interpretive signage and/ or markers at all significant crossroads, buildings, landscapes, etc.
- Strategy 3: Implement community 'monuments' at gateway locations into the community to foster neighborhood cohesiveness.
- Strategy 4: Expand the existing community center or construct a new Cedar Grove Community facility to provide more space for activities for all residents. An analysis and survey should be conducted to locate possible future sites.
- Strategy 5: Prepare a master plan to renovate and enlarge Cedar Grove Park to provide both passive and active recreation, and diverse activities and opportunities for recreation for all residents.
- Strategy 6: Identify opportunities for acquisition by the County for new green space within Cedar Grove.
- Strategy 7: Create additional cultural venues throughout the community for such activities as outdoor concerts, farmers markets, etc.
- Strategy 8: Prepare and implement a set of incentives for property owners to renovate existing buildings within the community.

Land Use Policies:

- Policy 9: Encourage developments that are pedestrian-oriented, tree-filled and has a rural scale.
- Policy 10: Promote the historic continuation of the rural, agricultural landscape by preserving the area's existing pasture lands, wooded areas, streams and waterways, and by





creating and implementing a new residential land use category for key areas within the community.

- Policy 11: New development should be encouraged to preserve the area's natural amenities: topography, forested areas, lakes and waterways, significant trees and open pastures.
- Policy 12: Promote residential development that is conservation-based, respects the existing terrain and sensitive features of a site, promotes interconnectivity to the community, and provides a place for the residents to recreate.
- Policy 13: Provide affordable housing options throughout the community.
- Policy 14: Differing sizes and types of park/ open space should be included in all new developments to provide places for everyone to recreate.
- Policy 15: Promote the design and siting of all new development that preserves the rural character of the area, with quality construction.
- Policy 16: Promote residential housing that is durable, high-performance, resource and energy efficient, and reflects local architectural scale and materials.
- Policy 17: Promote mixed-use developments in the Cedar Grove 'Community Crossroads' locations. This type of development should provide day-to-day services, office and residential uses, be pedestrian friendly, environmentally sensitive, incorporate greenspace and maintain a neighborhood scale (i.e. two stories or less).
- Policy 18: Promote quaint small town retail.
- Policy 19: Arrange the site layout of mixed-use developments to strengthen the streetscape, emphasize the pedestrian and eliminate excess surface parking.
- Policy 20: Parking decks are prohibited in Cedar Grove.
- Policy 21: Encourage landowners' participation in conservation easements of prime agricultural land to preserve and sustain the historic and cultural character of the area.

Strategies:

- Strategy 9: Adopt an Overlay District for the 'Community Crossroads' areas (indicated on the Plan), guided by Design and Planning Guidelines, to direct future non-residential development. The Design and Planning Guidelines should reflect the desires of the residents for future non-residential development with regards to scale, use, site layout, parking decks, parking, signage, landscaping and drainage, as submitted in the draft document completed during this process.





- Strategy 10: Amend the County's Land Use Plan to reflect the Community Vision Plan for non-residential development in specified locations, indicated as a 'Community Crossroads' on the Plan.
- Strategy 11: Support and Adopt the County's proposed Conservation Subdivision Ordinance, requiring smaller lot sizes in order to preserve a minimum of 40% open space.
- Strategy 12: Collaborate with the County on the design and implementation of a new land use category of 1 unit/ 5 acres (up to 20 acres) for property north of Ridge Road to promote land preservation and to inhibit typical sprawling residential development.
- Strategy 13: Require a cohesive plan for all non-single family residential development to ensure compliance with the proposed overlay, design and planning guidelines.
- Strategy 14: Amend the County minimum requirements for site plans to include the following additional components: topography; delineation of all wetlands, potential connections to adjoining properties via open space and / or proposed trails/sidewalks.
- Strategy 15: Require site plan changes adhere to the zoning modifications which shall be approved by the Fulton County Board of Commissioners.
- Strategy 16: Recommend continued dialog between County staff, the community and the Land Disturbance Permit process to ensure compatibility with this Vision plan, as well as revise the process to better reflect the Vision policies.
- Strategy 17: Develop overlay that prohibits parking decks.

#### Community Facilities Policies

- Policy 22: Increase the number of neighborhood-scaled schools throughout the community.
- Policy 23: Encourage the expansion of community facilities to provide services for all residents in Cedar Grove.
- Policy 24: Promote the efficient use of infrastructure throughout the community to protect environmentally sensitive land from future disturbance.
- Policy 25: Promote multi-modal connectivity between facilities and the community.
- Policy 26: Encourage communication between the Cedar Grove community and Fulton County Government.
- Policy 27: Encourage to implement an Impact Fee Program.

#### Strategies





- Strategy 18: Increase the number of parks, police and fire services, libraries and senior citizens-oriented facilities in Cedar Grove.
- Strategy 19: Reduce utility easement widths and combine facilities (i.e. utility easements with trails) to reduce negative impacts to the landscape.
- Strategy 20: Work with developers early in the site planning/ neighborhood review process to include schools, parks, and other facilities within (or to be annexed from) their parcel.
- Strategy 21: Evaluate the Impact Fee Program for expansion to the Cedar Grove community.

**Environment and Natural Resources Policies:**

- Policy 28: Promote the implementation of greenway trails throughout Cedar Grove to minimize dependence on automobiles, protect air quality, facilitate wildlife movement, and encourage social interaction.
- Policy 29: Enforce and strengthen the current County development standards to improve current site layout practices, and to prohibit the disturbance of buffer areas intended for preservation (i.e. utility construction).
- Policy 30: Promote conservation subdivisions and similar open space development patterns specifically to meet the community's long-term goal of the preservation of trees and greenspace.
- Policy 31: Encourage development in appropriate areas while discouraging development in sensitive areas, such as along waterways, steep slopes, mature growth forests, floodplains and wetlands, rock outcroppings, wildlife corridors and farmland.
- Policy 32: Discourage development that may negatively affect the community's watershed and water supply. Encourage designs that protect the County mandated stream buffer ordinance (i.e. variances during construction).
- Policy 33: Incorporate open space for recreation (either passive or active) in all new residential development and ensure that it is accessible to the community. This may be at differing scales and in the form of one (or more) of the following: pocket parks; greenways; neighborhood greens; playgrounds; and sports fields. Park space should be diverse to accommodate different activities, from soccer and baseball to kite flying and dog parks.
- Policy 34: Preserve significant (as per the County definition) existing native and/or specimen trees on site.
- Policy 35: Promote storm water management practices that are environmentally sensitive, with a regional approach.





Policy 36: Protect the preservation of buffers along road corridors and high points within Cedar Grove.

Policy 37: Encourage the connectivity of open space.

#### Strategies

Strategy 22: Identify locations for greenway trails in the community, utilizing utility easements, floodplain, right-of-way, etc.

