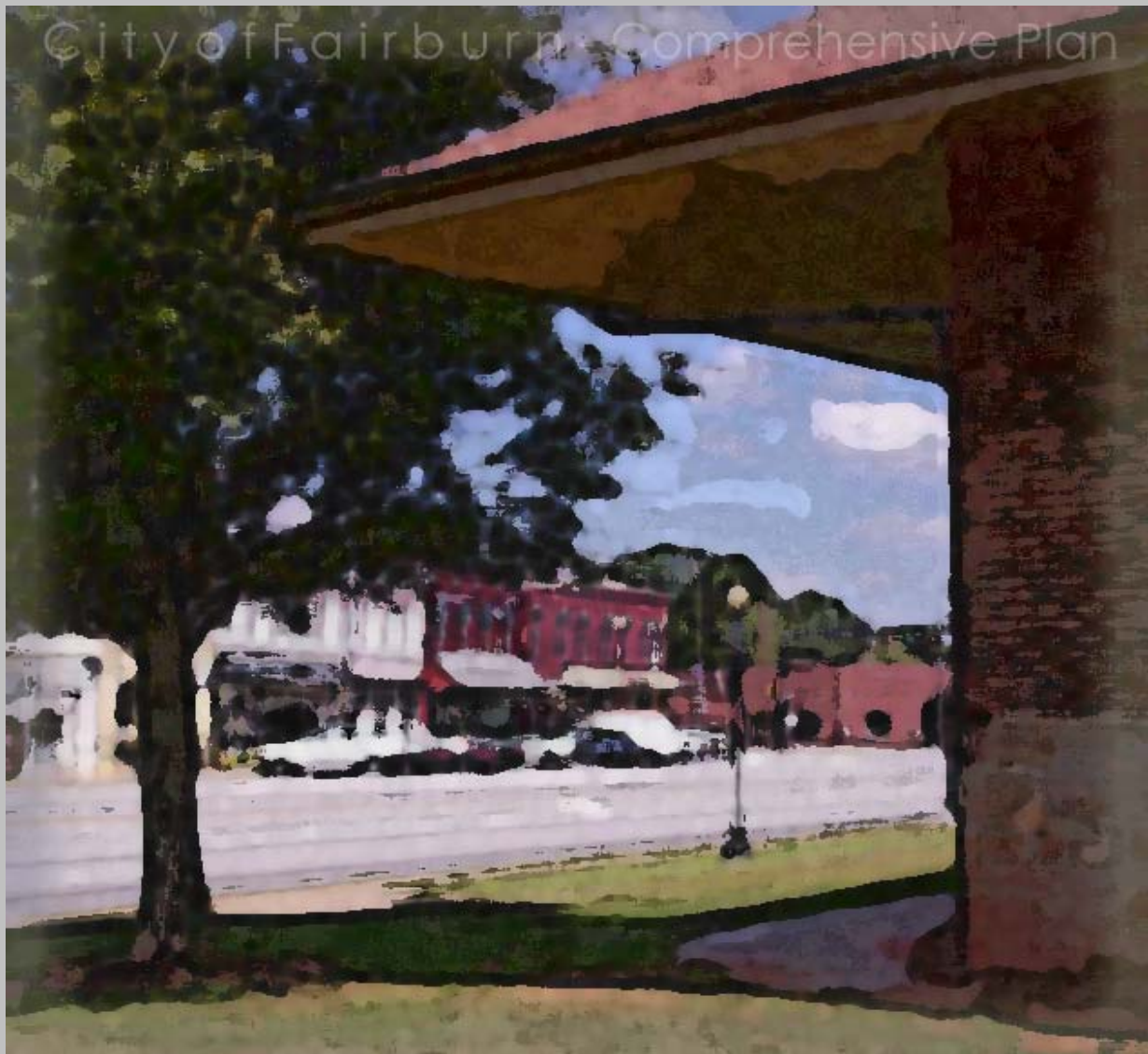


COMMUNITY PARTICIPATION PLAN



Submitted to:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

By:

CITY OF FAIRBURN, GEORGIA

November 23, 2005

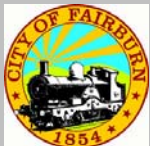


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Introduction

The word community can be defined as a population of people living in a common location. There can be a wide variation when it comes to the basic social, professional, economic, and political values of the residents that make up a community. In preparing a Comprehensive Plan, it is important to work with citizens to identify the issues and challenges unique to their community. The Comprehensive Planning process begins with an evaluation of the current strengths and needs of the community followed by a vision for the future. This Community Participation Program is designed to give citizens the opportunity to take part in the planning process in an effort to gain support for proposed programs from the public and to produce a document that best reflects the overall vision for the community. An innovative and comprehensive public involvement program will ensure that the public feels vested in results of the planning process.

The Department of Community Affairs (DCA) requires that a Community Participation Program be implemented as part of the Comprehensive Planning Process as outlined in the Rules for Comprehensive Planning, Section 110-12-1-.04. The goal for the Program as outlined in Rules is as follows:

“The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.”

The DCA also requires that a Plan for the Community Participation Program be developed and submitted to DCA for approval prior to the start of the public involvement process. This document outlines the City’s strategy to develop and implement a public involvement program for the City of Fairburn Comprehensive Plan and is hereby submitted to DCA for approval.

1. Scope

The mission of the Community Participation Program is to provide citizens the opportunity to make their voices heard by taking part in the development of the Comprehensive Plan. An effective community participation program should be designed to educate the public as well as provide an opportunity for citizens to be part of the planning process. The participation strategies outlined in this report have been selected to assure that citizens understand the planning process and that multiple levels of public involvement exist.

