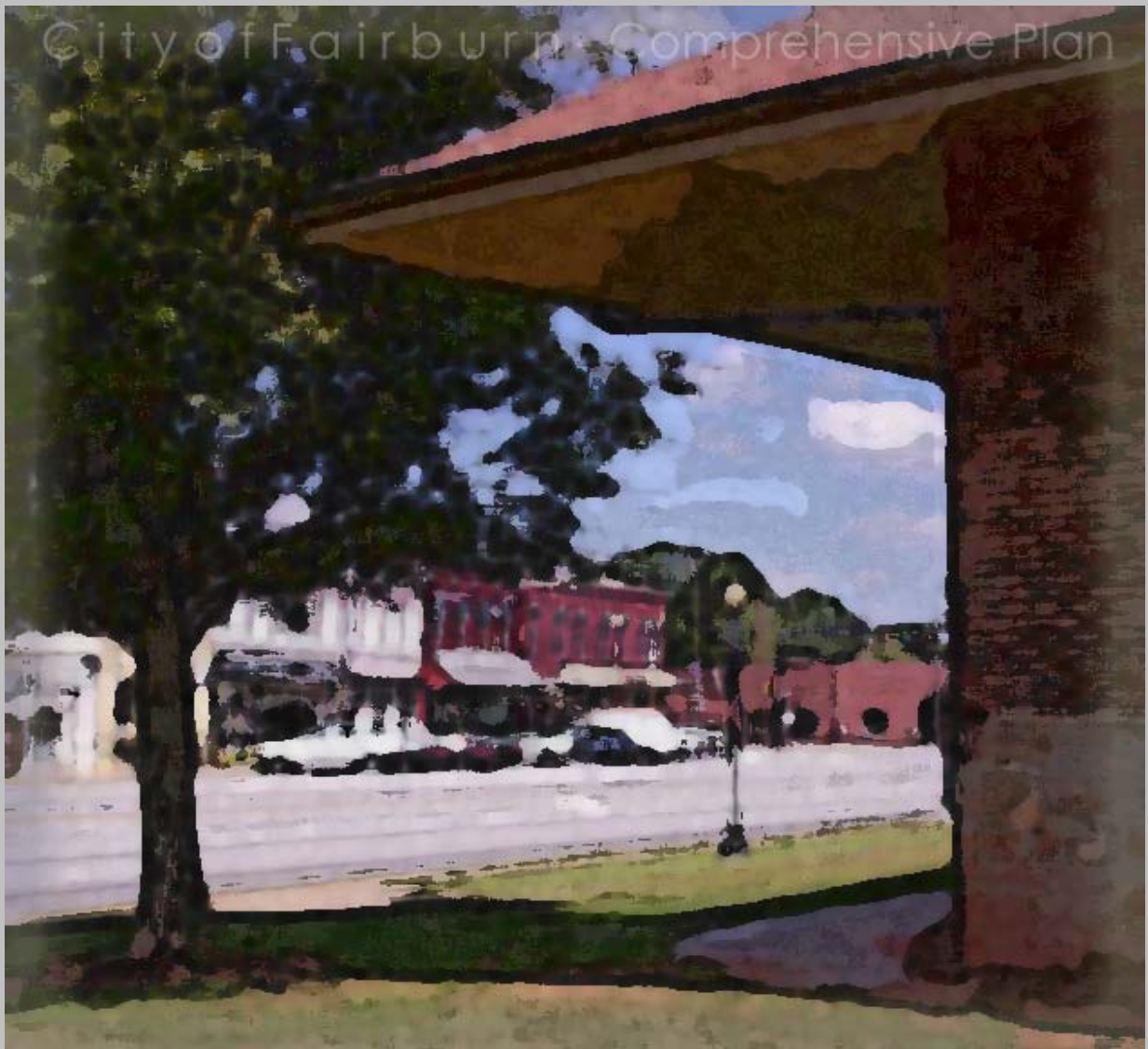


TECHNICAL ADDENDUM DATA ASSESSMENT

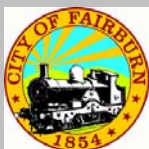


Submitted to:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

By:

CITY OF FAIRBURN, GEORGIA



November 23, 2005



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1. Population

1.1 General Population

Table 1 – General Population

Jurisdiction	1980	1990	2000	2005	Chg '80 to '90	Chg '90-'00	Chg '00 to '05
Fairburn	3,466	4,013	5,464	10,310	15.8%	36.2%	88.7%
Fulton County	589,904	648,951	816,006	872,532	10.0%	25.7%	6.9%
Georgia	5,457,566	6,478,216	8,186,453	8,868,675	18.7%	26.4%	8.3%

Source: Department of Community Affairs (DCA), US Census Bureau, City of Fairburn

Fairburn was a city of 3,466 residents in 1980. By 1990, this figure had grown to 4,013, an increase of approximately 16 percent. The 2000 Census counted Fairburn's population at 5,464 residents, an increase of 36 percent from the population of 4,013 in 1990. In September of 2005, the estimated population of the City totaled 10,310 (based on Certificates of Occupancy multiplied by the average household size). It is important to place population growth within a larger context as a point of reference. Table 1 compares population totals for Fairburn, Fulton County and Georgia. Since 1990, Fairburn's population has increased at an even more accelerated rate than the County's and State's, presenting a myriad of issues for Fairburn's environment, city services, infrastructure and resulting quality of life. Southern Fulton County, which has largely been overlooked as the rest of Fulton County grew, is fast becoming a focal point for new development. Table 2 below compares Fairburn, Union City and Palmetto with Fulton County to illustrate the comparably fast rate of growth in the southern part of the County.

Table 2 – Population Comparison

Jurisdiction	1980	1990	2000	2005	Chg '80 to '90	Chg '90-'00	Chg '00 to '05
Fairburn	3,466	4,013	5,464	10,310	15.80%	36.20%	88.69%
Palmetto	2,086	2,612	3,400	3,729	25.22%	30.17%	9.7%
Union City	4,780	8,375	11,621	13,331	75.21%	38.76%	14.7%
Fulton County	589,904	648,951	816,006	872,532	10.00%	25.70%	6.9%

Source: DCA, US Census Bureau

1.2 General Population Projection

Due to the acceleration of growth in Fairburn over the last five years, projecting population accurately within Fairburn is difficult. Therefore, three population projections have been presented below. The first population projection, in Table 3, was developed by the Department of Community Affairs (DCA) based on the averaged growth rate between 1980 and 2000. As you can see, the population estimate for 2025 is already exceeded by the number of known residents in 2005.

Table 3 – Fairburn City: Population Projection 1

Fairburn City: Population Projection 1										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	3,466	3,740	4,013	4,739	5,464	5,964	64,63	6,963	7,462	7,962

Source: DCA, US Census Bureau

The next projection was made by multiplying the averaged rate of change between 1980 and 2000 by 9.25. This projection was completed utilizing the projection calculation tool provided on the DCA's website. This next projection reflects approximate condition in 2005, however the exponential growth rate predicts a population of nearly half a million people in 20 years. Not only is this physically improbable, it would be impossible for the City of Fairburn to service that level of development in such a short period of time. Growth of that nature would take a heavy toll on Fairburn's natural and cultural resources, infrastructure, and quality of life.

Table 4 - Fairburn City: Population Projection 2

Fairburn City: Population Projection 2										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	3,466	3,740	4,013	4,739	5,464	10,084	14,705	57,443	100,182	495,513

Source: DCA, US Census Bureau

The final population projection (Table 5) presents a more intermediate position, and more importantly it represents Fairburn's desired state. In this projection continued growth is expected for the next five to ten years, adding approximately 6,000 residents by 2015, the mid-point of the 20-year planning period. This represents an amount that is approximate quadruple the 1995 population in only 20 years.

However, despite this surge in development, the rate of growth is expected to decrease to 45% from 2005 to 2010, and then leveling off to a healthier growth rate of 15% in the following decades. The growth rate of 15% would mirror the growth rate in Fairburn between 1980 and 1990.

Table 5 - Fairburn City: Population Projection 3

Fairburn City: Population Projection 3										
Time Span	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	3,466	3,740	4,013	4,739	5,464	10,310	14,950	16,034	17,192	18,439

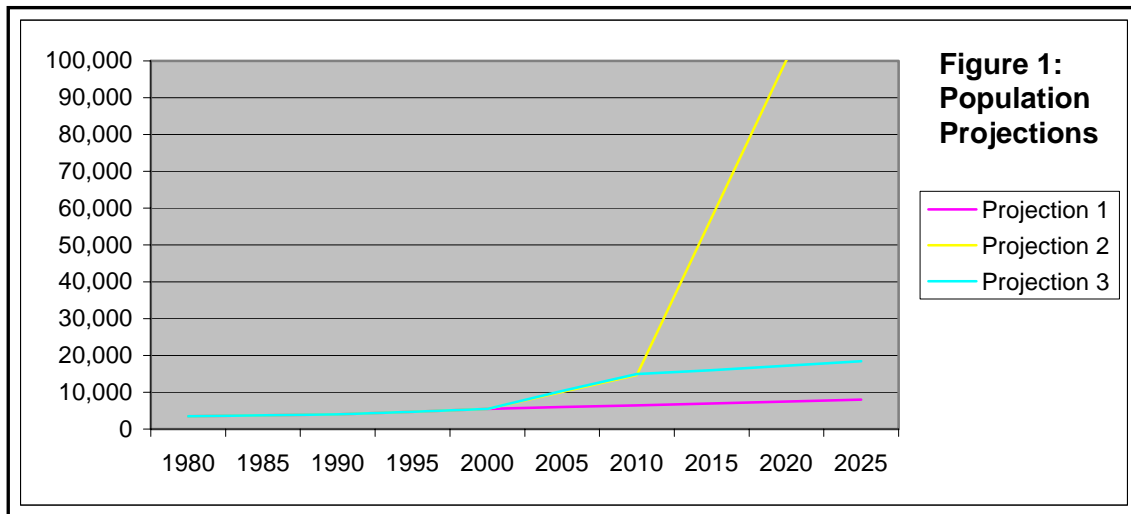
Source: DCA, US Census Bureau

This expected plateau in the growth rate is expected due to growth management strategies developed prior to and as part of the comprehensive planning effort. The plateau is illustrated in the chart in Figure 1. There is a steep rise in population between 2000 and 2010, and then the rate of population growth returns to pre-1990 levels.

The projection over the 20-year planning period is also based on an assessment of local policy concerning development density and annexation. Fairburn's new zoning ordinance

actually reduces multifamily development density while permitting increased single-family density through a new, “Planned Development” (PD) district. Specific annexation goals have been realized, suggesting that future annexation, particularly annexation of areas developed or planned for residential use, will be curtailed. The implications of these factors are that while Fairburn’s growth has actually exceeded estimates in recent years, long-term growth projections are based on a leveling off of those recent development surges.

Figure 1 – Population Projections



The population projections made in Table 5 will be carried throughout the rest of the population projections as appropriate. Percentage composition will be expected to remain the same, and the new projected total population numbers will be taken from the Table above.

1.3 Population by Age

The following tables compare the age composition of the population in Fairburn and Fulton County. Comparison is made based on percentage composition of age ranges as established by the DCA.