Strategy 23: Utilize innovative concepts such as creating a series of ponds, rain gardens or open drainage ways for managing stormwater generated from all new developments.

Strategy 24: Identify locations for regional detention within Cedar Grove so that the specified areas can be planned for efficiently in the future.

Strategy 25: Require the design of parking islands and perimeter plantings in non-residential developments in a manner that also serves as bio-retention facilities to improve water quality.

Strategy 26: Implement strategies that promote the inter-community collection of stormwater (i.e. Chattahoochee Hill Country, Cedar Grove and Cliftondale).

Strategy 27: Establish the County definition of 'greenway or open space.

Strategy 28: Adopt and implement the natural water quality mitigation features advocated by the Metro North Georgia Water Planning District Model Stormwater Ordinance.

Strategy 29: Amend the County standard sewer easement width, as well as combine facilities where possible, to reduce the necessary amount of land disturbance during construction.

#### Accessibility and Mobility Policies:

Policy 38: Ensure that trees are an integral part of all transportation improvements, especially streetscape designs.

Policy 39: Encourage a variety of transportation alternatives throughout Cedar Grove for all ages. This should include alternative choices, materials, widths and layout.

Policy 40: Provide connectivity throughout the area for all residents by requiring multiple access points and the continuation of multi-use trails and/ or sidewalks, while prohibiting cul-de-sac designs in the site planning of all new developments.

#### Strategies:





- Strategy 30: Design and implement a set of rural roadway standards to be applied throughout Cedar Grove to preserve greenspace, promote pedestrian safety, limit impervious surfaces, restrict land disturbance and enhance the overall rural atmosphere.
- Strategy 31: Establish guidelines for transportation methods that detail proper construction techniques and best management practices to preserve rural character, viewsheds, buffers between uses and tree cover, while minimizing unnecessary grading and clearing.
- Strategy 32: Require non-residential developments to collaborate on inter-parcel connectivity to improve traffic circulation and increase pedestrian safety. Developments should collaborate on access (preferably through rear access drives), shared parking facilities and an overall reduction in curb cuts.
- Strategy 33: Implement revised street designs that address street width, drainage, pedestrian crossings, deceleration lanes, etc. in order to increase multi-modal safety throughout Cedar Grove.
- Strategy 34: Require multiple access points for all residential developments, where applicable, to improve pedestrian, bicycle and vehicular connectivity.
- Strategy 35: Amend the County Roadway Standards for the Cedar Grove Community to preserve rural character and improve pedestrian and motorist safety with the following:

Provide a planting strip adjacent to the road to improve safety in areas of high pedestrian and to automobile traffic. This planted strip should vary in width to avoid an 'urban geometry' along the roadways.

**Cliftondale Community Plan Policies & Strategies, Adopted by the Board of Commissioners on September 3, 2003 pursuant to Case #2003Z-0089**

Mission Statement: A community-established vision for managing growth guided by a set of preservation-based values.

Community Vision: The community vision builds upon three fundamental values of maintaining rural character, promoting community and preserving green space.

Cliftondale Crossroads: The Cliftondale crossroads are those intersections currently zoned as commercial nodes and designated on the 2015 South Fulton Land Use Map. Each crossroads location is appropriate for retail, office, county collocation facilities, community facilities and transitional residential (residential/office and residential/retail) (Table 9-7).







**Table 9-7: Cliftondale Policies**

<b>CROSSROADS DESIGNATION</b>	<b>LOCATION</b>	<b>PREFERRED USES</b>	<b>BUILDING SQUARE FOOTAGE LIMITATION</b>	<b>MAXIMUM SQUARE FOOTAGE @ CROSSROAD</b>
A	Intersection of Stonewall Tell Road and Butner Road (Cliftondale Town Center)	Retail, office, county facilities, community facilities and transitional residential	<ul style="list-style-type: none"> <li>3,000sf – 28,000sf</li> <li>Gas station – 4 pumps maximum</li> <li>Bed &amp; Breakfast – 50 rooms maximum</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 40,000sf maximum</li> <li>Total intersection = 160,000sf maximum</li> </ul>
B	Intersection of Stonewall Tell Road and Jones/Pittman Road	Retail, county facilities and community facilities	<ul style="list-style-type: none"> <li>6,500sf – 15,000sf</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 24,000sf maximum</li> <li>Total intersection = 96,000sf maximum</li> </ul>
C	Intersection of Butner Road and Aldredge Road	Retail	<ul style="list-style-type: none"> <li>6,500sf maximum</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 10,400sf maximum</li> <li>Total intersection = 41,600sf maximum</li> </ul>
D	Intersection of Butner Road and Camp Creek Parkway	This node is identified as a Live-Work node in the Sandtown Comprehensive Plan	N/A	N/A
E	Proposed intersection south of West Stubbs Road and Cascade-Palmetto Highway (GA 154) as depicted on the 2015 South Fulton Land Use Map	Retail and county facilities	<ul style="list-style-type: none"> <li>3,000sf – 15,000sf</li> <li>Gas station – 4 pumps maximum</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 40,000sf maximum</li> <li>Total intersection = 160,000sf maximum</li> </ul>
F	Intersection of Campbellton-Fairburn Road (GA 92) and Cascade Palmetto Highway (GA 154)	Retail, county facilities and community facilities	<ul style="list-style-type: none"> <li>3,000sf – 6,500sf</li> <li>Gas station – 4 pumps maximum</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 10,400sf maximum</li> <li>Total intersection = 41,600sf maximum</li> </ul>
G	Intersection of Butner Road and Campbellton-Fairburn Road (GA 92)	Retail and county facilities	<ul style="list-style-type: none"> <li>3,000sf – 10,000sf</li> <li>2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>Each corner = 24,000sf maximum</li> <li>Total intersection = 96,000sf maximum</li> </ul>

**Accessibility and Mobility Policies:**

**Policy 1:** Encourage a variety of transportation alternatives throughout the community for all ages and income levels.