To facilitate the development and submittal of the Community Assessment and this document, the Community Participation Plan, two public involvement strategies have already been implemented. A Technical Advisory Committee, the “Project Team,” (PT) was established to provide feedback to the planners and shape the overall planning process. The Project Team included a small number of representatives from the City of Fairburn, the Fairburn Planning Commission, and the business community. Two public meetings were also held, in accordance with the DCA Rules for Comprehensive Planning, to introduce the plan and increase public awareness before the Community Assessment and Community Participation Plan are submitted to the DCA.

Upon approval of the Community Involvement Plan from the DCA, the City will “kick-off” its public involvement program with an Open House. The Open House will give citizens the chance to learn about the plan and express their opinions in an informal setting. Educational material will be available at City Hall, on the website, and on the cable channel to keep the public informed throughout the process. A Stakeholder Committee will be convened to review the draft development strategies, issues and opportunities presented in the Community Assessment. Finally, prior to submittal of the Community Agenda, at the conclusion of the planning process, a third public meeting will be held to present the Agenda to the public.

The following public involvement strategies have been selected by the City as part of the public involvement strategy and are discussed in this report:

- Open House
- Stakeholders Committee
- Community Survey
- Handouts
- Website
- Cable Channel

In most cases, informing and educating the public is not enough. The most successful strategy is one that also gets citizens involved in the decision making process that will shape the future of their community. The City intends to accomplish this goal by providing various levels of public involvement, which have the potential to reach all citizens. A web survey will be administered in order to provide an avenue for the general public to provide input. Citizens that want to take a greater role in the planning process will have the option to participate in community events such as public meetings and the open house. Lastly, the

Stakeholders committee will allow citizen representatives the opportunity to work directly with the PT.

Implementing the tasks outlined in this report will improve the overall quality of the plan by defining the values of the community and working together to accomplish those goals. Additionally, involving the public during the planning stage will help to garner support for the Comprehensive Plan and its eventual implementation.

2. Project Team (PT)

A technical advisory committee has been established to coordinate project staff, provide feedback to the project managers, and to ensure that the Comprehensive Plan accurately represents the City's vision for the future. The team includes representatives of the various departments/groups:

Project Team (9 members)

- City Manager
- Fairburn Planning Commission
- Zoning Department
- City Council
- Public Works
- Fairburn Development Authority
- Planning Consultants

The PT has met on a regular schedule to oversee the development of the Community Agenda and Community Participation Plan. Please see Appendix A for a copy of meeting summaries. The following list details the early efforts of the PT:

- *Existing Land Use Map*: Fieldwork was conducted to verify the existing land uses. The PT then reviewed the existing Land Use map and made the appropriate updates.
- *Community Character Map*: The PT analyzed the current land use distribution and development patterns and established a vision for the future that is illustrated in the Community Character map.
- *Areas Requiring Special Attention (ARSA)*: The PT used the existing Land Use and Community Character maps to develop the ARSA map. Areas were identified based on the consistency between current trends in a given area and the future vision for the community.
- *Issues and Opportunities*: The PT reviewed the State Planning Recommendations and created a comprehensive list of issues specific to Fairburn that need to be addressed in order to meet the goals outlined in the plan. A list of opportunities was developed based on the identified issues.
- *Data Assessment*: The data assessment evaluated a variety of demographic trends that need to be considered in the scope of long-term planning. Rapid population growth and a growing elderly population are just two items gathered from this assessment. Other factors analyzed by the PT were income, employment, housing, economic trends, utilities, education, natural resources, and coordination between governments.

The PT will continue to meet throughout the planning process. The initial findings of the PT will be updated and revised based on feedback generated during the public involvement process.

3. Public Hearing

The state minimum standards require that a Public Hearing be held before City Council to inform the public that the planning process for updating the Comprehensive Plan is in progress. The PT presented the Comprehensive Plan to the Planning and Zoning Commission on November 1, 2005 and at the City Council Meeting on November 14, 2005 to inform the City Council and the public about the scope of the plan. Both meetings were open to the public and advertised in accordance with City procedures. Schedules were posted on the City's website and agendas were made publicly available at City Hall before the meetings. Please see Appendix B for copies of the agendas for these meetings. The following items were presented at both Public Hearings.

- Existing Land Use Map
- Community Character Map
- Areas that Require Special Attention Map
- Issues and Opportunities
- Data Assessment
- Quality Community Objectives Assessment
- Public Involvement Strategy
- Project Schedule

The initial public meeting will provide citizens with an opportunity to ask questions and voice any concerns about the proposed strategy for public involvement and plan development. A second Public Hearing will be held prior to final adoption of the Community Agenda.

4. Identification of Public Participation Techniques

4.1 Stakeholder Committee

A great part of the success of the Comprehensive Plan will be dependent on Stakeholder involvement. Effective involvement of key individuals/groups from the community will ensure that the Plan gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented. The benefits of Stakeholder involvement include:

- Citizens increasingly want to be involved in decisions that affect their community.
- People with different areas of expertise contribute ideas, resulting in a well thought out plan with better solutions.
- Fellow citizens tend to support programs that have Stakeholder involvement.
- By allowing residents, special interest groups, and business leaders to be involved, planners and decision makers have the chance to think “outside the box.”
- Involving “citizen experts” helps facilitate communication.
- Working together provides the opportunity to understand other people’s concerns and issues.
- Stakeholder involvement allows for a more interconnected community.
- Stakeholder support builds program momentum and keeps the project moving forward.
- Stakeholder comments are heard and responded to early in the process, which leads to more effective program implementation and future acceptance.