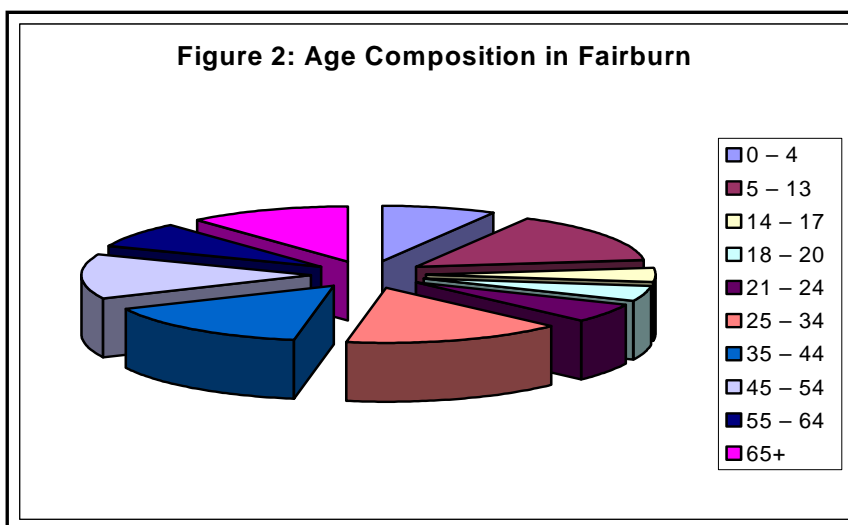
Table 6- Age Composition Comparison

Age Composition in Fairburn			
Age Range	1980	1990	2000
0 – 4	8.0%	8.9%	8.1%
5 – 13	13.2%	14.7%	15.0%
14 – 17	7.8%	3.8%	4.1%
18 – 20	5.3%	3.9%	4.4%
21 – 24	7.4%	6.7%	5.7%
25 – 34	15.4%	17.9%	15.4%
35 – 44	12.0%	15.8%	15.3%
45 – 54	10.9%	9.5%	13.1%
55 – 64	9.2%	8.1%	7.5%
65+	10.7%	10.6%	11.5%

Age Composition in Fulton County			
Age Range	1980	1990	2000
0 – 4	6.8%	7.4%	7.0%
5 – 13	13.4%	13.0%	13.8%
14 – 17	6.7%	3.8%	3.7%
18 – 20	5.8%	5.1%	4.6%
21 – 24	8.2%	6.9%	6.4%
25 – 34	19.0%	19.6%	18.6%
35 – 44	11.7%	16.8%	16.9%
45 – 54	9.4%	10.3%	13.4%
55 – 64	8.5%	7.0%	7.3%
65+	10.4%	10.0%	8.5%

Source: DCA, US Census Bureau

Figure 2 – Age Composition in Fairburn



The percentage of each age group within Fairburn has followed the same trends as Fulton County fairly consistently. In Fairburn as of 2000, 32% of the population is aged 45 years and older, whereas in Fulton County approximately 29% of the population falls into the same category. For both Fairburn and Fulton County, the largest

percentage increase from 1990 - 2000 was in the 45-55 year age range. Fairburn's population has experienced its most rapid growth among the population aged 45-54 years, with a difference of 3.6% in percentage composition from 1990 to 2000. This increase in percentage composition coupled with the increase in overall population has resulted in a significant increase in the number of people aged 45-55 within Fairburn. This 'graying' of the population calls for more consideration of public and private services specifically intended for the older people.

1.4 Population By Age Projection

Table 7 –Age Composition Projection

Age Range	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	8.0%	8.5%	8.9%	8.5%	8.1%	8.1%	8.1%	8.1%	8.1%	8.2%
5 – 13	13.2%	14.0%	14.7%	14.9%	15.0%	15.3%	15.5%	15.7%	15.9%	16.0%
14 – 17	7.8%	5.7%	3.8%	4.0%	4.1%	3.6%	3.1%	2.7%	2.4%	2.1%
18 – 20	5.3%	4.6%	3.9%	4.2%	4.4%	4.3%	4.1%	4.0%	4.0%	3.9%
21 – 24	7.4%	7.1%	6.7%	6.1%	5.7%	5.4%	5.2%	5.0%	4.9%	4.7%
25 – 34	15.4%	16.7%	17.9%	16.4%	15.4%	15.3%	15.3%	15.3%	15.3%	15.3%
35 – 44	12.0%	14.0%	15.8%	15.5%	15.3%	15.8%	16.2%	16.5%	16.8%	17.1%
45 – 54	10.9%	10.2%	9.5%	11.6%	13.1%	13.4%	13.7%	13.9%	14.1%	14.3%
55 – 64	9.2%	8.6%	8.1%	7.7%	7.5%	7.2%	7.0%	6.9%	6.7%	6.6%
65+	10.7%	10.7%	10.6%	11.1%	11.5%	11.6%	11.7%	11.7%	11.8%	11.9%

Source: DCA, US Census Bureau

The population by age projection shows increases in the following age groups: 5-13, 35-44, 45-54, and 65+. Over all, the drastic increase in the population combined with the increase in the percent of population falling within these age groups will result in an even more dramatic increase in the number of older adults within Fairburn. The one age group below 35 that also shows a continuing upward trend is the age group 5-13, which will increase the number of children the school system must accommodate, especially elementary and middle schools.

1.5 Average Households Size

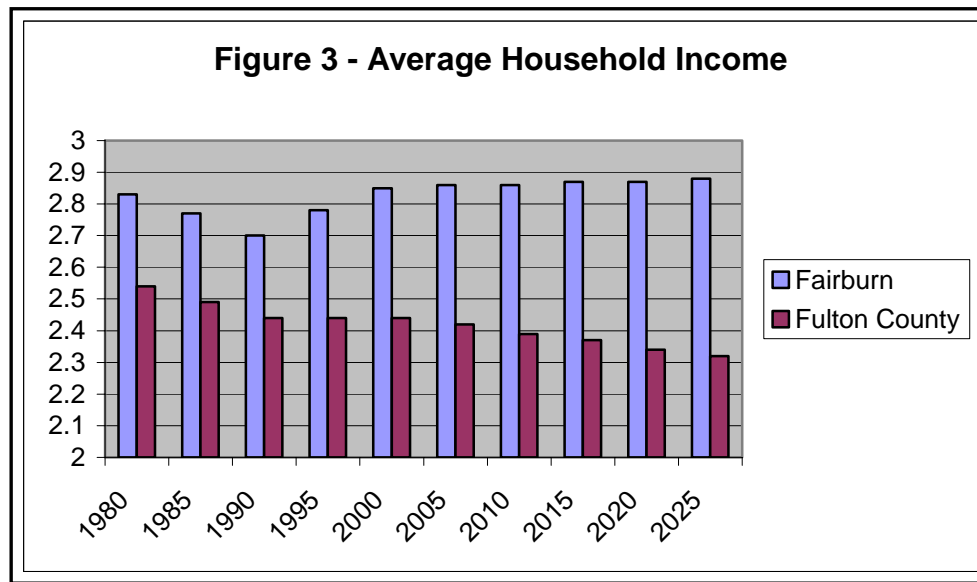
The number of people that make up the typical “household” in Fulton County has followed a national trend toward smaller households as people are having fewer children, the population is aging, and the number of persons living alone has increased as reflected in Table 8.

Table 8 –Average Household Size

Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Fairburn	2.83	2.77	2.70	2.78	2.85	2.86	2.86	2.87	2.87	2.88
Fulton County	2.54	2.49	2.44	2.44	2.44	2.42	2.39	2.37	2.34	2.32

Source: DCA, US Census Bureau, City of Fairburn

Fairburn, on the other hand, has experienced an increase in average household size from 2.83 in 1980 down to 2.70 in 1990 and up to 2.85 in 2000. The average number of people per household is projected to keep climbing reaching 2.88 by 2025. Conversely, the average household size in Fulton County is projected to fall from 2.44 in 2000 to 2.32 by 2025 as illustrated in the chart below.

Figure 3 – Average Household Income

Source: DCA, US Census Bureau

1.6 Number of Households

Information concerning the number of households in Fairburn and Fulton County households is presented in Table 9. The number of households in Fairburn has grown from 1,223 in 1980 to 1,486 in 1990, and 1,879 in 2000. With the permitting of extensive new residential development, this number has dramatically increased over the past five years. The current number of Certificates of Occupancy shows there are currently 3,643 households in Fairburn as of September 2005.

Table 9 – Number of Households

Number of Households	1980	1990	2000	2005	Chg '80 to '90	Chg '90-'00	Chg '00-'05
Fairburn	1,223	1,486	1,879	3,643	21.5%	26.4%	93.9%
Fulton County	225,308	257,140	321,242	345,226	14.1%	24.9%	7.5%

Source: DCA, US Census Bureau, City of Fairburn

The projections presented in the table below are based on the corrected population projections presented above in Table 9.

Table 10 – Number of Households Projection

Number of Households Projection										
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Households	1,223	1,355	1,486	1,683	1,879	3,643	5,227	5,587	5,990	6,402

Source: DCA, US Census Bureau, City of Fairburn

1.7 Racial Distribution

Fairburn's racial composition has shifted dramatically from 1980 to 2000. In 1980, the white population comprised almost 80 percent of the total population, but by the end of the millennium, represented less than 45%. Fairburn's non-white races represented over 56 percent of the 2000 population. The projected percentage composition, depicted in gray in Table 11, are based on historic trends for each race. Most of the change related to racial composition is related to the percentages Caucasian versus African American people. Other racial groups only represent approximately 9% of the total population in 2000 and 13% of the total population by 2025.

Table 11 – Racial Distribution

Fairburn Racial Distribution										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Caucasian	78.1%	71.0%	64.9%	52.3%	43.1%	38.0%	33.7%	30.0%	26.8%	24.0%
African American	21.0%	27.3%	32.7%	41.3%	47.6%	51.5%	54.8%	57.6%	60.0%	62.1%
Native American	0.2%	0.3%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.4%
Asian/Pacific Islander	0.4%	0.5%	0.5%	0.6%	0.7%	0.8%	0.8%	0.8%	0.9%	0.9%
Other Race	0.3%	0.9%	1.4%	5.4%	8.3%	9.4%	10.4%	11.2%	12.0%	12.6%

Source: DCA, US Census Bureau

1.8 Hispanic Ethnic Distribution

The Hispanic population has been underrepresented and is thought to have increased significantly in recent years. According to the U.S. Census, only 38 persons of Hispanic origin lived in Fairburn in 1980; this number had increased to 129 by 1990, then to 711 in 2000. Hispanic is not considered a racial category by the Census Bureau, which characterizes this group based on national origin. Future growth of this population has been estimated (in gray) based on past trends in percentage composition of the total population. It is clear from recent trends and from the projection below that the Hispanic community has been exploding and this trend is expected to continue throughout the planning period. As a portion of this population may have English as a second language, this must be a consideration for the Fairburn's school system, as well as any public education programs for adults.

Table 12 – Hispanic Ethnic Composition

Fairburn City: Hispanic Ethnic Composition Projection										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons of Hispanic origin	38	84	129	420	711	1520	2424	2800	3189	3594

Source: DCA, US Census Bureau

1.9 Educational Attainment

The significance of education in today's competitive workplace is difficult to exaggerate. Comparison with Fulton County indicates that while dropout rates in Fairburn are only slightly higher than Fulton County, the number of people with college and graduate degrees in Fulton County is significantly higher (more than twice as high in 2000) than in Fairburn. This indicates that Fairburn's workforce is more focused on skilled labor and related industries, and additional focus on vocational training would be appropriate and desirable.