- Policy 2: Provide connectivity throughout the area for all residents by requiring the inclusion of multi-use trails (Cliftondale Pacific Trail) in the site planning of all new developments.
- Policy 3: Establish guidelines for transportation methods that detail proper construction techniques and best management practices to preserve view sheds and trees while minimizing unnecessary grading and clearing.
- Policy 4: Sidewalk improvements shall be sensitive to the surrounding residences and topography. Meandering sidewalks, when appropriate, are encouraged to avoid the destruction of existing trees, the occurrence of severe erosion and to preserve the rural feel of the roadway.
- Policy 5: Promote education through interpretive signage along multi-use trails.
- Policy 6: Incorporate amenities, such as benches and landscaping, with all transportation improvements.
- Policy 7: Provide multiple access points for all residential developments, where applicable, to improve pedestrian, bicycle and automobile connectivity.
- Policy 8: Ensure that trees are an integral part of all streetscape designs.
- Policy 9: Encourage maximum width of 22-feet for two-way streets and 16-feet for one-way streets.
- Strategies:
- Strategy 1: Design and implement a set of rural roadway standards to be applied throughout Cliftondale to preserve greenspace, limit the amount of impervious surface and enhance to rural atmosphere.
- Strategy 2: Encourage non-residential developments to collaborate on inter-parcel connectivity to improve traffic circulation and increase pedestrian safety. Excessive curb cuts and access drives can confuse motorists and pose a hazard to both bicyclists and pedestrians. Therefore, it is encouraged that developments work together early in the design process on such issues as access (preferably through rear access drives), shared parking facilities and an overall reduction in curb cuts.
- Strategy 3: Encourage developers to connect to the Cliftondale Pacific Trail as shown on the Environment & Natural Resources Vision Map.

#### Arts, Culture & Historic Resources Policies

- Policy 10: Renovate and reuse existing buildings to create viable places for the community to work and play.
- Policy 11: Provide opportunities for all residents to engage in the arts.
- Policy 12: Organize programs that publicize the area's cultural and natural heritage.





- Policy 13: Expand the Community Center to provide additional space and programs for residents of all ages with adequate staffing.
- Policy 14: Promote seasonal cultural opportunities at Wolf Creek. Upgrade the facility to encourage larger events and accommodate increased attendance in the future.
- Policy 15: Encourage the addition of a community pool to the area.
- Policy 16: Provide connectivity between cultural facilities and the residents via multi-use trails.
- Policy 17: Encourage pet-friendly areas at new and existing parks & recreation facilities.

Strategies:

- Strategy 4: Plan and design multi-use trails and/or sidewalks during the development or renovation of any additional cultural facility.
- Strategy 5: Protect viewsheds via additional buffer standards.
- Strategy 6: Record and protect historical sites and landmarks as identified by the County's historic preservation planner.

Community Facilities Policies

- Policy 18: Encourage the development of neighborhood-scale schools throughout the community that are connected to other services via sidewalks and biking trails.
- Policy 19: Plan smart for infrastructure- promote development around existing services and inhibit the sprawl of services to greenfields.
- Policy 20: Increase the number of parks, police and fire services, libraries and senior citizens-oriented facilities in the community.
- Policy 21: Reduce easement widths and combine facilities to minimize negative impacts to the landscape.
- Policy 22: Limit infrastructure for non-residential uses to the Cliftondale Crossroad locations only.
- Policy 23: Promote the efficient use of infrastructure throughout the community to protect environmentally sensitive land from disruption during future extensions.

Strategies:

- Strategy 7: Amend the County standard sewer easement width, as well as combine facilities where possible, to reduce the necessary amount of land disturbance during construction.

Environment and Natural Resources Policies





- Policy 24: Enforce and strengthen the current County development standards to improve current site layout practices and to prohibit the disturbance of buffer areas intended for preservation.
- Policy 25: Promote developments that support open space development patterns specifically to meet the community's long-term goal of the preservation of trees and greenspace.
- Policy 26: Encourage development in appropriate areas while discouraging development in sensitive areas, such as along waterways, steep slopes, mature growth forests, floodplains and wetlands, wildlife corridors and farmland.
- Policy 27: Protect the area's natural resources so that they may continue to provide recreation, beauty and wildlife habitat for future generations that is accessible to all.
- Policy 28: Discourage development that may negatively affect the community's watershed and water supply. Encourage designs that do not negatively affect the County mandated stream buffer ordinance.
- Policy 29: Incorporate open space for recreation (either passive or active) in all new residential development and ensure that it is accessible to the community. This may be at differing scales and in the form of one (or more) of the following: pocket parks; greenways; neighborhood greens; playgrounds; and sports fields. Park space should be diverse to accommodate different activities, from soccer and baseball to kite flying and dog parks.
- Policy 30: Promote a minimum of 40% open space (inclusive of any undisturbed buffers) within all residential developments to protect wildlife habitat, improve water quality and enhance the quality of life for all residents.
- Policy 31: Promote opportunities (such as festivals, parades, etc.) for residents to engage to increase awareness of the importance of the environmental resources, which contribute to the area's character, beauty and desirability.
- Policy 32: Preserve existing native and/or specimen trees on site. These trees shall be incorporated into the proposed development and play an integral role in preserving the rural character of the development.
- Policy 33: Promote stormwater management practices that are environmentally sensitive.
- Policy 34: Discourage clear-cutting in new and existing developments.

Strategies:

- Strategy 8: Utilize innovative concepts such as creating a series of ponds, rain gardens or open drainage ways for managing stormwater generated from all new developments in Cliftondale.
- Strategy 9: Design parking islands and perimeter plantings in non-residential developments to serve as bio-retention facilities to improve water quality.





Strategy 10: Implement strategies that promote the regional collection of stormwater.

Strategy 11: Revise the County definition of 'greenway or open space' to prohibit the removal of vegetation (other than invasive vines) in the designated area due to site plan changes, utilities, drainage, roadways, etc.

Strategy 12: Adopt and implement the natural water quality mitigation features advocated by the Metro North Georgia Water Planning District Model Stormwater Ordinance.

#### Land Use Policies

Policy 35: Encourage development that is pedestrian-oriented, tree-filled and has a rural scale.

Policy 36: New development should highlight and preserve the area's natural amenities: topography, forested areas, lakes and waterways, significant trees and open pastures.

Policy 37: Promote residential development that respects the existing terrain and sensitive features of a site, promotes interconnectivity to the community, and provides a place for the residents to recreate.

Policy 38: Promote all commercial development to be pedestrian friendly, reduce the amount of impervious surface, incorporate greenspace and maintain local architectural qualities.

Policy 39: Differing sizes and types of park space should be included in all new developments to provide places to play for everyone.

Policy 40: Day-to-day services should be kept at a small, neighborhood scale in the community, and should be connected via sidewalks and trails.

Policy 41: Promote the design and siting of all new development that preserves the rural character of the area and is comparable in scale and materials.

#### Strategies:

Strategy 13: List existing buildings/properties appropriate for re-development/re-use.

Strategy 14: Adopt an Overlay District for the community, guided by design and planning guidelines, to direct future non-residential development.

Strategy 15: Amend the County's Land Use Plan to reflect the Community Vision Plan for non-residential development in specified locations, indicated as a 'Cliftondale Crossroads' on the Plan.