The Stakeholder process allows individuals to make significant contributions to the planning process. It has been our experience that Stakeholders in a community often agree that government needs to take action to protect them from various perceived risks (health, safety, environmental issues, undesired development patterns, etc.).

It is important that a free flow of information be maintained between the City and the Stakeholders as well as within the Stakeholder Committee. This is important because the people that comprise the Stakeholder Committee live and work within the community, and they will be the best resource to convey the SWMP message. The City should consider that in order to effectively implement the future Comprehensive Plan, the Public Education and Involvement Program must create an awareness of land use, development, and community related issues and opportunities.

4.1.1 Selecting the Stakeholders Committee

The key Stakeholders are typically comprised of representatives from the general public, residents, professionals, business and industry leaders, church and civic leaders, media representatives, special interest groups, City staff and elected officials.

It is important that the Stakeholder group consist of a diverse assortment of local representatives with different perspectives on the issue. The initial focus of the public involvement strategy will include the involvement of key Stakeholders that possess a high degree of trust and credibility with their fellow citizens. These Stakeholders will represent a broad range of backgrounds from business leaders to church leaders to neighborhood groups to developers. Fairburn has identified the following Stakeholder groups to be represented in this process:

- Project Team Members
- City Council
- Planning and Zoning Commission
- Church Leader
- Environmental Advocacy Group
- Business/Economic Development Representative
- School Representative (Landmark Christian Academy)
- Industrial Representative

In the selection of Stakeholders, the City will make an effort to recognize and be cognizant of what the general public's perception typically entails. The selected group of Stakeholders should be chosen such that their diversity ensures that the final Comprehensive Plan reflects the goals and objectives of the various communities within the City. The key to success will be achieving a consensus among the group on the future vision for the City of Fairburn. Once this is accomplished, this diverse group of Stakeholders should be able to "get the word out" to their fellow citizens and business associates that the Comprehensive Plan will be beneficial to the citizens of Fairburn and the future of their community.

4.1.2 Stakeholder Meeting Strategy

The Stakeholder Committee will be scheduled to meet four times throughout the planning process to review progress and provide feedback to the PT. The following is a proposed list of topics to be discussed at each Stakeholder meeting.

- Meeting 1 – Visioning
- Meeting 2 – Development Patterns and Strategies
- Meeting 3 – Issues and Opportunities and Quality Community Objectives
- Meeting 4 – Review and Consensus

The PT will provide "read ahead" material to the Stakeholder Committee prior to each meeting. Experience has shown that supplying "read ahead" material leads to more productive meetings by allowing the Stakeholders to review the information in advance. Stakeholder meetings will be held in an informal but professional manner to create an

environment that will facilitate participation and to show due respect to the participants who are donating their time. Meetings will be held after work hours and will be limited to a maximum of two hours per meeting. If more meetings are required to meet the goals set above, the Stakeholder Committee will be asked for an additional commitment.

4.2 Community Survey

In an effort to increase public involvement, the PT will develop a community survey to gain feedback from citizens. The community survey is an effective tool as it is available to a large population at a minimal cost for the City and a minimal time commitment to the participants. The survey will be posted on the City website and will contain questions on a wide range of community related topics. The City is also exploring the option of a photographic survey. This would include showing pictures of different development patterns and asking citizens to rate them.

The results of the surveys will be tabulated and examined by the PT. Based on the results, the PT will incorporate the main issues and concerns of the citizens into the development of the future vision.

4.3 Open House

Community meetings or “open houses” are one of the best and most commonly utilized approaches to facilitate public education and involvement. Typically, the public is invited to meet with City staff and the City’s representatives. At these meetings, the various issues will be presented in an informal manner in order to answer questions and gather feedback on the direction of the planning process. The City may also consider conducting concurrent meetings with neighborhood associations, civic groups and business related coalitions (such as Rotary) in an effort to share information about the Comprehensive Plan and to garner additional perspective on the issues from other local citizens.

The City will host an Open House to introduce the Community Assessment to the public at the beginning of the Community Participation Program. The Open House will be held at the recently refurbished “Annex” building and will allow for informal interaction between the citizens and members of the PT. Citizens will be able to view map displays and have one-on-one discussions with PT members about specific elements of the plan. Handouts, comment cards, and other information will be distributed in an effort to educate the public and get feedback. The City will advertise the event by issuing a press release local newspaper, posting it on the website and cable channel, and providing information on the Open House at City Hall.

4.4 Public Information

In addition to the strategies identified above, the City will produce handouts to update citizens about the content and progress of the Comprehensive Planning process. The City will utilize the following Public Information techniques:

- *Media Kit (Press Package).* A packet of information will be provided to the press containing all of the information/facts to write an article (or a series of several articles) on the Comprehensive Plan. A City contact name and phone number will also be included.
- *Informational Brochure(s).* These brochures and/or fact sheets will be simple and straightforward in order to explain the Comprehensive Planning process and what it is designed to accomplish. The brochures will provide common questions and answers and will be written using language that is not overly technical. There may be more than one brochure to explain various aspects of the Comprehensive Plan. The brochures will be made available at City Hall and will be distributed at public meetings.
- *Local Cable TV.* Public service announcements (PSAs) are an excellent way of getting information out to the public. The PSAs will provide information on the status and content of the Comprehensive Plan. Important milestone dates will be advertised as appropriate on the cable access channel.
- *Websites.* Websites are a great method of getting information out to a large group of people. A section or link added to the City's website for the Comprehensive Program will allow for quick immediate information for the general public. The webpage may include information on the program, a question and answer portion, contact information, and a link to e-mail any questions or concerns. This website address will be listed in all materials designed for the program. The website also provides an opportunity to catalog appropriate public documents and make them available to the public through use of downloadable PDF files.