Table 13 – City of Fairburn Education Attainment

City of Fairburn Education Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	23.6%	16.1%	9.2%	10.0%	10.6%	9.1%	7.4%	6.0%	4.8%	3.7%
9th to 12th Grade (No Diploma)	24.2%	19.9%	15.4%	13.4%	11.8%	10.4%	8.9%	7.5%	6.4%	5.4%
High School Graduate (Includes Equivalency)	25.9%	34.8%	40.2%	36.2%	33.0%	35.4%	36.5%	37.5%	38.3%	39.0%
Some College (No Degree)	15.3%	18.4%	20.0%	22.1%	23.7%	25.9%	27.1%	28.2%	29.1%	29.9%
Associate Degree	0.0%	0.0%	5.2%	4.2%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Bachelor Degree	7.8%	7.4%	6.7%	10.6%	13.8%	15.2%	16.1%	16.8%	17.4%	18.0%
Graduate or Professional Degree	3.2%	3.3%	3.2%	3.5%	3.7%	3.9%	4.0%	4.0%	4.1%	4.1%

Source: DCA, US Census Bureau

Table 14 – Fulton County Education Attainment

Fulton County Education Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	18.1%	12.6%	7.9%	6.4%	5.1%	3.4%	1.7%	0.2%	0.0%	0.0%
9th to 12th Grade (No Diploma)	17.3%	15.8%	14.3%	12.4%	10.9%	10.6%	9.8%	9.2%	8.5%	7.9%
High School Graduate (Includes Equivalency)	27.6%	24.9%	22.3%	20.7%	19.4%	19.3%	18.4%	17.7%	16.8%	16.0%
Some College (No Degree)	17.3%	18.4%	19.0%	18.7%	18.5%	19.9%	20.3%	20.7%	20.7%	20.8%
Associate Degree	0.0%	0.0%	4.9%	4.8%	4.7%	0.0%	0.0%	0.0%	0.0%	0.0%
Bachelor Degree	13.3%	17.8%	21.2%	24.2%	26.7%	30.5%	32.7%	34.6%	35.8%	36.9%
Graduate or Professional Degree	10.6%	10.6%	10.4%	12.8%	14.8%	16.4%	17.1%	17.8%	18.1%	18.4%

Source: DCA, US Census Bureau

The dropout rates presented in Table 15 below represent the percentage of adult population that has not graduated from high school or received a Graduation Equivalency Degree

(GED). This trend has steadily declined since 1980 and is projected to continue to decline during the upcoming planning period. While this trend is very encouraging and reflects positively on the Fulton County School System, virtually one in five of the City's population over the age of 25 did not finish high school in 2000. Fairburn's dropout rate is higher than Fulton County and minimally higher than the State of Georgia. This indicates a need to advocate within the City of Fairburn the Fulton County School System for more emphasis on "staying in school," and the importance of continuing education. It also indicates a need for enhanced approaches to adult education to address the immediate needs of this generation facing the job market without a high school diploma.

Table 15 – Drop Out Rates

Drop Out Rates										
Community	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
City of Fairburn	47.8%	36.0%	24.7%	23.4%	22.4%	19.5%	16.3%	13.6%	11.2%	9.0%
Fulton County	35.4%	28.3%	22.2%	18.7%	16.0%	13.9%	11.5%	9.3%	8.5%	7.9%
Georgia	N/A	N/A	29.1%	N/A	21.4%	N/A	N/A	N/A	N/A	N/A

Source: DCA, US Census Bureau

1.10 Average Household Income

Household income is the total income generated by all wage earners within one dwelling unit. Average household income is the annual income, in dollar amount, averaged between all households in Fairburn. Average household incomes in Fairburn do not compare favorably to those in Fulton County or Georgia, as can be seen in Table 16. In addition, the disparity between Fairburn, the County and the State increased from 1990 to 2000. The differences in the average household income appear to follow the trend in education attainment for Fulton County and Fairburn; specifically there is a higher percentage of college and graduate degree earners in Fulton County, which would translate into a higher average salary.

Table 16 – Average Household Income

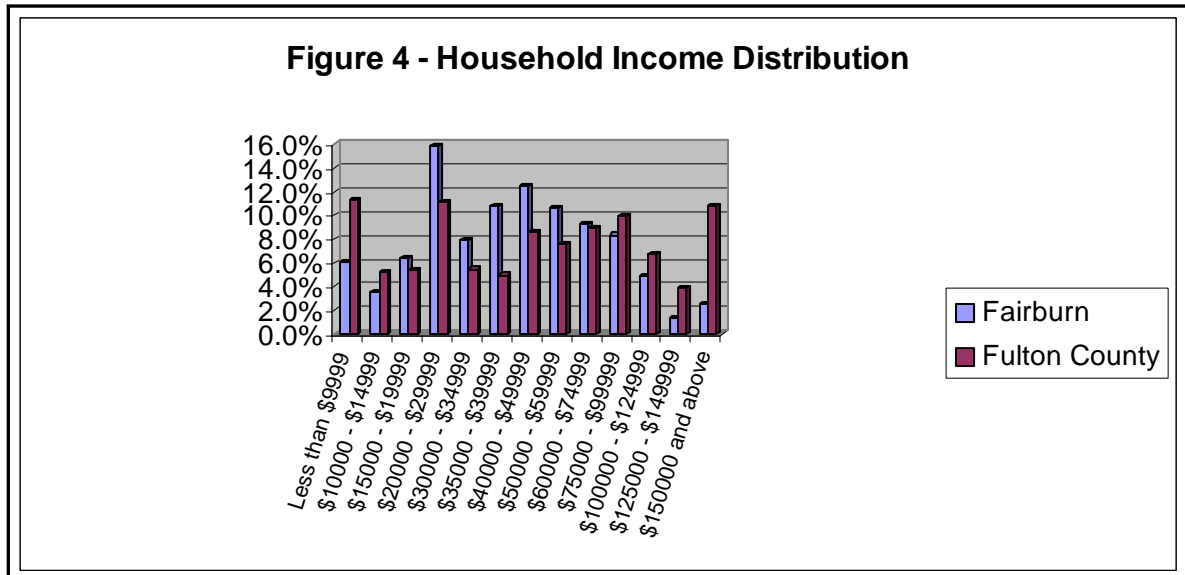
Average Household Income (in dollars)			
Category	1990	2000	% Increase
Fairburn	\$34,711	\$50,618	45.8%
Fulton County	\$46,056	\$74,933	62.7%
Georgia	\$36,810	\$80,077	117.5%

Source: DCA, US Census Bureau

1.11 Household Income Distribution

The chart below illustrates the percentage of households in Fairburn and Fulton County that have an annual household income within a specified range. While Fulton County seems to have a randomly distributed percentage of households that earn anywhere from less than \$9,999 to over \$150,000, percentages of household in Fairburn have a normal distribution and peak at approximately \$20,000 to \$49,999. When viewed this way, there appears to be less of a disparity between Fulton County and the City of Fairburn. Fairburn has a lower percentage of households earning less than \$15,000. The 2000 US Census reports that 12.4 % of households in Fulton County are below the poverty level, while only 6.1% of households in Fairburn are below the poverty level. The higher average household income in Fulton County is likely skewed by the percentage of households that earn well above \$150,000.

Figure 4 – Household Income Distribution



Source: DCA, US Census Bureau

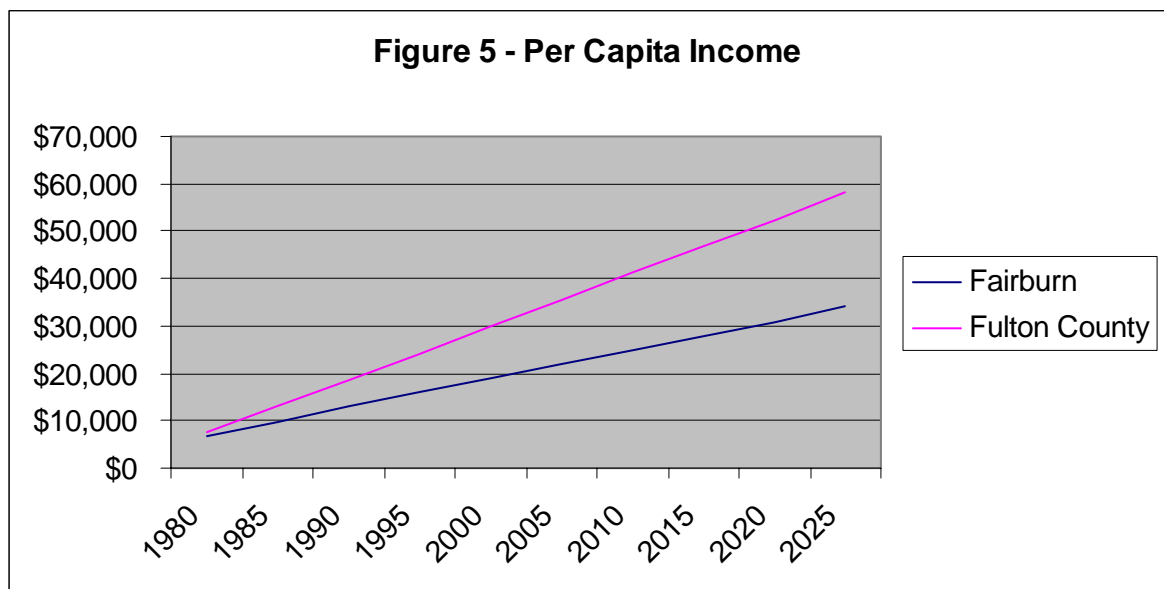
1.12 Per Capita Income

Per capita income in Fairburn is calculated by dividing the total income by the total population. As illustrated by the table below, both the City of Fairburn and Fulton County show an upward trend in per capita income, part of which is due to inflation. Fairburn, however, has a rate of increase per capita income that is much less than that of Fulton County, as illustrated by the chart in Figure 5. Fairburn's per capita income is more comparable to the per capita income for the State of Georgia.

Table 17 – Capita Income

Per Capita Income (in dollars)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Fairburn	\$6,836	\$9,850	\$12,864	\$15,881	\$18,898	\$21,914	\$24,929	\$27,945	\$30,960	\$33,976
Fulton County	\$7,536	\$12,994	\$18,452	\$24,228	\$30,003	\$35,620	\$41,237	\$46,853	\$52,470	\$58,087
Georgia	N/A	N/A	\$13,631	N/A	\$21,154	N/A	N/A	N/A	N/A	N/A

Source: DCA, US Census Bureau

Figure 5 – Per Capita Income

Source: DCA, US Census Bureau

2. Economic Development

2.1 Economic Base

Table 18 provides a summary of the census data to date and the projections based on past trends for employment by industry type.