- Strategy 16: Develop and Adopt new 'Cliftondale Crossroads' design standards for the areas (indicated on the Plan) to guide future non-residential development with regards to scale, use, site layout, parking, signage, landscaping and drainage.
- Strategy 17: Require a master plan be submitted to Fulton County's Department of Environment and Community Development for review and approval prior to any non-residential development in the 'Cliftondale Crossroads' areas indicated on the Plan.
- Strategy 18: Amend the County minimum requirements for site plans to include the following additional components: topography; potential connections to adjoining properties via open space and / or proposed trails/ sidewalks.
- Strategy 19: Recommend the submittal of an accurate site plan prior to re-zoning and during the neighborhood review process for all new developments. Existing trees and significant vegetation should be incorporated into the site plan.
- Strategy 20: Establish that all buildings shall be located on the site in a means that defines and strengthens the streetscape.

#### Cliftondale Development Policies

- Policy 42: Promote site development that minimizes changes to existing topography and removal of mature vegetation.
- Policy 43: Mass grading of sites is discouraged.
- Policy 44: Encourage alternative designs for site run-off collection.
- Policy 45: Encourage re-vegetation of cut and fill areas to blend with existing contours

#### Strategies

- Strategy 21: Establish design criteria for bio-retention facilities.

### **9.4.0.0 Implementation Schedule**

This section places each of the strategies for each Planning Element in a year when it is estimated that it will be implemented.

### **Economic Development Element**

#### **0 to 5 Years**

Understand the needs of businesses by performing a business needs study.

Promote existing businesses by preparing a business retention plan.





Identify and target desired and compatible industries, such as high technology, by performing a market/market demand study.

Diversify business base by preparing an economic development marketing plan.

Attract and retain industrial uses, particularly in the existing industrial areas, by performing an appropriate market study for industrial uses.

Promote coordination among local agencies and municipalities in economic development activities by creating an economic development task force and annexation plan

Ensure a diverse housing supply to meet the needs of the workforce by implementing inclusionary zoning ordinance.

Provide educational and vocational training opportunities for unemployed and underemployed county residents.

Provide advancement training and re-training opportunities for unskilled, low salaried employees and skilled workers unable to locate appropriate jobs.

Provide training in work skills needed by local business.

Attract a college to locate in South Fulton

#### **0 to 10 Years**

Maintain a positive regulatory environment to encourage business development and expansion by evaluating all development processes and then amending accordingly.

#### **6 to 15 years**

Provide a trained labor force to be able to meet the needs of a diversified economy by encouraging the location of higher education institutions in Fulton County, incubator and training facilities, and creating training/intern programs with colleges and local high schools.

#### **6 to 20 years**

Provide training in work skills needed by local business.

#### **0 to 20 years**

Provide incentives for the redevelopment of underutilized commercial, office and industrial areas as identified in the Land Use Element.

Strengthen the capacity of business associations and non-profit organizations.

Capitalize on regional development activity and strengths by monitoring development activity and preparing annual economic development report.

Promote and foster small business development by identifying or creating grant and loan programs and training programs.





Direct businesses to areas throughout the County that are targeted for economic growth.

Maintain and promote Fulton County's pro-business climate by continuously marketing and surveying.

Provide tax and economic incentives for business

In conjunction with the Development Authority, provide financial and technical assistance and other resources to:

- Support the expansion of existing businesses and the creation of new firms through financial and technical assistance and incentive plan.
- Provide financial and technical assistance to small, home based, minority and female business development.
- Facilitate economic revitalization in areas targeted for growth.

Work with municipalities and Fulton County Departments to meet the infrastructure needs of businesses and incorporate these needs in the comprehensive plan.

Provide a high quality, diversified public education system to include k-12, trade, technical and vocational training and colleges in all areas of the county.

Provide educational and vocational training opportunities for unemployed and underemployed county residents.

Provide advancement training and re-training opportunities for unskilled, low salaried employees and skilled workers unable to locate appropriate jobs.

## **Housing Element**

### **0 to 5 Years**

Provide a variety of housing types in a community to enable changing households to remain in the same home or neighborhood through their life cycle by implementing an inclusionary zoning ordinance.

Increase opportunities for seniors to live in their community and near services by encouraging senior housing such as independent living, assisted living, cluster housing, accessory housing units, and nursing care by making senior housing more available in more zoning districts.

Promote affordable and workforce housing by adopting an inclusionary zoning ordinance and amending the Zoning Resolution to include more mixed use zoning districts

Provide incentives that encourage the construction of affordable housing by creating zoning incentives and implementing ordinances such as conservation subdivision, as outlined within







specific ordinances duly enacted by the Board of Commissioners, and transferable development rights ordinances.

Take a proactive and leadership role in regional efforts to increase affordable housing preservation and production in order to ensure a balanced distribution of affordable housing and a regional commitment to affordable housing by creating a regional housing task force.

Modify zoning and development standards to remove obstacles to the development of affordable and workforce housing, both single and multi-family housing.

Create incentives that encourage more compact development and provide open space by increasing areas designated for mixed-use/live-work.

Amend Zoning Ordinance to restrict development in flood plain and steep slopes.

#### **0 to 10 Years**

Revise development standards, make changes to building codes, and land use policies that foster diverse housing types and encourage housing for people with disabilities.

Amend Fulton County Housing Building Codes. Train and increase housing code enforcement.

#### **6 to 10 Years**

Provide incentives, such as density bonuses, for the development of housing on vacant property and abandoned sites in appropriate locations.

Promote green building practices by modifying existing building codes.

Adopt development standards to make adaptive reuse economically feasible.

#### **11 to 15 years**

Encourage the adaptive use of existing buildings for residential uses.

Increase housing code enforcement.

Develop partnerships with housing agencies to seek federal, state and private resources to preserve, and develop communities.

Coordinate housing planning and funding with housing support services that respond to emergency needs of the homeless (such as emergency shelters), assist households in securing housing (such as rent and security deposit assistance, housing relocation assistance) and maintain permanent housing (such as landlord/tenant counseling, chore services, in-home health care, outpatient mental health treatment, employment counseling and placement assistance).

Continue and expand down payment assistance program.

Use a portion of Fulton County's housing funding to provide home ownership opportunities to low-income households, in conformity with applicable income limits in County ordinances.





Set aside a portion of any new funding sources for assisted housing that would provide home ownership opportunities for low-income households.

Expand prevention services, educational efforts and resources that address foreclosure to target individuals and households.

Explore strategies for public-private partnerships that promote home ownership.

Encourage state and county legislation reinforcing the Fair Housing Act Amendments of 1988.

Allocate housing subsidy resources to increase opportunities for low-income households to choose housing located throughout the County.

Work with financial institutions, underwriters of development loans and mortgages to find and promote solutions to barriers in the real estate, finance process that inhibit the development of affordable single-and multi-family houses.

Create and implement community master plans that promote pedestrian oriented development and a mix of uses.

Locate mixed use/live-work designations near transportation corridors and transit stations.

Promote home improvement programs for seniors, disabled and low and moderate income homeowners.