4.5 Public Involvement Schedule

Public Involvement Tasks	2006											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
APPROVAL OF STRATEGY FROM DCA	★											
OPEN HOUSE	★											
STAKEHOLDER COMMITTEE												
Select Stakeholders and Read Ahead Packet												
Meeting 1: Visioning		★										
Meeting 2: Development Patterns			★									
Meeting 3: Issues, Opportunities, and QCOs				★								
Meeting 4: Consensus					★							
SURVEY												
PUBLIC INFORMATION												
Media Press Kit	★											
Informational Brochures												
Cable Access Channel												
Website												
FINAL PUBLIC MEETING								★				

Appendix A

Project Team Meeting Summaries



**CITY OF FAIRBURN
COMPREHENSIVE PLAN**

*Project Team Meeting #1
September 8, 2005, 2:00 PM*

Summary

I. Project Team

The full Project Team (PT) was in attendance, and includes the following:

Jim Williams	City Manager
Troy Besseche	Public Works
Gail Denman	Planning & Zoning
Betty Hannah	Mayor
Adolph Snell	Planning & Zoning Commission
Julie Borders	Contract Employee
Jeff Couch	Development Authority
Courtney Power	ISE
Ron Feldner	ISE
Ed DiTommaso	ISE

II. Land Use Maps

a. Current Land Use

Courtney presented the Current Land Use Map for the PT's consideration. It was left in Fairburn for review and editing.

b. Proposed Character Areas

The Proposed Character Area Map was presented and the following comments were made regarding the character areas:

- Character map will be simplified.
- Downtown center will be expanded to include residential areas north of Washington and south of East Broad.
- One suburban classification. To include both developing and developed tracts.
- Needs to show more downtown commercial areas.
- Industrial and Light Industrial classifications need to be swapped
- Areas adjacent to the city limits are to be shown.
- Needs to consider the potential rerouting of RT 92 over to RT 74 via Oakley Industrial Blvd or another connecting arterial.

c. **Areas Requiring Special Attention**

The PT reviewed the Areas Requiring Special Attention Map and made the following comments:

- Area on the corner of Roosevelt Hwy and Brooks is home of future senior citizens home. Create potential pedestrian passage that connects this area to downtown center.
- North West quad. Proposed 700 acre mixed-use development in Fulton County.
- Review Fulton County Comp Plan to see how proposed land use and development patterns in the Fairburn vicinity.
- Large undeveloped land adjacent to I-85 has potential to be “an over 45-oriented development.”
- Lake Area. Promote this site as a landscaped Office Park. This use better compliments the commercial and industrial uses in adjacent areas.
- Nature Preserve to be developed in the South West corner of the city. Approximately 350 acres. Not currently within city limits, but has potential for future annexation.
- Landfill area off route 29 will be included on the map.

III. Data Assessment

The initial findings of the data assessment were presented. The major issue was related to the extremely rapid growth of the last five years. The population in 2005, based on the number of Certificates of Occupancy is already larger than the projected population in 2010. The PT offered the following comments:

- a. There is currently rapid population growth in Fairburn.
- b. The rate of growth likely to level off and the City’s focus needs to be on the quality of growth.
- c. The City should encourage infill development as a potential as a means to curb sprawl and undesired development.
- d. Corrections to the population projects should be made to reflect Fairburn data
 - 1980 – 1990 Census figure showed Fairburn to have growth rate of 15%. Current speculated rate is 80%. A healthy growth rate between 40-50% will be used for short-term calculations and adjusted to smaller percentage for long-term calculations (15%).

IV. Issues and Opportunities

The PT discusses the Draft Issues and Opportunities document developed by ISE. Comments were made on the following topics:

- a. Economic Development
 - Create more opportunities for smaller businesses

- Provide incentives for new and redevelopment to be designed according to desired standards
- Regulations should be designed to encourage desired types of commercial development.
- An economic program/plan should be developed to provide attract desired business and support existing businesses.

b. Transportation

- Commuter rail line into Fairburn (park-n-ride)
- Downtown commons area tied into the transportation area
- Possible commuter bus line. Express from Fairburn to College Park

c. Other Issues & Opportunities

- Community Centers
- Civic Organizations
- Encouraging natural resources preservation and protection through education.

V. Community Participation Strategies

The PT expressed an interest in exploring the following community participation strategies:

a. Stakeholder Group

- Group will begin meeting in Jan 2006

b. Other (survey, advertisements)

- Community feedback via online survey on Fairburn website.
- Possible to attach hard copy surveys to utility bills

VI. Homework Assignments

VII. Schedule

The short term schedule for the Comp Plan is as follows:

- A. ARC Comprehensive Planning Workshop: Atlanta, Tuesday, September 20th, 9:00 AM
- B. Next Project Team Meeting: Wednesday, September 21 – 2:00 in Fairburn



**CITY OF FAIRBURN
COMPREHENSIVE PLAN**

*Meeting Summary – Project Team Meeting #2
September 21, 2005, 2:00 PM*

SUMMARY

I. Maps

a. Character Areas

The Project Team discussed the latest draft of the Character Area map and ISE will revise the map based the following feedback:.