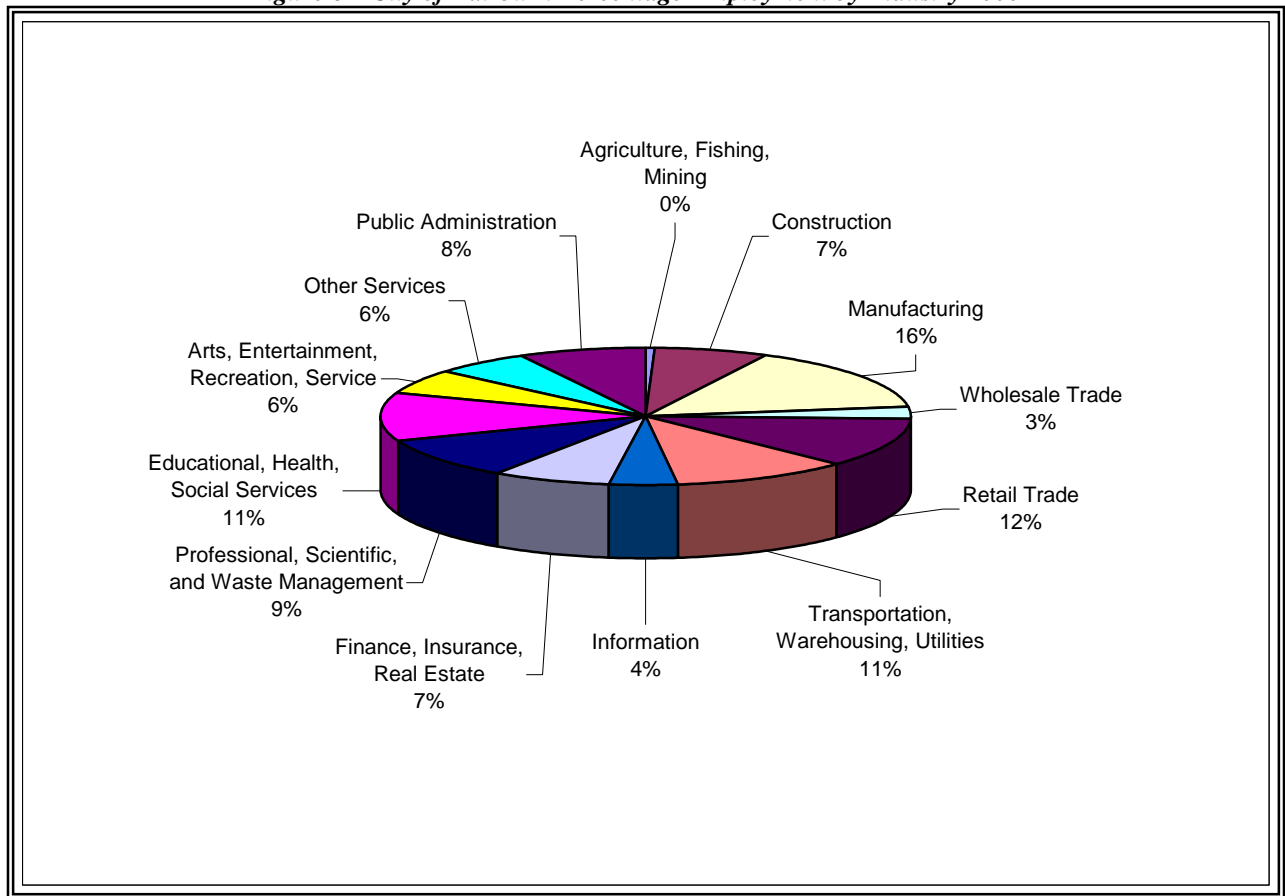
Table 18 – Percentage of Employment by Industry Type

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Agriculture, Forestry, Fishing, Hunting & Mining	1.2%	0.8%	0.5%	0.5%	0.5%	0.4%	0.2%	0.1%	0.0%	0.0%
Construction	9.6%	8.8%	8.1%	7.7%	6.9%	6.8%	6.4%	6.0%	5.7%	5.4%
Manufacturing	22.9%	18.1%	14.3%	15.2%	15.4%	14.8%	13.7%	12.6%	11.7%	10.8%
Wholesale Trade	4.9%	5.0%	5.1%	4.0%	2.9%	2.7%	2.4%	2.0%	1.8%	1.6%
Retail Trade	19.3%	20.0%	20.6%	16.2%	11.5%	10.6%	9.3%	8.2%	7.2%	6.2%
Transportation, Warehousing & Utilities	11.1%	14.4%	17.0%	14.1%	10.9%	11.4%	11.5%	11.5%	11.6%	11.6%
Information	0.0%	0.0%	0.0%	0.0%	4.3%	0.0%	N/A	0.0%	0.0%	0.0%
Finance, Insurance, & Real Estate	4.1%	5.8%	7.2%	7.4%	7.2%	8.2%	8.8%	9.3%	9.8%	10.2%
Professional, Scientific, Management, Administrative, & Waste Management Services	3.6%	4.4%	5.0%	7.5%	9.5%	11.1%	12.2%	13.1%	14.0%	14.8%
Educational, Health & Social Services	10.7%	9.1%	7.9%	9.9%	11.4%	12.2%	12.3%	12.5%	12.7%	12.9%
Arts, Entertainment, Recreation, Accommodation & Food Services	5.2%	2.8%	0.8%	3.6%	6.0%	6.5%	6.7%	6.8%	7.0%	7.1%
Other Services	2.2%	4.3%	6.0%	6.0%	5.8%	6.8%	7.4%	8.0%	8.6%	9.0%
Public Administration	5.1%	6.5%	7.7%	7.9%	7.7%	8.7%	9.1%	9.6%	10.0%	10.4%

Source: DCA, US Census Bureau

The percentage is calculated by the number of people employed by a particular industry versus the total civilian employed population. As the chart in Figure 6 demonstrates the economy in Fairburn, as determined through the 2000 Census, is not dependant on any particular industry type, and would therefore be less subject to downturns in a single industry. The major employers in Fairburn include: manufacturing, retail trade, transportation/warehousing/utilities, and health and educational services.

The major trend apparent in the Fairburn data and projection is that as the manufacturing industry employs a smaller percentage of the population, the professional/scientific/waste management industries will increase in their importance to the Fairburn industry; as will the finance and education industries.

Figure 6 – City of Fairburn Percentage Employment by Industry 2000

Source: DCA, US Census Bureau

Employment by Industry Comparisons

Table 19 compares the percentage of residents employed by each industry type in Fairburn versus all of Fulton County.

Table 19 - Employment by Industry Comparisons

YEAR	1980		1990		2000	
JURISDICTION	Fulton County	Fairburn	Fulton County	Fairburn	Fulton County	Fairburn
Agriculture, Forestry, Fishing, Hunting & Mining	0.8%	1.2%	1.2%	0.5%	0.3%	0.5%
Construction	5.0%	9.6%	5.1%	8.1%	5.3%	6.9%
Manufacturing	13.7%	22.9%	10.1%	14.3%	8.4%	15.4%
Wholesale Trade	5.3%	4.9%	6.0%	5.1%	3.9%	2.9%
Retail Trade	16.1%	19.3%	16.1%	20.6%	10.8%	11.5%
Transportation, Warehousing, and Utilities	10.7%	11.1%	10.5%	17.0%	5.9%	10.9%

YEAR	1980		1990		2000	
JURISDICTION	Fulton County	Fairburn	Fulton County	Fairburn	Fulton County	Fairburn
Information	NA	NA	NA	NA	6.2%	4.3%
Finance, Insurance, & Real Estate	8.4%	4.1%	10.5%	7.2%	9.8%	7.2%
Professional, Scientific, Management, Administrative, and Waste Management Services	5.8%	3.6%	7.3%	5.0%	16.8%	9.5%
Educational, Health and Social Services	15.3%	10.7%	14.1%	7.9%	15.1%	11.4%
Arts, Entertainment, Recreation, Accommodation and Food Services	7.1%	5.2%	1.4%	0.8%	9.3%	6.0%
Other Services	5.6%	2.2%	13.0%	6.0%	4.5%	5.8%
Public Administration	6.2%	5.1%	4.9%	7.7%	3.8%	7.7%

Source: DCA, US Census Bureau

When compared to Fulton County, Fairburn's economy relies much more heavily on the manufacturing as well as the transportation, utilities, and warehousing industries. Fulton County, on the other hand, has a greater percentage of its population employed by educational, health, social services, professional, scientific, management, administrative, and waste management industries. This information is consistent with the relatively higher ratio of blue collar vs. white-collar workers in Fairburn vs. the County as a whole. Information on employment percentages for the United States was unavailable from the DCA.

2.2 Labor Force

Employment Status

Unemployment rates are computed by comparing the number of total adults in the workforce with the number of civilian adults that are unemployed. Unemployment rates in Fairburn compare very favorable with those of Fulton County and the State of Georgia. Fairburn data also indicated a downward trend in the unemployment rate, whereas Fulton County shows an increase.

Table 20 – Unemployment Rate

Unemployment Rate						
	Fairburn		Fulton County		Georgia	
Category	1990	2000	1990	2000	1990	2000
Total Workforce	3,024	3,815	344,956	431,553	3,351,513	4,129,666
Total Unemployed	111	118	23,619	38,245	188,102	223,052
Unemployment Rate	3.7%	3.1%	6.8%	8.9%	5.6%	5.4%

Source: DCA, US Census Bureau

Occupation

The table below gives a breakdown of the percent of workforce by occupation. The numbers are compared with those of Fulton County and indicate the same workforce composition as was indicated by Table 20. Fairburn's workforce tends to comprise more professional and service workers than the County as a whole.

Table 21 – Percentage Workforce by Occupation

Occupation	Fairburn	Fulton County
Management, Professional, and Related	28.6%	43.6%
Service Occupations	14.1%	13.5%
Sales and Office Occupations	32.7%	27.7%
Farming, Fishing, and Forestry Occupations	0.3%	0.2%
Construction, Extraction, and Maintenance	8.3%	6%
Production, Transportation, and Material Moving	16%	9.1%

Source: DCA, US Census Bureau

Personal Income by Type

Personal Income by Type is an indicator of how residents of Fairburn are supporting themselves. The information provided in Table 22 below demonstrates that there is a growing percentage of people in Fairburn who rely on social security and retirement for their income. This is consistent with the age distribution within the community, specifically growing percentage of older residents. Additionally, Table 22 indicates there are a growing number of self-employed residents, which is a positive trend if Fairburn wishes to encourage the development of neighborhood commercial businesses.

Table 22 – Personal Income by Type

Personal Income by Type						
	Fairburn			Fulton County		
Category	1990	2000	Difference	1990	2000	Difference
Wage or Salary	81.3%	76.8%	-4.5%	76.8%	78.4%	1.60%
Self Employment	2.7%	4.3%	1.6%	7.6%	6.6%	-1.00%
Interest, Dividends, Rental	6.4%	5.9%	-0.5%	8.4%	7.8%	-0.60%
Social Security	3.9%	4.9%	1.0%	3.2%	2.4%	-0.80%
Public Assistance	0.4%	0.8%	0.4%	0.6%	0.5%	-0.10%
Retirement	4.0%	6.0%	2.0%	2.6%	3.1%	0.50%
Other	1.4%	1.3%	-0.1%	0.9%	1.2%	0.30%

Source: DCA, US Census Bureau

Wages

Table 23 below shows the median wage earned in Fairburn for males and females verses the median wages earned in the County as a whole. The lower median wages are reflective of the types of industries and occupations that are predominant in Fairburn.

Table 23 – Median Earnings

Median Earnings (Dollars)		
	Fairburn	Fulton County
Male full-time, Year-round workers	\$32,708	\$43,495
Female full-time, Year-round workers	\$28,940	\$32,122

Source: DCA, US Census Bureau

Place of Employment

The table below shows the percentage of the total workforce in Fairburn that works within or outside of the City limits. The percentage of people who live and work in Fairburn is decreasing at a significant rate, as this percentage was already low in 1990. This trend is disturbing for two reasons. The increase in the percentage of people working outside the City combined with the drastic increase in total population will lead to a greater number of people who will need to commute greater distances to their place of employment. This could potentially lead to greater numbers of automobiles and associated congestion and traffic issues. The City must work to provide more options for transit and better access to that transit to accommodate residents that are commuting to work outside the City. Additionally, the decreasing number of residents that work in Fairburn City limits reflects the need for a healthy local economy. Even though a large percentage of the population is employed by industries that could be located in Fairburn such as retail, manufacturing, health and education, residents still need to travel outside of the City to find work. Fairburn should focus efforts on economic development that will provide these opportunities to residents in the City.