Identify and apply resources to enhance existing home improvement programs and educational opportunities for homeowners.

Combine housing preservation and development efforts with historic preservation by either preserving residential structures of historic value or rehabilitating and reusing historic structures and vacant structures by implementing a Historic Preservation Ordinance.

## **Natural and Cultural Resources Element**

### **0 to 5 Years**

Amend stream buffer requirements, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Develop a septic tank maintenance program that encourages citizens to maintain and repair their septic systems.

Implement a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Encourage Conservation Easements to protect land for agricultural, forest, historic, and/or open space needs by implementing an agricultural easement program and an open space impact fee.





Develop and adopt a steep slopes ordinance that:

- Restricts and regulates development on steep slopes greater than 25%.
- Designates certain areas on the land-use map as steep slope areas.

Provide for protection of natural vegetation along road frontages by amending the zoning ordinance to require greater buffers where appropriate.

Amend the Tree Preservation Ordinance to address:

- Standards for protection of specimen trees.
- Expanding a tree banking system to provide sufficient tree replanting to keep pace with urban growth and offset tree removal, and
- Developing a tree canopy standard (density standard) to increase species and age diversity, to provide long-term forest stability and to establish maximum tree cover.

Amend zoning ordinance to require open space in all new developments.

Evaluate impact fee ordinance to include parks and recreation.

Adopt an Open Space Land Use Category.

Improve coordination between municipalities regarding greenspace planning by creating a greenspace task force.

Limit/reduce urban heat islands through development of new and revised standards that address siting, canopy coverage, light-colored roofs, parking lots, etc.

Draft and adopt a night sky ordinance.

Update the Historic Resources Survey and conduct a cemetery inventory.

Establish a process to provide review and comment on impact of historic resources by County projects and re-zoning applications.

Develop a septic tank maintenance program that encourages citizens to maintain and repair their septic systems.

### **6 to 10 Years**

Continue and expand existing water conservation outreach and education to water users by preparing a water conservation/availability plan.

Identify unique features and natural areas such as groundwater recharge areas, wetlands, and floodplains, and protect them through development standards by preparing and implementing a greenway master plan.

Enhance the current wetland protection ordinance to:

- Require additional mitigation measures and buffer requirements.
- Designate certain areas on the land-use map as flood plains and wetlands.





- Establish a wetland mitigation banking system to encourage wetland mitigation efforts in the county.

Preserve fields, pasture lands and tree canopy roads by adopting a greenway master plan, conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners, and an agricultural preservation plan.

Identify and develop programs to protect endangered and/or native species.

Identify and manage critical existing or potential wildlife corridors by preparing a greenway master plan.

Amend Fulton County zoning resolution to include standards for open space and parks.

Adopt a greenway master plan and update the Greenspace Plan.

Coordinate greenspace planning through a greenspace master plan.

Implement a "green roof" program by amending building code regulations.

Create an environmental clearinghouse (shared/accessible data resources on environmental topics/issues, etc.)

Adopt a historic preservation plan and ordinance.

### **11 to 15 years**

Adopt a Cemetery preservation plan and ordinance

Minimize impact of development on land through best management land development practices and implement a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Establish tax abatement programs to promote the preservation of land, particularly small parcels.

Adopt conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners.

Expand existing programs, policies and outreach initiatives that encourage reduction of nonpoint source pollution.

Develop standards for the use alternative and or/community sewage systems.

Install and promote water reuse systems, spray irrigation and other innovative approaches.

Continue and expand activities that promote water conservation and implement outdoor watering restrictions when necessary.





Participate in the Metropolitan North Georgia Water Planning District water conservation activities and adopt model ordinances.

Participate in the Governor's Greenspace Program.

Work with Fulton County Cooperative Extension Program and the farm bureau to promote farming and agricultural uses.

Protect, manage and link corridors to parks and open spaces.

Protect greenspace through conservation easements and other protective means.

Participate in ARC's planning taskforce to improve coordination in greenspace planning.

Participate in the ARC's Transportation planning process and programs.

Continue and enhance environmental education, through workshops, seminars, and interactive displays.

Continue adopt-a-stream program.

Develop and promote adopt-a-cemetery programs.

### **Community Facilities and Services Element**

#### **0 to 5 Years**

Develop a Facility Condition Index for each county facility.

Develop a septic tank maintenance program.

Adopt a solid waste management plan and program.

Complete and implement Fire Services plan.

Amend subdivision regulation to support creation of park/open space in new developments.

Adopt the regional healthcare facility plan in Fulton County.

Develop and adopt a Libraries Master Plan.

#### **0 to 10 Years**

Develop short and long term investment strategies for each county facility.

Implement a county service center plan.

Adopt a watershed and storm water management systems master plan.





Adopt a Surface Water Management Utility user fee.

Develop community cultural plans for all county municipalities.

**6 to 10 Years**

Amend building codes to support “green” architecture.

Adopt a water conservation master plan.

Adopt a county-wide greenway master plan.

Develop a marketing plan highlighting County post secondary resources, institutions and programs.

Develop a comparative analysis of similar library facilities throughout the country.

**11 to 15 years**

Include projected maintenance cost when designing and constructing new facilities.

Reduced the number of county-leased facilities and associated costs.

Develop and adopt a water reuse program.

Develop a capital program for water and sewer beyond 2009.

Participate in North Georgia Water Planning District programs and ordinances.

Create a Public Safety Taskforce and conduct regular coordination meetings with all County public safety agencies

Adopt and implement the Parks & Recreation Master Plan.

Participate in intergovernmental coordination of community and educational facilities and services.

Implement Library Master Plan

Meet or exceed state and national library facility standards.

**Land Use Element**

**0 to 5 Years**

Adopt new Live Work land use category and amend Mixed Use zoning category in the Zoning Resolution

Amend buffer requirements in the Zoning Resolution.

Amend Zoning Resolution to allow compatible institutional uses in neighborhoods and communities.





Designate appropriate locations in the Land Use Map as Live Work.

Amend Zoning Resolution to create a variety of mixed use districts that support the Live Work Land Use categories.

Amend tree ordinance to maintain specimen trees, trees along road frontages and prohibit clear cutting.

Adopt an inclusionary housing zoning ordinance.

Review zoning resolution, recommend zoning definition of environmental stressors.

Amend the zoning resolution to include zoning conditions with respect to environmental stressors

Develop a data base inventory of existing environmental stressors throughout Fulton County. Implement stringent buffer requirements around future and existing environmental stressors.

Require all developments adjacent to environmental stressors to submit Phase I Assessments

Adopt new Live Work land use category and amend 2015 Land Use map.

#### **0 to 10 Years**

Develop transportation standards that support mixed use development.

Amend building and development codes to accommodate mixed use buildings and developments.

Identify areas where community plans and corridor studies are needed.