- i. Medium density areas in Fulton County will be changed to low density.
- ii. The Business Park/Industrial area in the southeast quadrant of the map (in Fulton County) will be redesignated as a mixed-use area.
- iii. The Lightning District will be classified as Mixed Use.
- iv. All the “white spots” on the map will be cleaned up and assigned a character classification based on the discussion at the meeting.

b. Areas Requiring Special Attention

No revisions were noted for the Special Attention Areas Map

c. Existing Land Use

The existing land use map was left with the City after the first PT Meeting. Fairburn staff reviewed and edited this map, which was returned ISE at this meeting. ISE will update/finalize the Existing Land Use map to reflect edits suggested by Fairburn staff.

II. Data Assessment

The PT reviewed existing demographic trends in Fairburn. Discussion focused mostly on the rapid population growth, growing elderly population, growing household size, workforce issues, and education attainment. The following major issues were identified and discussed.

- a. Due to issues surrounding educational attainment and the makeup of the workforce, the PT discussed the potential for Fairburn to offer the opportunity to take continued education courses and investigate the potential to house a technical or vocational college satellite campus. This would not only meet the educational need of Fairburn residents but would also provide a critical mass of students that would support the local economy.

- b. There was discussion about examining employment trends in Fairburn. In order to gather information specific to Fairburn, the PT expressed interest in administering a survey as part of the Public Involvement process. The PT was interested in gathering information on the following: 1) percentage of residents that are self-employed vs. the percentage employed by large companies; and 2) percentage of persons employed within Fairburn vs. the percentage employed outside of Fairburn.

III. Issues and Opportunities

The Project Team reviewed the draft of Issues and the following suggestions were made:

- a. Add the education and technical training where appropriate.
- b. Work with GA Military College to potentially open a satellite campus in Fairburn
- c. Work with the Landmark Christina School Group to try to integrate their campus and related activities with the downtown historic area.
- d. Another issue discussed was the lack of after-hours activities in Fairburn. Fairburn needs to provide services in order to get people to stay downtown after work or after a football game.

IV. Community Participation Strategies

The PT quickly reviewed the state planning recommendations for community participation techniques. The group expressed an interest in creating an online survey to try to gather input from the general public. The online survey could be posted to the city website. Additionally, the PT plans on forming a Stakeholder Committee to gather input from major community representatives. The PT specifically mentioned including a representative from the Landmark Christian School. It was suggested that the stakeholder group should be kept as small as is practical in order to preserve the group's ability to make decisions and move forward.

V. Homework Assignments

- a. Finalize Maps (ISE)
- b. Finish Data Assessment (ISE)
 - i. Additional Census Data
- c. Revise Issues and email to PT (ISE)
- d. Review Revised Issues, track change, and email back to Ed or Courtney (PT)
- e. Complete draft of Opportunities (ISE)
- f. Develop Draft Community Assessment Report Format (ISE)
- g. Draft of Quality Community Objectives Assessment (ISE)
- h. Draft Recommendations for Community Participation (ISE)

VI. Next Project Team Meeting

- a. October 11, 2005 – 2:00PM



**CITY OF FAIRBURN
COMPREHENSIVE PLAN**

*Project Team Meeting Summary #3
October 11, 2005, 2:00 PM*

SUMMARY

- I. Land Use Maps
 - a. Character Areas
 - i. Minor cosmetic revisions will be done to clean up and finalize.
 - b. Areas Requiring Special Attention (ARSA) Map
 - i. Names on the legend need to be matched up with the names used in the descriptions document (where applicable).
 - ii. Colors of water features need to be differentiated (streams, lakes, floodplains).
 - iii. Infill area will be expanded to include more of the downtown neighborhoods
 - 1. Area around Elders
 - 2. Stillwood neighborhood
 - 3. Valleyview Road and Rivertown area
 - 4. Current infill area will be extended north to East Broad.
 - c. Land Use Map
 - i. The Land Use Map was left with City staff for comments. City staff will provide updates at or before next Project Team meeting.
- II. Data Assessment
 - a. New items added to the Data Assessment have been reviewed
 - b. The data assessment will include population projections for adjacent municipalities (Palmetto, Union City, Fulton County).
 - c. Specific numbers for South Fulton County will be added to the Data Assessment in cases where they are available.
 - d. Place of employment will be expanded to include adjacent municipalities.
 - e. Source of data needs to be added to all tables.
- III. Issues and Opportunities
 - a. The most recent draft of Issues and Opportunities is to be reviewed by the Project Team and provided back to ISE. Comments and revisions will be incorporated and the Issues and Opportunities will be finalized at the next meeting.
 - b. Negative wording will be changed.
- IV. Community Participation Strategies

- a. The recommended techniques were reviewed and discussed. The team agreed that all recommended techniques should be included. Some of the techniques discussed are listed below:
 - i. Using kiosks, displays, printed information in public areas to educate the public about the plan.
 - ii. The City will work with the local newspaper to have an article published about the plan prior to the public meeting.
 - iii. The PT plans to use an online survey to get feedback from residents. The survey will be accessible via the City website. There was discussion of utilizing a picture survey.
 - iv. A stakeholder committee, representing residents and business owners will be established and will meet regularly throughout the planning process.
- b. Timelines will be developed for the participation elements.
- c. The City will have an Open House in the reconditioned “Annex” building to unveil the Comprehensive Plan at the start of the process.

V. Homework Assignments

- a. Finalize Character Area Map (ISE)
- b. Update Current Land Use Map (ISE)
- c. Digitize Zoning Map (ISE)
- d. Review Character and Attention Area Descriptions and provide to ISE (Project Team)
- e. Review Issues and Opportunities and provide to ISE (Project Team)
- f. Develop Community Assessment Report Format (ISE)
- g. Review Zoning Ordinance and develop draft Quality Community Objectives Assessment (ISE)
- h. Develop Draft Public Involvement Report (ISE)

VI. Schedule

- a. Next Project Team Meeting is scheduled for November 1 @ 2:00.
- b. Presentation at Planning and Zoning Board meeting is scheduled for November 1 @ 7:30.
- c. Public Hearing is scheduled for November 14 @ 7:30.