Table 24 – Place of Employment

Place of Employment						
	Fairburn		Palmetto		Union City	
	1990	2000	1990	2000	1990	2000
Worked in place of residence	18.20%	13.30%	14.80%	10%	9.90%	11.10%
Worked outside of place of residence	81.80%	86.70%	85.20%	90%	90.10%	88.90%

Source: DCA, US Census Bureau

Commuting Patterns

The commuting patterns in Fairburn compare favorable with those of Fulton County, in that a greater percentage of people in Fairburn carpooled or walked. This may be related to the relatively longer average travel time City of Fairburn residents have verses that of residents of the County as a whole. Far less people rely on public transit in Fairburn, most likely due to

the lack of a direct connection with MARTA and the relatively long bus connection to the nearest MARTA station. Providing such a connection could drastically increase the number of residents who would rely on transit, thereby decreasing the number of people who drove a vehicle alone.

Table 25 – Commuting Methods

Commuting Method	Fairburn	Fulton County
Car, truck, or van - - drove alone	69.4%	71.4%
Car, truck, or van - - carpooled	16.5%	11.6%
Public transportation (including taxicab)	4.1%	9.3%
Walked	3.4%	2.2%
Other means	2.6%	1.1%
Worked at home	4.0%	4.4%
Mean travel time to work (minutes)	29.6	29.1

Source: DCA, US Census Bureau

2.3 Economic Resources

Development Agencies

Aside from its own Development Authority, Fairburn leverages the support of a number of agencies to attract new business to the City. The primary resources for recruiting large commercial concerns are local utility organizations including Municipal Electric Authority of Georgia (MEAG), GA Power and Coweta-Fayette EMC. The South Fulton Chamber of Commerce, South Fulton Parkway Alliance and South Fulton Community Improvement District provide additional venues for facilitating business development activities in the City.

Programs

Online Site/Facility Locators

MEAG promotes Fairburn's industrial office parks, warehouse and distribution centers through LocationGeorgia.com (1-800-WIN-IN-GA or 1-800-946-4642). This free and confidential economic development service uses project managers to identify available buildings and sites, deliver data, including demographics, tax information, and local and state government contacts, to assist businesses in finding an appropriate location. Currently, detailed information for seven facilities (shown in the table below), with a total of over 1-million square feet, are listed on the LocationGeorgia.com website. Georgia Power also lists the properties on its economic development website (<https://grc.southernco.com/GPEDC/>)

Table 26 – Available Locations

Facilities	#Bldgs.	Sq. Ft.
Creekwood Road Warehouse	1	7,500
Alcoa Building	1	92,260
Fairburn Industrial Park	1	95,000
Southpark	3	583,810
Oakley Industrial Blvd. Bldg.	1	400,704
Total	7	1,179,274

Education

Education is an area in which the City could improve training opportunities as an economic development tool to attract new jobs, as well as maintain a high-quality workforce. With Fairburn's closest post-secondary educational facilities, including Atlanta Metropolitan College and Clayton State College & University, being 20 miles away, lobbying these institutions for a local campus might be prudent. Fairburn residents do have access to the technical satellite campus of Georgia Military College located in Union City. In an effort to provide additional technical training opportunities for Fairburn residents, the City is investigating the possibility of expanding the satellite campus into Fairburn.

2.4 Economic Trends

Sector Trends

As Fairburn's residential development has accelerated, the Construction sector has grown significantly. This trend is expected to continue in the future, but at a more controlled rate, so as to prevent the demand for City infrastructure and services outstripping supply.

Major Employers/Commercial Customers of the City of Fairburn

Commercial businesses represent both a source of jobs and significant City revenue through taxes and utility services. Fairburn's largest employers are Porex Corporation and S.C. Johnson Distribution. Both Owens Corning and CSX Corporations have large facilities that the City is seeking to annex into its limits.

In order to increase local job opportunities for residents, the City needs a more proactive approach for marketing itself to businesses looking to locate in the Atlanta Metro area.

Tourism

Fairburn lives up to its slogan "History Lives Here" by hosting approximately 250,000 people annually, from April to June, at the Georgia Renaissance Festival. The success of this event suggests that other unexplored tourism opportunities may exist by leveraging the City's recreational opportunities, historic downtown, and proximity to Atlanta.

3. Housing

3.1 Types of Housing

The percentages of different types of housing in Fairburn are displayed in the table below. The projections in gray are calculated based on growth rates evidenced over the last 20 years. The current trend is towards single-family detached and attached units. Also, there is a slight increase in the number of multifamily units in medium to large apartment complexes. The projected future housing stock presents a problem for two reasons. The first reason is that as the population continues to explode, the City does not have the space to accommodate a vast majority of those people in single-family detached homes. Secondly, this trend could lead to continued suburban sprawl, and additional reliance on automobiles.

Table 27 – Percentage of Housing Types

Housing Types										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Single Units (detached)	67.9%	70.5%	72.6%	75.4%	77.7%	78.3%	78.0%	77.7%	77.5%	77.2%
Single Units (attached)	2.1%	1.8%	1.6%	2.5%	3.3%	3.5%	3.5%	3.6%	3.6%	3.7%
Double Units	8.3%	7.7%	7.2%	4.8%	2.9%	2.1%	1.4%	0.8%	0.3%	0.0%
3 to 9 Units	4.8%	11.1%	16.1%	14.9%	13.9%	15.0%	15.9%	16.6%	17.1%	17.6%
10 to 19 Units	3.0%	2.2%	1.6%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20 to 49 Units	0.0%	0.0%	0.0%	0.6%	1.0%	1.2%	1.3%	1.3%	1.4%	1.5%
50 or more Units	13.5%	6.0%	0.0%	0.7%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home or Trailer	0.5%	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All Other	0.0%	0.5%	0.8%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: DCA, US Census Bureau

Another trend that is important to consider in conjunction with the trend in housing types is the dramatic increase in the number of dwelling units over the past five years. Based on the figures in Table 9, there was a 26.4 % increase in the number of households from 1990 to 2000, and a 93.9% increase in only five years from 2000 to 2005 (based on the number of COs). The significant increase in total number of units compounded with the increasing percentages of single-family units results in a great deal of new single-family development.

3.2 Condition of Housing

The condition of housing as reported in the 2000 Census is summarized below. The percentage of households with insufficient plumbing and kitchen facilities in Fairburn is significantly higher than in the surrounding county and State. Fairburn may need to develop

programs to ensure adequate housing through redevelopment/rehabilitation of deteriorating housing.

Table 28 – Housing Conditions

Condition of Housing			
Category	Fairburn	Fulton County	Georgia
Total Housing Units	1,969	348,632	3,281,737
% Lacking Plumbing Facilities	2.6%	0.8%	0.9%
% Lacking Complete Kitchen Facilities	2.1%	1.0%	1.0%

Source: DCA, US Census Bureau

Table 29 lists the percentage of housing units built during decades past. Unfortunately, these statistics illustrate the fact that Census data is only as accurate as the people reporting the information. With the exception of houses built before 1939 or between 1960-1969, there appears to be a greater number of homes built in past decades in 2000 than there were in 1990. There is one important fact that can be gathered from these statistics, and that is Fairburn has a significantly large stock of “traditional” housing, or houses built before 1980.

Table 29 - Age of Housing

Category	1990	2000
Built 1970 - 1979	25.8%	26.0%
Built 1960 - 1969	18.9%	13.4%
Built 1950 - 1959	12.4%	17.9%
Built 1940 - 1949	6.2%	10.2%
Built 1939 or Earlier	10.8%	8.2%

Source: DCA, US Census Bureau

3.3 Occupancy

Figures from the 2000 Census related to housing occupancy are included in Table 30. In Fairburn, the trend appears to be away from vacancy and renter-occupied and towards owner-occupied housing units. This is a very positive development as it is directly related to the stability of residential neighborhoods. Home-ownership leads to increased personal and financial investment in homes, which creates a vested interest in the appearance and condition of their homes. This leads to more attractive, pedestrian friendly neighborhoods, which in turn increases safety. Fairburn should continue to encourage this trend, especially in traditional neighborhood infill areas.

Table 30 – Housing Occupancy Rates

Housing Occupancy Characteristics						
	Fairburn		Fulton County		Georgia	
Category	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	1,593	1,969	297,503	348,632	2,638,418	3,281,737
% Vacant	6.7%	6.2%	13.6%	7.9%	10.3%	8.4%
% Owner Occupied	58.2%	60.0%	42.8%	47.9%	58.2%	61.8%
% Renter Occupied	35.1%	33.8%	43.6%	44.2%	31.5%	29.8%

Source: DCA, US Census Bureau

3.4 Housing Cost

Housing costs and average rental costs throughout Georgia are on the rise as evidenced by Table 31 below. However, while Fairburn experienced a 24% increase in average property values, the State of Georgia and Fulton County had an increase in average property values of 57% and 87% respectively. When inflation is considered, the increase in property value in Fairburn is minimal. However, the lower property values are somewhat reflective of the lower per capita and household incomes discussed earlier in this document.

Table 31 – Median Housing and Rental Cost

Housing Cost									
	Fairburn			Fulton County			Georgia		
Category	1990	2000	% Increase	1990	2000	% Increase	1990	2000	% Increase
Median Property Value	\$75,300	\$93,200	23.8%	\$96,400	\$180,700	87.4%	\$70,700	\$111,200	57.3%
Median Rent	\$480	\$636	32.5%	\$479	\$709	48.0%	\$433	\$613	41.6%

Source: DCA, US Census Bureau

The average household income is approximately \$50,000/per year according to the 2000 Census. This average income compares favorable with the median property value of \$93,200. The median property value is less than twice the average household income, which means that the average wage earners could afford a mortgage on a home in Fairburn of median property value and that the median property in Fairburn is affordable for the average household income. Affordable housing is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, the average household with an annual gross income of \$50,000 is estimated to be able to afford a home worth \$145,000 without having total costs exceed 30% of their annual household income.

Additionally, the average household income increased by 45.8% while the median property value only increased by 23.8%, which indicates that homes were more affordable for

Fairburn residents in 2000 than they were in 1990. Rent also appears to be more affordable for residents than it has been in the past since median rent values also increased less than the average household income.

3.5 Cost Burdened Housing

Cost-burdened households are those households paying 30% or more of their net income on housing costs. Table 32 shows the percentage of total households in Fairburn that are cost burdened based on the definition above. The total percentage of cost burdened households in 2000 is 21.4%. It is difficult to compare this number to the total number of cost burdened households in 1990 because the number of household with a cost burden above 50% was not calculated. However the number of households with a cost burden between 30% and 49% is decreasing. This trend is likely a result of the fact that total household incomes are increasing at a much faster rate than the median property values and rent.

Table 32 –Percentage of Cost Burdened Households

	Fairburn		Fulton County	
Category	1990	2000	1990	2000
30% - 49%	16.0%	13.0%	31.3%	16.5%
50% and Greater	N/A	7.4%	N/A	13.2%
Not Computed	4.7%	3.1%	2.5%	3.0%

Source: DCA, US Census Bureau

The percentage of cost burdened households in Fairburn compared favorably with those in Fulton County. This is likely the result of the much lower median household price in Fairburn than in the County as a whole.

3.6 Special Needs Housing

The City of Fairburn does not currently have many services with regard to special needs housing as much of these services are provided by Fulton County. However, the growing elderly population will increase the demand for these types of services. The senior citizens center on Roosevelt Highway and planned elder development near I-85 show that the City is already taking steps to accommodate for this aging population.