Amend Zoning Resolution to address new developments outside of the Live Work Land Uses.

Adopt a conservation subdivision ordinance, as outlined within specific ordinances duly enacted by the Board of Commissioners, in order to preserve environmental resources, the existing terrain, unique features of a site, and to provide for greenspace.

Expand use of Transfer of Development Rights, as appropriate.

Create an incentives program for the preservation of open space and historic resources

Identify and amend language in the Zoning Resolution to encourage and facilitate workforce housing.

Amend Zoning Resolution to facilitate the location of senior housing

Develop and implement a road master plan.

Develop a sidewalk and bicycle master plan.





Create a hierarchy of streets by revising the road design standards.

**6 to 10 Years**

Adopt a Historic Preservation Ordinance.

Adopt Traditional Neighborhood Ordinance (TND).

Adopt a Transit Oriented Development Ordinance (TOD).

Adopt a Scenic Byways Ordinance.

**11 to 15 years**

Provide incentives to promote redevelopment of obsolete and underutilized areas.

Incorporate historic resources into developments.

Proposed county facilities and their location should be reviewed for compliance with the relevant Comprehensive Plan.

Encourage development in areas with adequate infrastructure and where services are available.

Require transportation infrastructure to be sensitive to the context of its surrounding.

Develop an interconnected transportation system by requiring inter-parcel access and multiple access points as property is developed and by limiting the construction of cul-de-sacs.

Develop transportation standards for mixed use and village type developments that include sidewalks, on-street parking, planting strips and tree planting. Develop transportation standards for rural areas that include limited turn lanes, favors multi-use trails over sidewalks, allow for shoulder instead of curb and gutter.

Continue to coordinate transportation planning with adjacent counties thru ARC.

Work with Public Works and GA DOT to revise transportation design standards that meet land use goals and needs.

**Intergovernmental Coordination Element**

**0 to 5 Years**

Continue regular meetings and existing coordination mechanisms.

Schedule coordination meetings, as needed.

Assist in the development of criteria to evaluate locations for facilities.

Review and comment on sites for new schools or use of eminent domain.







Assess and amend the current Service Delivery Strategy as needed to insure efficiency.

## **Transportation Element**

### **0 to 5 Years**

Minimize the use of dead-end streets, loop streets, cul-de-sacs and oversized blocks in favor of through-streets and shorter blocks by development regulations.

Develop a long-range plan, assess and implement a county wide comprehensive plan and strategy for the construction of sidewalks.

Develop a Comprehensive Transportation Plan.

Adopt a right of way plan by road classification.

Develop access management plans for major corridors.

Develop road design guidelines for road improvements.

Update standards for county-wide road design standards.

Re-examine and explore the possibilities for expanding the transportation impact fee program.

Mitigate impacts of road widening on adjacent land uses and environmental resources.

Manage traffic flow by employing transportation system management, such as traffic synchronization (timed signals).

Build connector roads in areas with limited circulation to relieve volume on major arterials and evenly disperse traffic through the road network.

### **0 to 10 Years**

Develop a Travel Demand Model for performance in Fulton County to include other jurisdictions.

Develop road design guidelines for road improvements.

Update standards for county-wide road design standards.

Re-examine and explore the possibilities for expanding the transportation impact fee program.

Identify intergovernmental programs to implement the goals, policies and strategies of the County's Transportation Element.

Coordinate the County's transportation system with local comprehensive plans.

### **6 to 10 Years**

Develop access management plans for major corridors.





### **11 to 15 years**

Develop and maintain pedestrian facilities in accordance with current standards.

Require all developments to provide multi-use trails and/or pedestrian facilities, on both sides of the roadway, along major pedestrian routes radiating from schools, parks, open space, commercial/retail services, and within the surrounding neighborhoods.

Require pedestrian network in live-work designations.

Require Developments of Regional Impact (DRI) to include specific circulation planning for pedestrian and bicycle access, where appropriate.

Provide connectivity by requiring the continuation of multi-use trails and sidewalks.

Develop a transportation network of primary bicycle routes throughout the county to provide multi-jurisdictional connectivity for interstate bicycle travel.

Establishment of county numbered bicycle routes as part of a state network.

Require right-of-way for pedestrian and bicycle facilities.

Provide for pedestrian facilities and amenities to tie into existing and future transit service, and provide cut-thru's for pedestrian access to transit.

Build new connector roads to improve the road network and circulation.

Develop Transportation System Management techniques to more efficiently utilize existing facilities, and reduce vehicle miles traveled.

Perform transportation modeling for roadway networks.

Mitigate impacts of road widening on adjacent land uses and environmental resources.

Manage traffic flow by employing transportation system management, such as traffic synchronization (timed signals).

Build connector roads in areas with limited circulation to relieve volume on major arterials and evenly disperse traffic through the road network.

Encourage higher density and mixed-use development, transit-oriented development where transit is accessible and/or planned.

Encourage the improvement and extension of public transit facilities throughout Fulton County through coordination with MARTA, ARC, GRTA and DOT.





Promote the use of ARC's Commute Connections programs to promote alternatives to single occupancy vehicles.

Continue to use the Atlanta Regional Commission transportation planning process and Public Works Transportation Planning Division planning process as the County's main mechanism for long range-transportation planning and coordination, with the ARC's Transportation Improvement Program (TIP) and the Regional Transportation Plan (RTP).

Work with adjacent counties and municipalities within Fulton County to coordinate transportation related issues.

Coordinate with GDOT, ARC, GRTA, DCA, and MARTA to promote sustainable transportation principles within Fulton County.

Lobby the State to prioritize an improved mass transit system, to coordinate better transportation solutions for the ARC region as a top focal point and to participate with affected counties to secure funding.





## 10. \_\_\_\_\_ COMMUNITY PARTICIPATION

Steering Committee _____	10-2
Fulton County Staff _____	10-4
Community Meetings _____	10-4
Plan and Meeting Notification _____	10-5
Opportunity for Comments _____	10-6
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## 10.0.0.0 Community Participation

This Comprehensive Plan was developed from November 2003 to June 2005 and in creating the 2025 Comprehensive Plan, Fulton County sought to develop a plan that reflected the community's vision and goals. To accomplish this, the planning process was designed as a participatory process from the onset. The development of the Plan was guided by a fifty member Steering Committee. In addition to the Steering Committee, Fulton County residents were provided several opportunities to contribute to the plan's development during several rounds of community meetings held throughout the 20 month planning process. Moreover, E&CD staff worked closely with Fulton County staff and with the staff from the city planning departments.

### 10.1.0.0 Steering Committee

The fifty member Steering Committee was composed of residents, land owners, business owners, and civic leaders, representatives from various planning related professions, the Fulton County Board of Education, several County planning boards and the development community. The names of the Steering Committee members, their affiliation and their sub-committee are listed in Table 10-1.