**CITY OF FAIRBURN
COMPREHENSIVE PLAN**

*Meeting Summary #4
November 1, 2005, 2:00 PM*

SUMMARY

I. Land Use Maps

- a. Character Areas
 - i. The final Character Map was accepted by the PT
 - ii. Recommended development strategies for commercial areas will use square footage as a factor. No more than 15,000 SF in neighborhood commercial, 15,000 – 30,000 in downtown commercial, 30,000+ for regional commercial.
 - iii. Recommended development strategy for neighborhood commercial will state that compatible uses are allowed versus defining the types.
- b. Areas Requiring Special Attention (ARSA) Map
 - i. The final ARSA map and descriptions were accepted by the PT
- c. Land Use Map
 - i. The land use map still needs to be revised based on comments from City Staff. City staff must provide final comments.

II. Issues and Opportunities

- a. The issues and opportunities have been reviewed and require minor language revisions to soften the language.

III. Quality Core Objectives

- a. QCO Assessment will be revised based on comments from the PT. The PT was able to identify patterns and provide specific programs and/or actions that the City is taking regarding those items.

IV. Community Participation Strategies

- a. Strategies were reviewed and the PT voiced no major concerns.

V. Public Hearing #1

- a. ISE presented the Draft Community Assessment Report and Draft Community Participation Plan to the Fairburn Planning & Zoning Commission.

VI. Homework Assignments

- a. Community Assessment Report Final Draft (ISE)
- b. Community Participation Plan Final Draft (ISE)
- c. Presentation to City Council (ISE)

VII. Schedule

- a. The Public Hearing#2 is scheduled for November 14 @ 6:30.
- b. The report will be submitted to DCA by Thanksgiving for their review.

Appendix B
Public Meeting Agendas

**City of Fairburn
Planning & Zoning Commission Agenda
November 1, 2005
7:00 PM**

I. Call to Order

II. Public Comments

Comments to the Planning & Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesmen. The time allowed for all issues will not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the City Administrator for review. Responses will be provided at a later date.

III. Agenda for Meeting: (Additions, Deletions, Adoption)

IV. Approval of Minutes:

- Meeting on September 6, 2005.
- Meeting on October 4, 2005

V. Public Hearings:

- Annexation and Zoning: Keystone Investment Tract;
38.44 acres on White Mill Road.

VI. Old Business: (None Scheduled)

VII. New Business:

- Final Plat; Fieldstone Manor, Phase II
- Final Plat; The Parks at Durham Lake, Phase II
- Conceptual Site Plan; Welcome Grove Church, Plantation Road
- Conceptual Site Plan: GA74 Commercial Center
- Comprehensive Plan Update