The City does not have any homeless shelters, hospice care, or special housing for those infected with HIV. Special needs housing is available in some private homes on Sir Charles Drive and Azalea Street and the Angel House provides assistance to citizens with substance abuse problems.

3.7 Jobs Housing Balance

Table 33 – Jobs Housing Balance

Category	1990	2000
Population	4,013	5,464
Average Household Size	2.7	2.85
Number of Households	1,223	1,486
Housing Units	1,593	1,969
Employment	2,090	2,249
Employment/Population Ratio	0.52	0.41
Employment/Housing Unit Ratio	1.31	1.14

Source: DCA, US Census Bureau

The table above illustrates the balance between housing and jobs within the City of Fairburn. As the balance becomes more even, Fairburn will become more of a live/work community where people can live closer to their jobs, and traffic congestion will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. Fairburn had a ratio of 1.14 in 2000, which is down from 1.31 in 1990. Trends in the age distribution of the City indicate that the percentage of older people, who would likely be retired, as well as an increase in the percentage of children aged 5-13 would add to the percentage of total population but not in the labor force resulting in lower employment ratios. This trend is further compounded by the percentage of the population, 86.7%, which work outside of the City limits. Fairburn must identify strategies to reverse this trend, in order to achieve the goals of creating a vibrant local economy and a live/work environment.

4. Public Utilities

The City of Fairburn, located in south Fulton County, Georgia, comprises approximately 7.3 square miles. Through Fairburn Utilities, the primary infrastructure facilities for which the City is responsible include Water, Sanitary Sewer, Storm Sewer, Electricity, Cable Television, and Internet service. The following summaries outline the primary utility infrastructure facilities of the City.

4.1 Water System

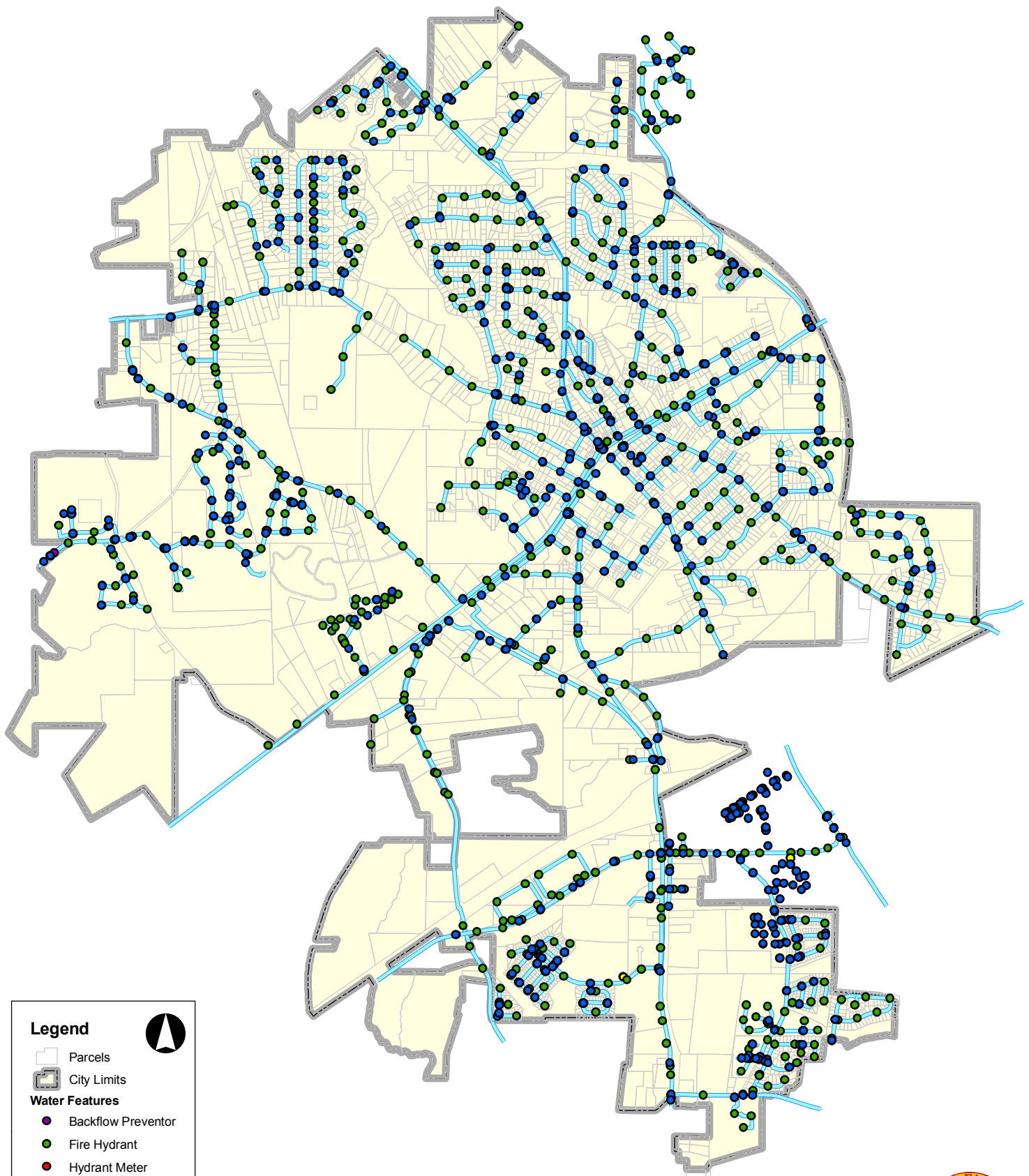
Approximately 3,123 water customers are served by the City of Fairburn water system, which is composed of nearly 64 miles of water lines and related appurtenances. Fairburn purchases wholesale water from the City of Atlanta, and the water is metered into the Fairburn system at 19 master meter locations. Average daily water usage in Fairburn is approximately 750,000 GPD, which equate to approximately 75 gallons per person per day, which is low for the State of Georgia. Four other master meters provide Fairburn water to local apartment complexes. Master meter locations around the City where Atlanta water enters the system are widely distributed. As the City has expanded, an incongruent water system network has evolved around master meter locations. The result of isolated system expansions over time is that the water system lacks significant continuity, which is necessary for optimal water distribution.

To provide its residents with an adequate supply of domestic water and fire fighting capabilities, the City of Fairburn has begun a program of systematically mapping and modeling its water system facilities. In April 2005, the first of several water system models was prepared for the northwest quadrant of the City. Model results showed that the area is provided with a sufficient quantity of water from the Atlanta system but that there were deficiencies in the distribution of the water around the area. These results were incorporated into a water system improvement design for the northwest quadrant, which is currently in progress and which will ensure that the area is provided with an adequate supply of Fairburn water. The City will continue this program of mapping, modeling, and capita improvements over time to ensure these goals are met throughout the City. Figure 7 illustrates the City's existing water system.

Table 34 – Water Supply Systems Facilities Inventory

Water System Facilities Inventory			
Water Main (1-1/2" – 16")	Fire Hydrants With Valves	Master Meters	Water Valves
64 miles	517	23	754

Figure 7 Water System



Legend



- Parcels
- City Limits

Water Features

- Backflow Preventor
- Fire Hydrant
- Hydrant Meter
- Water Meter
- Water Valve
- Water Lines

4.2 Sanitary Sewer System

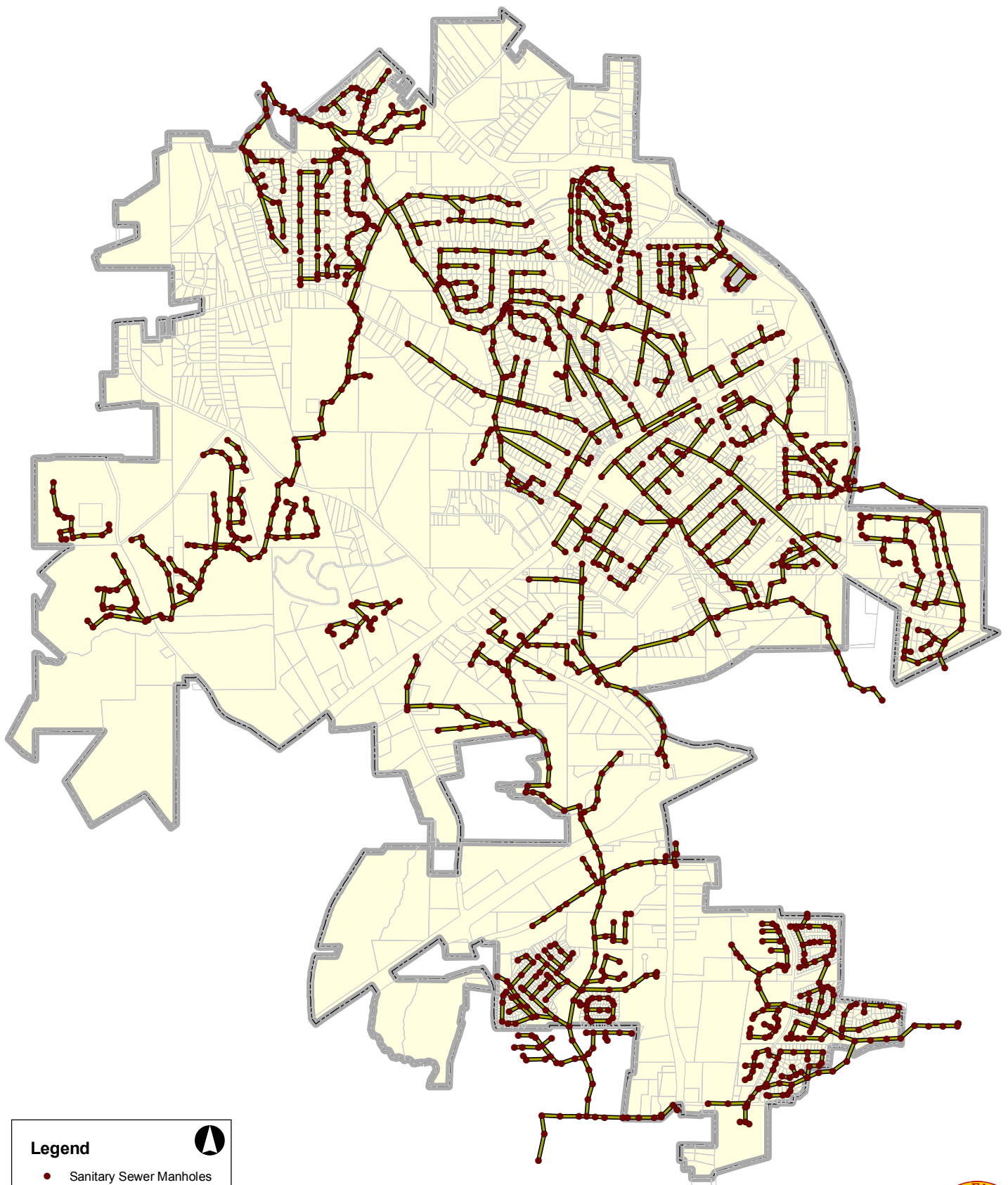
Approximately 2,628 residences are served by the City of Fairburn sanitary sewer system, which is composed of nearly 65 miles of sewer and force main lines and related appurtenances (Figure 8). There are three wastewater pump stations in the City which are required to lift the wastewater to elevations that are sufficient for gravity flow to continue transporting the wastewater to its final destination. The wastewater is finally treated and disposed by Fulton County wastewater treatment facilities. The City of Fairburn delivers approximately 715,000 gallons per day to Fulton County. Approximately 80,000 GPD of that wastewater is generated in the City of Tyrone and passed through Fairburn. Fulton County has allocated 1,000,000 GPD to the City of Fairburn, of which 250,000 GPD has been further allocated to Tyrone. Essentially this leaves the City with an additional wastewater capacity of approximately 115,000 GPD before it reaches full capacity. At current usage rates, this equates to approximately 483 new customers. This could potentially put a severe limitation on new growth unless additional capacity is available from Fulton County.