**Table 10-1: Focus Fulton Steering Committee and Sub-Committees**

First	Last Name	Occupation/Affiliation	Sub-Committee
Michael	Adamson	Home Builder	Housing
Pinney	Allen	Birmingham Hopewell Alliance	Natural & Cultural Resources
April	Atkins	Home Builder Association / planner	Housing
Gene	Baumgaertner	Transportation Planner	Transportation
Roger	Blichfeldt	Sandy Springs/Realtor / Smart Growth Commission	Natural & Cultural Resources
Tad	Braswell	Developer	Community Facilities
Darren	Brown	South Fulton small business owner	Housing
Patrick	Burke	Fulton County Board of Education	Community Facilities
Tamara	Carrera	Sandy Springs Community Action Center	Community Facilities
Corliss	Claire	Code Enforcement Board	Housing
Ron	Comacho	FCCCE / SSRI/ Smart Growth Commission	Natural & Cultural Resources
Stan	Conway	Industrial Developer	Transportation
Dean	Cowart	Developer / North Fulton	Housing
John	Davis	Sandtown Resident / Attorney	Community Facilities
Ben	Erlitz	Land Use Attorney	Housing
Tom	Flanagan	Industrial Developer	Economic Development
Ivan	Figueroa	Northeast Fulton resident	Transportation
Tommie	Garner	Old National Merchant	Economic Development
Anna	George	Hapeville Main Street Manager	Economic Development
George	Hart	South Fulton Resident / Line Creek	Natural & Cultural Resources
Cindy	Hollingsworth	North Fulton Resident / Hwy 9	Natural & Cultural Resources
Lynn	Jarret-Gude	Southwest Fulton Resident / Cascade	Economic Development
Shannon	Kettering	Planner, private consulting	Natural & Cultural Resources
Kimberly	King	South Fulton Community	
David	Kirk	Planner/ Land use attorney	Transportation
Jay	Knight	Home Builder / South Fulton	Housing
Joseph	Mayson	Sandy Springs Conservancy	Natural & Cultural Resources
Rose	McCain	Board of Zoning Appeals / NE Fulton Resident	



**Table 10-1: Focus Fulton Steering Committee and Sub-Committees**

<b>First</b>	<b>Last Name</b>	<b>Occupation/Affiliation</b>	<b>Sub-Committee</b>
Charles	Miller	South Fulton Resident, / Cedar Grove	Natural & Cultural Resources
Harriett	Mills	Sandy Springs Resident	Transportation
Adam D.	Orkin	Developer / North Fulton	Economic Development
Stacy	Patton	Chattahoochee Hills County Alliance President	Transportation
Kelly	Pringle	South Fulton Resident / Cedar Grove	Economic Development
George	Ragsdale	NW Fulton Resident / Birmingham	Community Facilities
Harold	Reid	South Fulton Resident / Cliftondale	Economic Development
Curtis	Releford	Parks Planning Committee	Community Facilities
Myles	Smith, FAICP	Planner / Ga Power	Housing
Patrick	Stafford	Fulton Industrial Business Association President	Community Facilities
Reggie	Tatum	Code Enforcement Board/SW Fulton Resident	Community Facilities
Trisha	Thompson	Sandy Springs Council of Neighborhoods	Economic Development
Dolores	Thompson	SW Fulton Resident / Sandtown	Transportation
Toni	Thornton	South Fulton Resident / Bear Creek	Transportation
Karen	Thurman	Board of Zoning Appeals/Crabapple Resident	Economic Development
Quovadis	Tumlin	SW Fulton Resident / Sandtown	Natural & Cultural Resources
Mike	Venable	Old National Resident	Housing
Richard	Wernick	Developer / North and South Fulton	Community Facilities
Tom	Williams	Chattahoochee Hills/Developer Advisory Council	Economic Development
Tennyson	Williams	Real Estate broker	Housing
Don	Winbush	Old National Merchants Association	Economic Development
Larry	Young	Sandy Springs Council of Neighborhoods	Transportation

Focus Fulton Steering Committee members were divided into subcommittees of 8 to 10 to work along with county staff to address each of the following planning elements: Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Transportation. Committees assisted staff in developing vision, goals, policies, and strategies for implementing each element. Additionally, committee members also reviewed and provided feedback on plan element drafts prepared by county staff.

For the Land Use element, Steering Committee members were divided into four groups based on the county's planning areas: North Fulton, Sandy Springs, Southwest Fulton, and South Fulton. Committee members developed recommendations on land use policies and the 2025 land use map.

The Steering Committee met thirteen times from November 17, 2003 until April 2005 (see dates and meeting topic below). The meetings were held at the Juvenile Court conference room from 4:00 – 7:00 pm. A presentation and discussion regarding one of the planning elements was made during the first portion of each meeting while subcommittee or planning area land use meetings were held during the second portion of the meeting. Steering Committee Meeting dates are listed below.

- | <u><i>Date</i></u>  | <u><i>Topic</i></u>                                |
|---------------------|--|
| • November 17, 2003 | Kick-off meeting                                   |
| • January 26, 2004  | Orientation, Demographics and Visioning            |
| • March 22          | ARC, Land Use/ Smart Growth                        |
| • May 24            | Transportation / Public Works                      |
| • June 28           | Sam Olens, Metro Atlanta Growth Quality Task Force |
| • July 26           | Fulton County Board of Education                   |





- |                    |   |
|--------------------|---|
| • August 23        | Natural and Cultural Resources            |
| • September 27     | Economic Development / Housing            |
| • October 25       | Community Facilities                      |
| • November 15      | Land Use Existing Conditions and Policies |
| • January 24, 2005 | Land Use                                  |
| • March 7, 2005    | Land Use                                  |
| • April 25, 2005   | Draft Plan Review                         |

#### 10.2.0.0 Fulton County Staff

Environment and Community Development staff worked closely with Fulton County staff from other departments in the in the research and analysis of the relevant plan elements. Moreover, county staff attended the Steering Committee meetings and presented information at the meetings. E&CD staff worked with staff from The County Manager's Office: Intergovernmental Affairs, Office of Housing and Ryan White, Economic Development, General Services, Arts Council, Cooperative Extension, Health and Wellness, Human Services, Atlanta Fulton County Public Library, Parks and Recreation, Emergency Services, Emergency Management, Fire, Police, Public Works and the Superior Court. Throughout the planning process, Fulton County Environmental and Community Development staff met on a regular basis with the staff from the city planning departments from the cities in Fulton County. The planning standards, planning process, demographics, the intergovernmental coordination element and land use maps were some of the topics discussed with the city planning staff. Parallel to this planning process, the County Managers staff worked with the City Administrator's staff to review and update the Service Delivery Strategy.