VIII. Staff Report

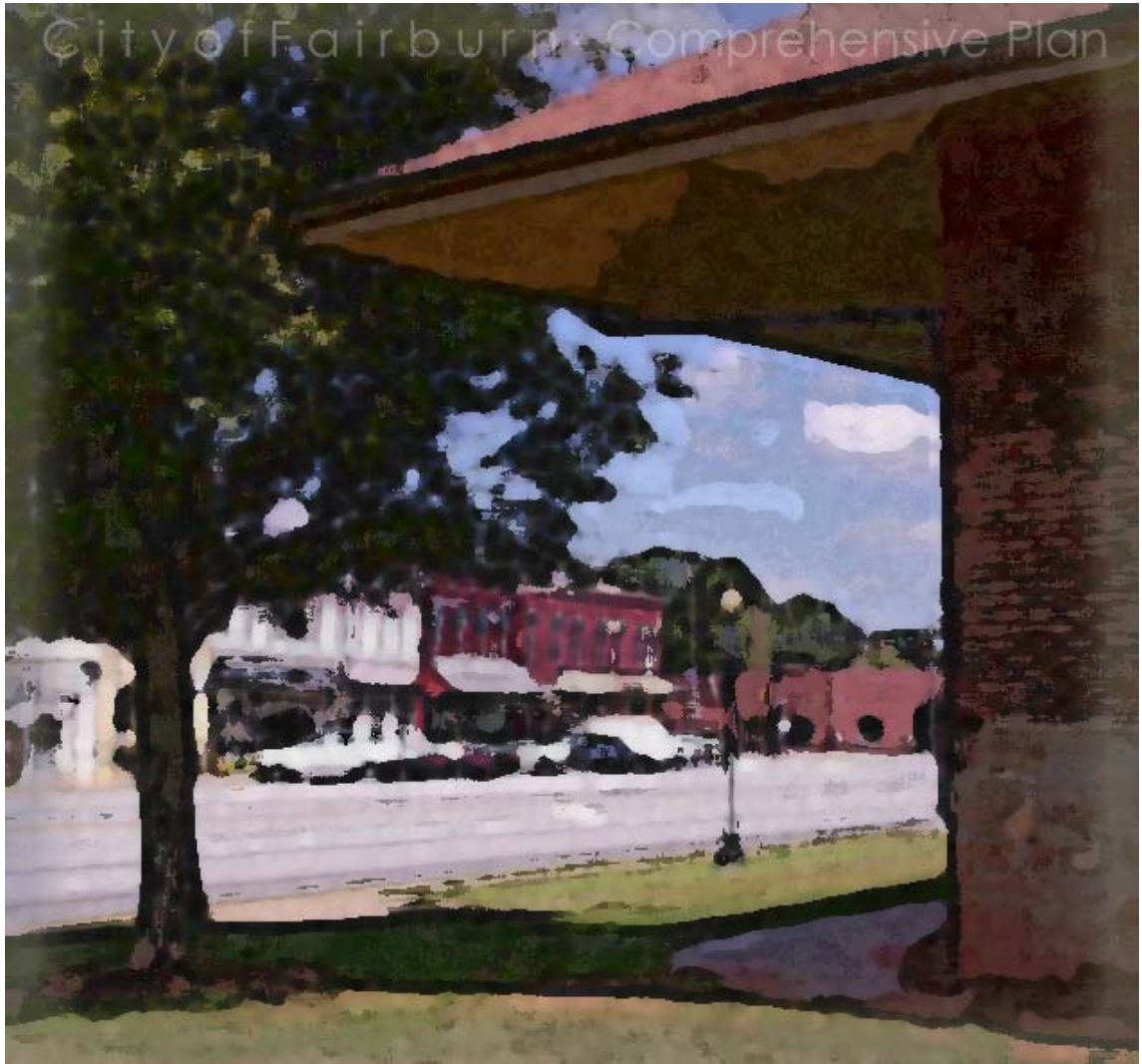
IX. Commission Members Comments

X. Adjourn

City of Fairburn
City Council Special Called Meeting
November 14, 2005
6:30 pm

- I. Call to Order
- II. Comprehensive Plan Update.
- III. Adjourn to Regular Meeting at 7:00pm

City of Fairburn Comprehensive Plan



Presentation to:

Fairburn City Council

November 14, 2005





Fairburn Comprehensive Plan

DCA Requirements

- Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1
 - Updated May 2005
- Comprehensive Plan
 - Community Assessment
 - Public Participation Program
 - Community Agenda
- **Fairburn Submission deadline: October 31, 2006.**
 - Assessment and Participation Program: **November 2005**
 - Community Agenda Report: **August 2006**
- Project Approach
 - ISE contracted August 2005
 - Project Team (City Staff, Consultant, Planning Commission, Economic Development Rep.)



Fairburn Comprehensive Plan **Community Assessment**

- **Development Pattern Assessment**
 - Existing Land Use
 - Community Character Areas
 - Areas Requiring Special Attention
- **Census Data Assessment**
 - Technical Addendum
- **Community Issues and Opportunities**
 - Based on existing conditions and future vision
- **Quality Community Objectives**
 - Fifteen objectives proposed by DCA





Community Assessment

Existing Land Use

- Current, parcel-based land use in September 2005
- Field GIS survey
- Land Use Categories:
 - Forest
 - Commercial
 - Industrial
 - Mixed Use
 - Multi-Family
 - Single-Family
 - Park/Recreation/Conservation
 - Transportation/Communication/Utilities
 - Undeveloped/Vacant





Community Assessment

Character Areas

- Identify the defining and desirable character of the unique areas/neighborhoods within Fairburn.
- Develop recommended development strategies for each Character Area.
- Character Areas will influence future Land Use and Zoning decisions within the City.

OPENSOURCE	Area of protected open space established for recreation, cultural, alternative transportation, or conservation purposes.
SUBURBAN	Area where pressures for the typical types of suburban residential subdivision development are greatest or have already occurred.
TRADITIONAL NEIGHBORHOOD	Residential area in older part of the community with traditional design.
HISTORIC DOWNTOWN	This area comprises the historic central business district, immediately surrounded by commercial, residential, and mixed-use areas
MIXED USE	Area near to historic downtown center that has a mix of residential and neighborhood commercial uses.
NEIGHBORHOOD COMMERCIAL	Neighborhood focal point with uses such as restaurants, retail, service commercial, professional office, higher-density housing.
REGIONAL COMMERCIAL	Concentration of regionally marketed commercial and retail centers, offices, higher-education facilities, sports and recreational complexes
DOWNTOWN COMMERCIAL	Allows for an intensity of development between neighborhood commercial and regional commercial areas.
INDUSTRIAL	Area used in manufacturing, wholesale trade, and distribution activities.
OFFICE PARK	This area is set aside for an office park that will provide an employment center for residents.
SMART GROWTH	An area set aside for residential or mixed-use development that is masterplanned to incorporate New-Urbanist or Conservation Development standards.



Community Assessment

Areas Requiring Special Attention

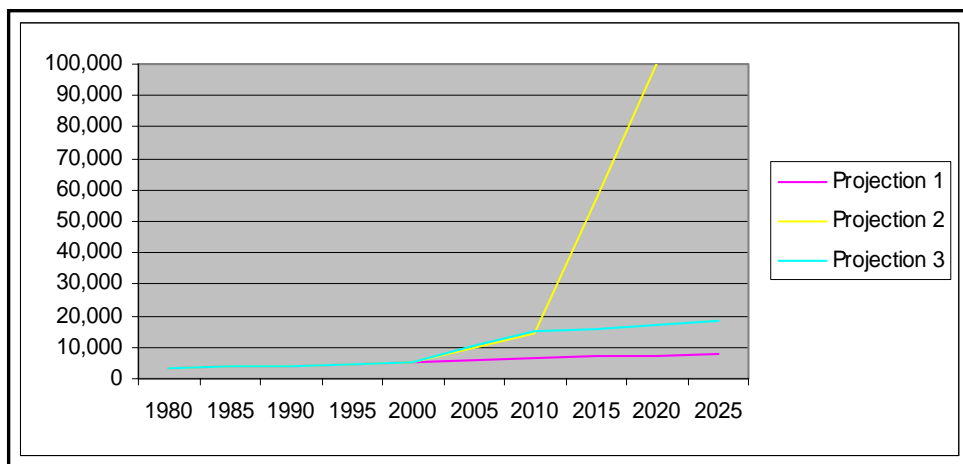
- Areas where current land use patterns and trends necessitate special attention
- DCA requirements:
 - Natural or cultural resources
 - Areas where rapid development is likely to occur
 - Areas where the pace of development has and/or may outpace the availability of **public** facilities and services
 - Redevelopment areas
 - Large abandoned structures or sites
 - Infill development opportunities
 - Areas of significant disinvestment and/or under-utilized areas



Community Assessment Issues and Opportunities

- **Population Growth**

- Population growth has increased significantly in the past five years, and this trend is likely to continue for the next five to ten years.