In an ongoing effort to optimize the sanitary sewer facilities around the City, Fairburn has instituted a program of sewer system inventory, inspection and televising, aimed at systematically identifying parts of the network in which maintenance and/or repair is necessary. The program focuses first on system facilities, which are in the most need of attention, followed by other identified facilities of lesser concern. As problems in the system, such as root penetration, separated pipe joints, and sewer line deterioration, are identified; corrective measures are taken to address the problem, whether by formal design or direct repair. Additionally, wastewater pump station performance is being assessed to ensure that pump stations can handle current and future flow requirements and that their performance is not limited by outdated technology or normal component wear. Currently, one of the three wastewater pump stations is being redesigned to meet these goals. The primary benefits of Fairburn's sewer system program include increased environmental protection, reliable customer sewer service, and reduced treatment costs as inflow and infiltration are decreased.

Table 35 – Sanitary Sewer Facilities Inventory

Sanitary Sewer Facilities Inventory		
Sanitary Sewer Line (4" – 24")	Manholes	Pump Stations
65 miles	1,383	3

Figure 8 Sanitary Sewer System



Legend

- Sanitary Sewer Manholes
- Sanitary Sewer Pipes
- Parcels
- City Limits



4.3 Storm Sewer System

Approximately 25 miles of storm sewers and related appurtenances are in place around the City, as are other storm water structures that are used to prevent contamination of receiving waters by stormwater runoff. The City has implemented a comprehensive Stormwater Management Plan (SWMP), which includes a Structural and Source Control Measures program, Illicit Discharge Detection and Elimination program, Industrial Facility Stormwater Runoff Control program, and Construction Site Runoff Management program.

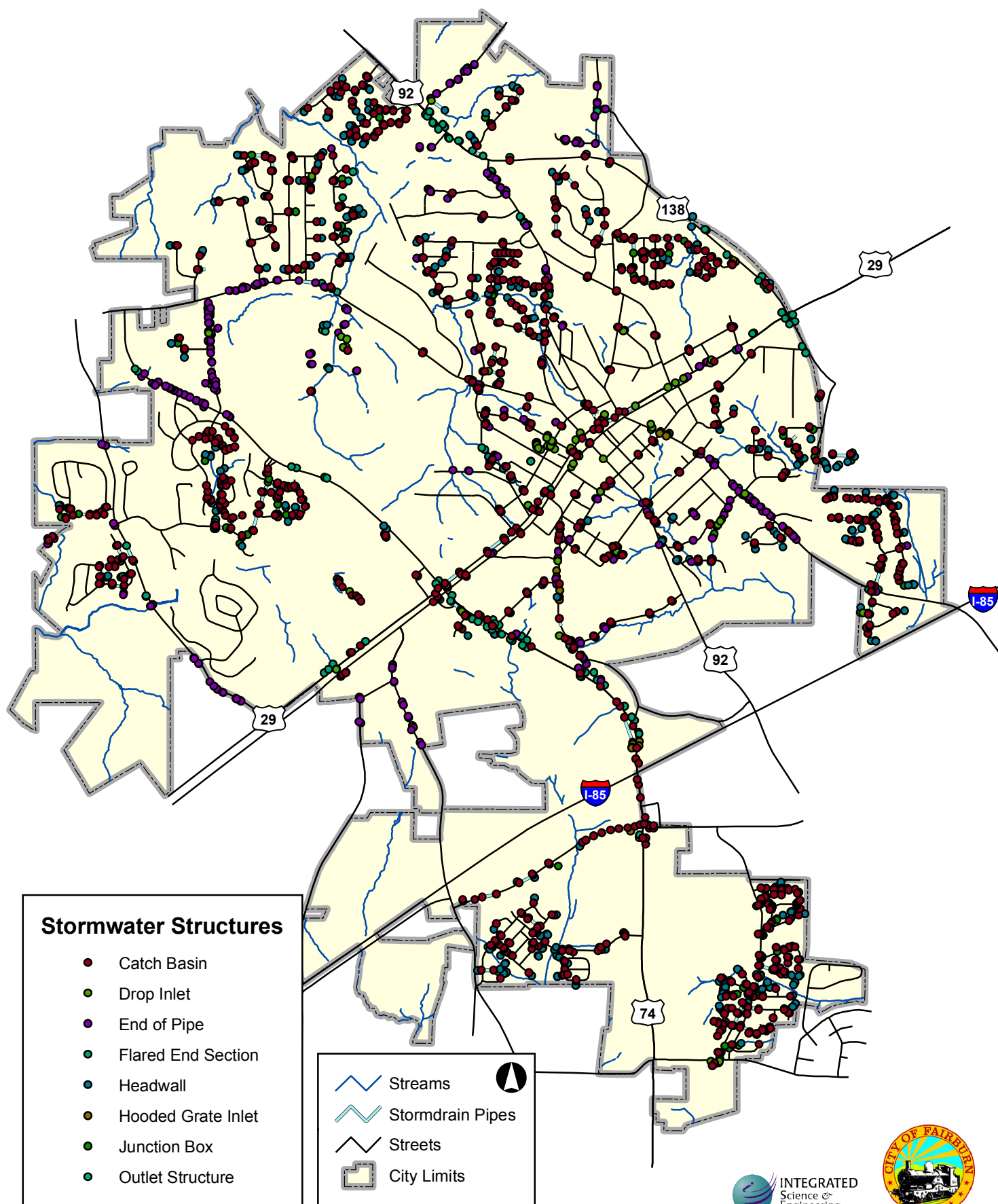
The SWMP reflects the City's commitment to effective water resources management, which will ensure water quality, sustainable economic growth, and quality of life for all residents of Fairburn. Notable aspects of the plan include a post construction runoff control ordinance and maintenance program, increased industrial and construction site inspections, and comprehensive mapping of the stormwater system and floodplains. By addressing these issues and many others through the SWMP, Fairburn will continue to protect the aesthetics, ecological integrity, function, and recreational use of their water resources.

Table 36 – Storm Sewer Facilities Inventory

Storm Sewer Facilities Inventory							
<i>Storm Sewer Line (8" – 84")</i>	Catch Basins	Drop Inlets	Flared End Sections	Head Walls	Hooded Grate Inlets	Junction Boxes	Outlet Structures
25 miles	1,383	76	126	302	30	164	44

Figure 9 is a map of the City's Stormwater System.

Figure 9 Stormwater System



4.4 Fire Department

The City of Fairburn's fire department responds to emergency medical, fire, and utility assistance calls. They operate two (2) advanced life support engines 24 hours per day 365 days per year. The population of Fairburn at this time is approximately 10,000 and growing each year. The City's Fire Department has mutual aid verbal agreements with all surrounding municipalities. Rural Metro Ambulance service also uses the City's fire station to house one of their units. This provides Fairburn with emergency medical transport for patients needing hospitalization.

4.5 Public Safety

Fairburn, like other South Fulton Cities, is experiencing rapid growth. As a result, increased demands are placed upon services provided by City government. More than ever, the increased demand for service requires innovative approaches. To ensure quality police service, while maximizing resources, an evolution from Reactive Policing to Proactive Policing has begun. The goal of Proactive Policing is to impact crime and the fear of crime through the formation of partnerships and solving problems.

The police will continue general service delivery by responding to critical incidents and calls for service. Reactive strategies like random patrols between radio calls are being discontinued and replaced with directed patrols and problem solving principles. Police service delivery areas are being reduced in size and employees are being permanently assigned to each of the new areas. A smaller area of responsibility along with permanent assignments of employees erodes anonymity of officers and provides fertile ground for solving problems that are traditionally ignored by police. The removal of anonymity creates an atmosphere of ownership and accountability for each officer and supervisor. Ownership and accountability are the key elements needed to establish an environment that values customer service and satisfaction.

Support service delivery functions are designed to accommodate problem solving and enhance customer satisfaction for both external and internal stakeholders. These functions include: Criminal Investigations, Crime Scene Investigations, Internal Affairs Investigations, Training, Recruitment, Permits, Fingerprints, and other miscellaneous functions designed to support our primary goal.

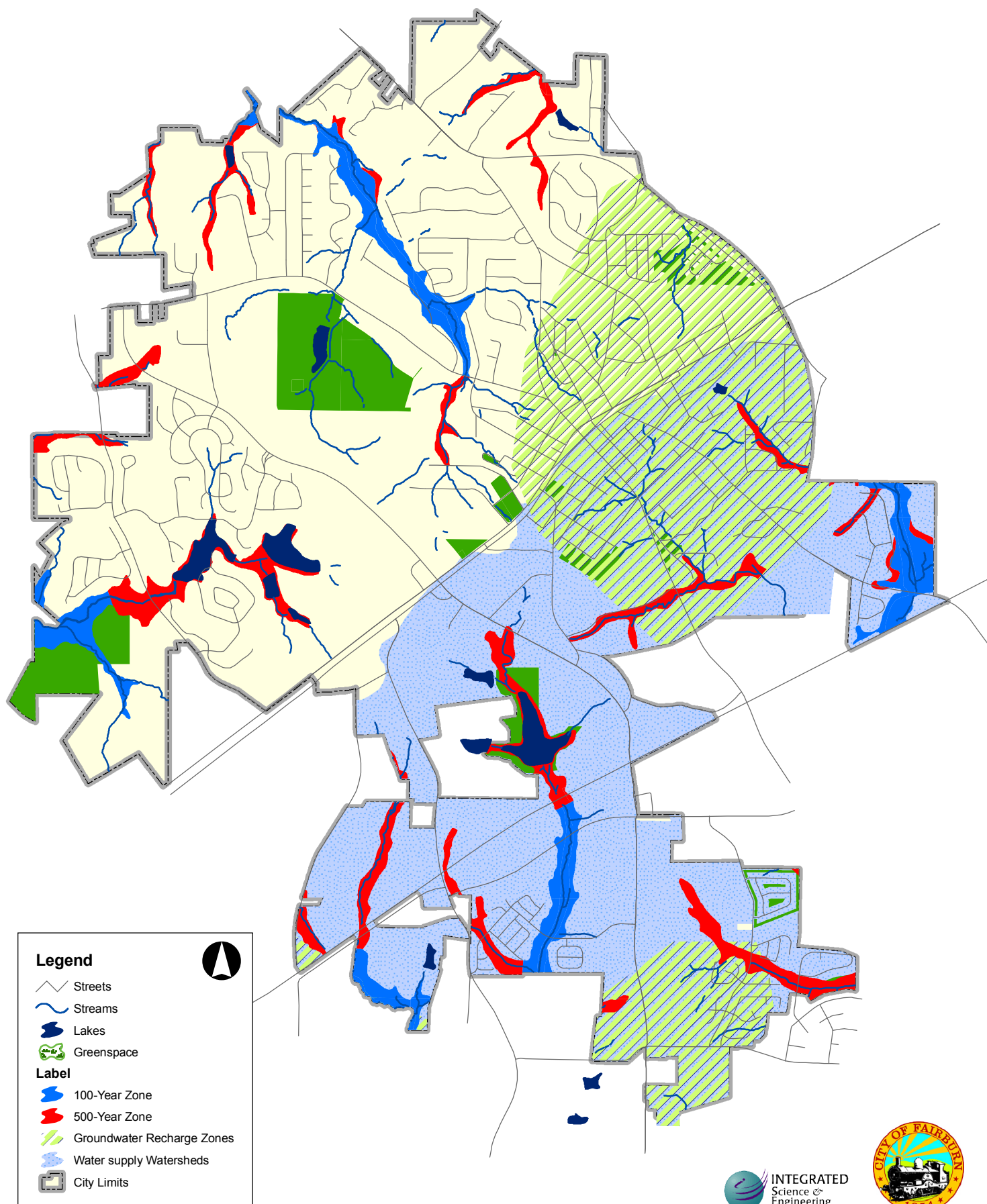
4.6 Parks and Recreation

Duncan Park, located on Rivertown Road is approximately 150 acres and is the only public park in the City limits. The City does have additional areas of permanently protected greenspace that are available to the public for passive recreation. Please see the Natural Resources Section for an accounting and map of greenspace in the City of Fairburn.