#### 10.3.0.0 Community Meetings

To encourage public participation, community meetings were held in Fulton County's four planning areas: North Fulton, Sandy Springs, Southwest Fulton, and South Fulton. Community meetings were conducted in several rounds during the planning process to provide residents with updates on the planning process as well as to provide opportunities for comment. The meeting dates and topics are listed below.

- | <u>Date</u>                       | <u>Topic</u>  |
|-----------------------------------|---|
| • February 24, March 4 & 30, 2004 | Initial Community Public Meeting,<br>Community visioning        |
| • April 4 & May 5, 2004           | Fulton County Youth Commission<br>Visioning & land use workshop |
| • October 7, 12, & 18, 2004       | Comprehensive Plan Update &<br>Land Use Workshop                |
| • February 10, 17, 22 & 23, 2005  | Plan Update and Land Use policies and map                       |
| • February 1-28, 2005             | Land Use Map change requests                                    |
| • March 16 & 31, 2005             | Comprehensive Plan Draft presentation                           |





- March 29 & April 12, 2005                      Community Zoning Board Hearing
- May 18 & June 15, 2005                      Board of Commissioners Hearing

The first round of community meetings in February and March 2004 introduced the 2025 Comprehensive Plan process to Fulton County residents. An overview of the minimum planning standards and a general plan schedule were given. The initial public meetings also introduced demographic information and provided residents the opportunity to articulate their vision for Fulton County, as well as discuss the county's strengths and weaknesses. Approximately 105 people attended these meetings (NF&SS-37, SW-16, SF-52). Official meeting notice was printed in Fulton County Daily Report on February 10, 2004.

In an effort to reach and educate younger Fulton County residents, E&CD staff met with Fulton County's Youth Commission on April 4 and May 5, 2004. The Youth Commission is made up of 21 students from Fulton County's high schools representing 5 Commission Districts. The Commission is charged with creating a youth agenda and advocating/lobbying on behalf of Fulton County's youth. E&CD staff introduced the Comprehensive Plan, discussed the role of the Comprehensive Plan in guiding development and service delivery and provided the Youth Commission an opportunity to articulate their community vision and share county strengths and weaknesses and through discussions and a land use workshop.

In the second and third round of community meetings, participants were given updates on the planning process, were provided with information collected from the research and had opportunities to examine the land use policies and map. In October 2004, residents participated in a Land Use workshop. Attendees discussed and made recommendations to amendments to the county's Land Use map and policies. Approximately 95 people attended these meetings (NF-35, SS-26, and SW&SF-34). The February 2005 community meetings provided residents with opportunities to submit request on Land Use changes before the draft plan was formulated. Approximately 286 people attended these meeting (NF-85, SS-70, SW-31, and SF-100). During the month of February, request for changes to the land use map were accepted by Fulton County staff.

In March 16 and 31 the draft Comprehensive Plan policies and draft land use plan were presented at community meetings. The March 16<sup>th</sup> meeting was held at the North Fulton Service Center for North Fulton and Sandy Springs community (55 attended). The March 31<sup>st</sup> meeting was held at the South Fulton Service Center for Southwest and South Fulton community (50 attended). In addition to these meetings, E&CD staff attended smaller community meetings. In North Fulton, staff attended two meetings with the Hwy 9 residents. In Sandy Springs, staff attended nine meetings with the Sandy Springs Committee. In Southwest, planning staff met with community groups four times and in South Fulton, planning staff met with community groups five times.

#### **10.4.0.0      Plan and Meeting Notification**

Public information and notification is essential to obtaining community awareness and support for the planning process. The Environment and Community Development Department established a website for the Comprehensive Plan at [www.fultonecd.org/focusfulton](http://www.fultonecd.org/focusfulton) to provide access to







information on meeting dates and times, community visioning summaries, county demographic information, and the draft 2025 Comprehensive Plan and Land Use Plan. Moreover, drafts of the Comprehensive Plan and Land Use maps were available the Service Center and at libraries in the planning areas. Other methods of public meeting notification are included, but not limited to the list below.

- Official Notification in the Fulton County Daily Report on February 10, 2004 to announce start of the planning process.
- Official Notification in the Fulton County Daily Report to announce final public hearings on May 18 and June 15 at the Board of Commissioners meeting.
- Postcards, notices and announcements at:
  - Fulton County Board of Commission Meetings
  - Fulton County Government Website Homepage ([www.co.fulton.ga.us](http://www.co.fulton.ga.us))
  - Community Zoning Information Meetings (CZIM)
  - Fulton County Boards (CZB, BZA, FCCCE, DAC)
  - Posters (Downtown, North and South Service Centers, Tax Offices, Libraries)
- Email notifications to
  - Community groups and individuals
  - Fulton County's Registered Homeowner Associations
- Fulton County Government Television (FGTV)
  - Public Service Announcements
  - Comprehensive Plan Features and Interviews
- Community News Paper Articles and Public Meeting Notices via press releases
  - Newspapers – including
    - Atlanta Journal Constitution
    - Creative Loafin' community agenda
    - Neighbor Newspapers
    - Revue and News
  - Local Radio Stations
- Survey mailing to 850 property owners

#### **10.5.0.0 Opportunity for Comments**

During the planning process, there was ample opportunity to ask questions and provide comments. At all community meetings, there was an opportunity to provide verbal and written comments. Several of the community meetings had workshops and break-out sessions to allow for community input and small group discussions. Comments could be sent via email to [comp.plan@co.fulton.ga.us](mailto:comp.plan@co.fulton.ga.us) or via fax. During the month of February 2005, request for land use map changes could be made. Comments on the plan could also be made at the Community Zoning Board Public Hearings and the Board of Commissioners meetings. As part of the land use element a survey was sent to 850 land owners who own 10+ acre parcels.





#### **10.6.0.0 Approval Process**

##### **Community Zoning Board (CZB) Public Hearings**

On March 29 and April 12, 2005, the draft 2025 Comprehensive Plan was brought before the CZB in a special called public hearing. The CZB is a seven panel citizen board appointed by the Board of Commissioners that provides recommendations on zoning cases. The CZB recommended approval of the 2025 Comprehensive Plan and Land Use Map. They directed staff to hold additional meetings with the Sandy Springs community and to address some of the concerns voiced during the public comment period.

##### **Board of Commissioners (BOC)**

The Board of Commissioners held a public hearing during their May 18 and June 15, 2005 meetings. At their June 1, 2005 meeting, E&CD staff gave a presentation on the 2025 Comprehensive plan findings and recommendations. At the June 15, 2005 meeting, the BOC approved a resolution to transmit the draft plan to the Atlanta Regional Commission for review and comment. Upon completion of ARC and DCA's review and comment, the Board of Commissioners will vote on the plan before October 31, 2005 for final approval of the 2025 Comprehensive Plan.