- **Economic Development**

- Fairburn's downtown historic district should be more of a focal point for the community.
- There is disinvestment in key areas, which contributes to neighborhood decline and a reduced quality of life for local citizens.
- Available activities/point of interest are not sufficient to meet the needs of Fairburn residents.



Community Assessment Issues and Opportunities

- **Natural & Cultural Resources**

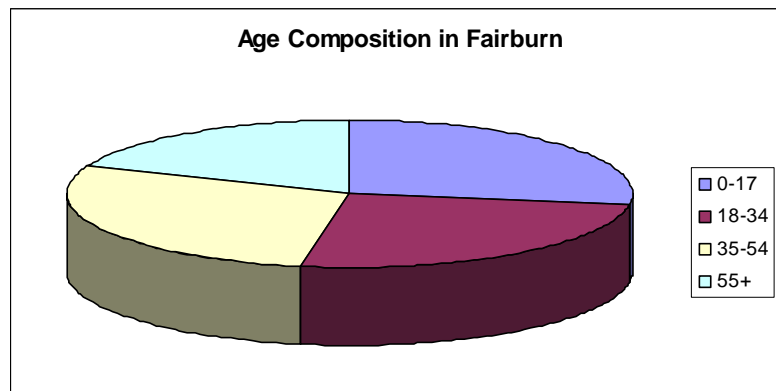
- Development has the potential to impact the ecological integrity, historic integrity, and cultural significance of community resources.

- **Facilities and Services**

- New development has required the City to improve/expand existing facilities and services
- The City should create more public spaces for community orientated, city-sponsored activities.

- **Housing**

- The current trend is focused on single-family suburban housing may not provide a suitable mix of housing options and densities for all income levels, lifestyles, and ages.



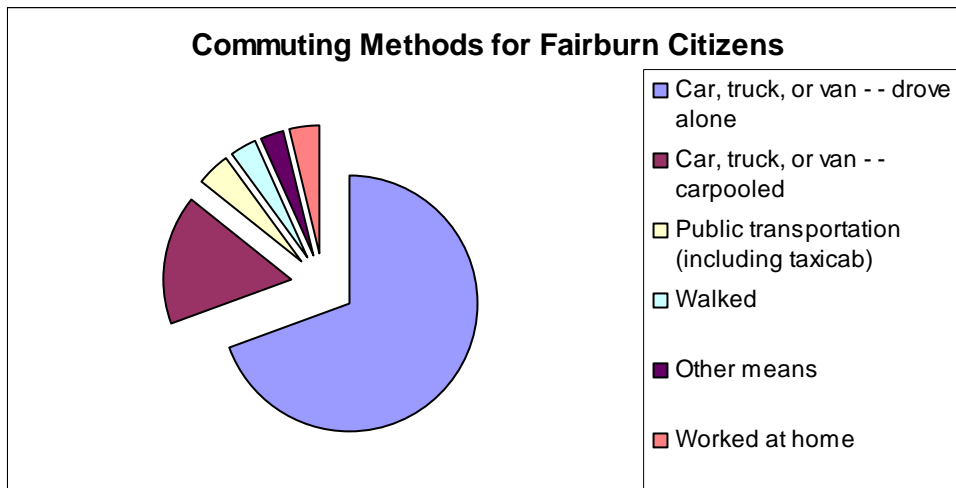


Community Assessment

Issues and Opportunities

- **Transportation**

- The existing transportation network needs improvement to provide a useful network of roadways, connectivity, and alternative uses.
- Most residents rely on solely on automobile transport, which increases congestion and commute times.



- **Land Use**

- There is a need for small pockets of neighborhood commercial development to serve expanding suburban areas.
- Fairburn's development patterns should promote safe and pedestrian-friendly environments.
- Development patterns in the City should be reflective of the community vision.



Community Assessment Quality Community Objectives (QCOs)

DCA adopted Fifteen QCOs:

- | | |
|--------------------------------|------------------------------|
| 1. Traditional Neighborhoods | 8. Growth Preparedness |
| 2. Infill Development | 9. Appropriate Business |
| 3. Transportation Alternatives | 10. Employment Options |
| 4. Regional Identity | 11. Housing Choices |
| 5. Resource Conservation | 12. Education Opportunities |
| 6. Open Space Preservation | 13. Local Self-Determination |
| 7. Environmental Protection | 14. Regional Cooperation |
| | 15. Sense of Place |

QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.



Fairburn Comprehensive Plan Community Participation

- Work with citizen stakeholders to identify issues, challenges & opportunities unique to their community
- Evaluate the current strengths and weaknesses of the area to develop a future plan and vision to guide future growth and development in a well planned manner.

Community Participation Strategies

- Project Team
- Public Meetings
- Stakeholders Committee
- Community Survey
- Open House
- Handouts
- Website