5. Natural Resources

The City of Fairburn is approximately 6,294 acres and contains roughly 28 miles of streams and waterways. The City has 368 acres of designated greenspace and plans to set aside more land in the future. Three water supply watersheds intersect the City to the south and east totaling 2,623 acres. As a result, 42% of the City falls within a water supply watershed. Approximately 23% of the City is within a groundwater recharge zone. These zones account for 1,432 acres dispersed throughout the City. Approximately 220 acres of land in Fairburn are within the 100-year flood zone. Figure 10 shows the distribution of natural resources in Fairburn.

Figure 10 Natural Resources



6. Intergovernmental Coordination

6.1 Adjacent Local Governments

Fairburn is located in south Fulton County, Georgia and is adjacent to Union City and unincorporated Fayette County. The City of Palmetto is also located within 10 miles of Fairburn City limits.

6.2 Independent Special Authorities and Districts

The Metropolitan North Georgia Water Planning District (the District)

Fairburn is a municipality within the District. The District was established in 2001 by Senate Bill 130 and was tasked with developing regional plans for stormwater management, wastewater management, and water supply and conservation in the 16-county area which includes Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Fulton, Forsyth, Gwinnett, Hall, Henry, Paulding, Rockdale and Walton Counties. As such, the City is required to abide by the guidelines established by these plans.

The Atlanta Regional Commission (ARC)

The City of Fairburn is also within the service area of the ARC. ARC is a regional planning and intergovernmental coordination agency for local governments in the Atlanta metro area. ARC provides aging services, community services, environmental planning, government services, job training, land use and public facilities planning, and data gathering and analysis. The ARC works with the Georgia Department of Community Affairs to oversee the development of Comprehensive Plans in accordance with the Georgia Planning Act and to enforce the Part V planning criteria. The ARC also acts as the Metropolitan Planning Organization for area-wide transportation planning. The ARC's service area includes ten counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale; and the 63 incorporated municipalities.

6.3 School Boards

Fairburn lies within the Fulton County School Board District. The Fulton County School System web site reports the following information:

“The system serves the area of Fulton County outside the city limits of Atlanta. In addition to unincorporated areas, Fulton County Schools serve the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Roswell, Sandy Springs and Union City.

As the fourth largest school system in Georgia, Fulton has more than 10,000 full-time employees, including more than 5,800 teachers and other certified personnel, who work in 90 schools and 14 administrative and support buildings. More than 78,800 students attend classes in 52 elementary schools, 18 middle schools, 12 high schools, two alternative middle/high schools, two learning centers and four charter schools. Two elementary schools operate on year-round calendars.

As the Atlanta metropolitan area has grown, so has the Fulton County School System. Since 1997, Fulton has grown by more than 18,000 students and 24 schools, with three additional new schools replacing older facilities and renovations and/or additions at more than 40 schools. The system's ongoing building program is primarily funded by a one-cent sales tax, which Fulton County voters overwhelming approved in 1997 and 2002."

The following schools are located within and serve Fairburn:

Elementary:

- Campbell Elementary, pre-K through 5th grade, enrollment: 875.
- Evoline C. West Elementary, pre-K through 5th grade, enrollment: 916

Middle School:

- Bear Creek Middle School, 6th through 8th grade, enrollment: 1370

High School:

- Creekside High School, 9th through 12th grade, enrollment: 2025

Based on projections made in Section 1.3 of this document, the numbers of elementary and middle school age children will drastically increase as the population grows. The percentage of children aged 5-13 is expected to increase during the next 20 years, and combined with the significant overall population increase, this will place a potential burden on the elementary and middle schools.

The Fulton County Board of Education is governing body of the Fulton County School System. The primary role of the Board is the development and enforcement of school system policies that are then executed by the superintendent and staff. The Board is comprised of seven members elected to serve 4-year terms. The superintendent serves as an ex-officio member of the Board and acts as the secretary-treasurer.

6.4 Independent Development Authorities and Districts

Fairburn is a member municipality of the Fulton County Development Authority. The Authority's website states, "The Authority works closely with other state and local development organizations as well as with area chambers of commerce. The Authority is a charter member of the Joint Development Authority of Metropolitan Atlanta. Although it does not receive an appropriation from Fulton County Government, the Authority's staff support is provided by the Fulton County Economic Development Department. [The mission

of the Authority is to] provide for expanded employment opportunities thereby decreasing unemployment within Fulton County; to provide for an expanded tax base, thereby reducing the tax burden on citizens of Fulton County.” The Authority is designed to provide financial and bonding assistance for economic development within the County.

A Fairburn Development Authority has also been established, and the City intends for this group to become the official economic development organization for the City.

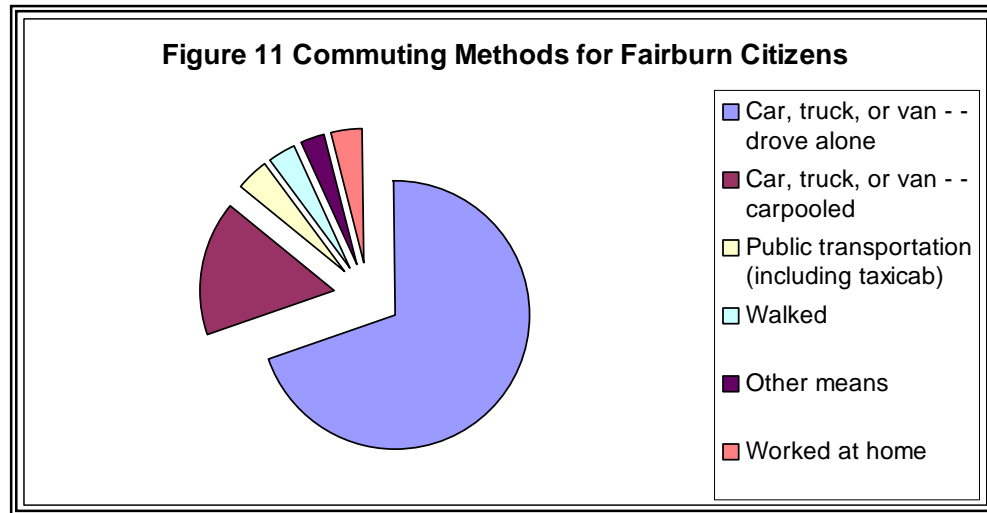
6.5 Federal, State, or Regional Programs

No additional Federal, State, or Regional Programs are applicable to the City of Fairburn.

7. Transportation

In the year 2000, approximately 90% of the people that lived in Fairburn commuted to work outside of the City. This number increased almost 5% since the year 1990. It is likely that this trend will continue to increase because the availability of jobs is not keeping up with the rate of population growth.

Figure 11 – Commuting Methods for Fairburn Citizens



Source: DCA, US Census Bureau

The table below compares projected population growth in Fairburn and South Fulton County. This table indicates that Fairburn is going to represent a significant portion of the overall growth in South Fulton County. As a result, if the City fails to address transportation related issues, traffic congestion is likely to get worse.

Table 37 – Projected Population Growth Comparison for South Fulton County

Population from 1995 - 2020				
	1995	2000	2020	% change between 2000 and 2020
Fairburn	4,739	5,464	17,192	68.2%
South Fulton County	48,094	49,060	62,312	21.3%

Fulton County Transportation Plan

The existing transportation network in the City of Fairburn will warrant special attention if it is to accommodate this population growth. New and planned commercial developments throughout the City will also increase the demand for a more efficient transportation system. Identifying strategies for improving the transportation network will be required in order to serve the mobility needs of future residents and to provide efficient movement of commodities from commercial and industrial areas. In addition to satisfying the demand for improving the transportation network, the City needs to make decisions that do not comprise the main objective of creating a livable, pedestrian-friendly downtown.

Assessment of the existing transportation conditions for the City of Fairburn has been based primarily on the availability of existing GIS data and the Fulton County Comprehensive Transportation Plan (CTP). Fairburn is a member community of the Fulton County CTP, and as such, will continue to support the implementation and future updates of the plan.

7.1 Roads and Highway Network

The City of Fairburn contains approximately 100 miles of streets and roadways. The City is split up by State Highway 29 (West Broad/Roosevelt Highway), which is a four-lane road that leads through the historic downtown district. The area north of Route 29 is predominately residential development with a mix of public and institutional uses. There is a diversity of commercial uses along the 29 corridor that includes offices, gas stations, grocery stores, etc. This corridor exists mainly as a through route for residents and commuters.

State Highway 74 is major road that consists primarily of heavy commercial and industrial uses. This road is accessible from Interstate 85 and provides convenient access to Fairburn for heavy volumes of traffic including commercial and industrial related trucking traffic.

Highway 92 (Campbellton Rd), Fayetteville Road, and Highway 29 are some of the other major roads that provide adjacent areas with access to Fairburn. Fayetteville Road and Campbellton are two-lane residential streets with sidewalks and will require special consideration in order to keep these streets safe for pedestrians and accommodate speculated increases in traffic volume. Figure 12 illustrates the existing road network in Fairburn.

7.2 Alternative Modes

The City has placed alternative modes of transportation at the forefront of their planning agenda. The City wishes to enhance pedestrian mobility by improving the quality and as ethics of existing sidewalks, creating more sidewalks, and adding bicycle routes. Additionally, it is the City's intention to link existing and new sidewalks and bike routes into an alternative transportation network. The City currently requires that new subdivisions include sidewalks and connect those sidewalks to existing sidewalks where feasible. The City also plans to create pedestrian corridors in the downtown areas that better link residential neighborhoods to the historic downtown area and other nearby uses.

The City wishes to set up express bus service from Fairburn to the MARTA Station in College Park. The current bus service makes a number of stops, which discourages people with other means of commuting. The short-term plan for express service to College Park will encourage residents to use public transportation by providing fast and convenient service to and from the Atlanta Metropolitan Area. The City has expressed a long-term desire to locate a MARTA rail station in downtown Fairburn. This would provide better transit access for residents and also create a critical mass of people in the downtown area to support commercial development.

7.3 Parking

Currently, parking is not a major issue in the City of Fairburn. However, there is a perceived lack of parking available in the Downtown Historic District. The City is taking steps to better educate the public with regard to where parking is available. Additionally, as the City continues to develop, there will be a need to create more parking in downtown commercial areas.

7.4 Railroads, Trucking, Port Facilities, and Airports

The CSX freight line is still operational in the City of Fairburn. The line runs parallel to Highway 29 through the center of the downtown. Fairburn has expressed interest in investigating the potential of introducing light rail service on the existing CSX lines to provide better transit access to Atlanta. Two restored historic train stations are located in the center of the downtown district directly across from the row of storefronts enhancing the historic character of the City.

Figure 12 Transportation Network

