



Community Meeting #2

February 24th, 2025

City of South Fulton Comprehensive Plan

CITY OF South Fulton
A City on the RISE!

sizemoregroup





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AGENDA

- What is a Comprehensive Plan?
- Project Scope of Work
- Project Schedule
- Community Engagement Plan
- Demographic, Economic and Transportation Profiles
- **Vision and Goals Setting Activity**
- Next Steps

CITY OF South Fulton
A City on the RISE!

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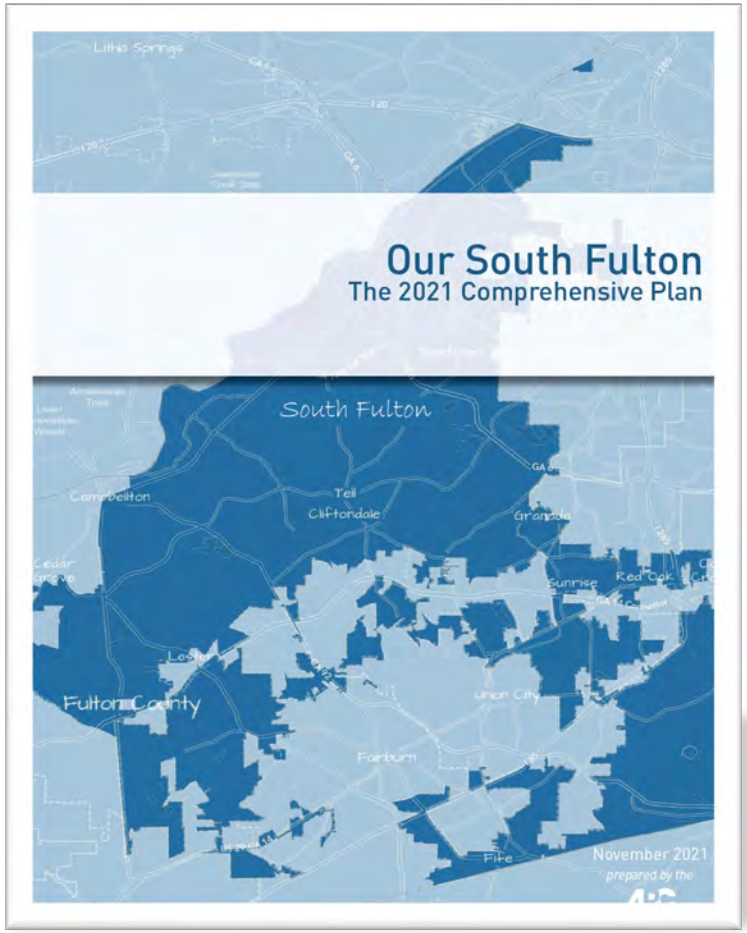
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WHAT IS A COMPREHENSIVE PLAN?

- Official local governmental policy document guiding future growth and preservation
- Long-range timeframe (20 years)
- Addresses topics such as:
  - Land Use
  - Transportation Systems
  - Environmental Conditions
  - Housing
  - Economic Development
- Provides legal foundation for local development regulations
- Consolidation of other City and Regional Plans



COMPREHENSIVE PLAN PROVIDES...

- Common Direction for Local Plans, Programs, Investments, etc.
- A statement of Community Vision, Goals, and Values
- Future Land Use Map
- A Reference Point for Decision-Making
- Guidelines for Right Development at the Right Location
- Priorities for Action: The Community Work Program



MANDATORY PLAN ELEMENTS

- **General Vision Statement.** Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.
- **List of Community Goals.** Include a listing of the goals the community seeks to achieve.
- **Community Policies.** Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.
- **Character Areas and Defining Narrative.** This option lays out more specific goals for the future of the sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.



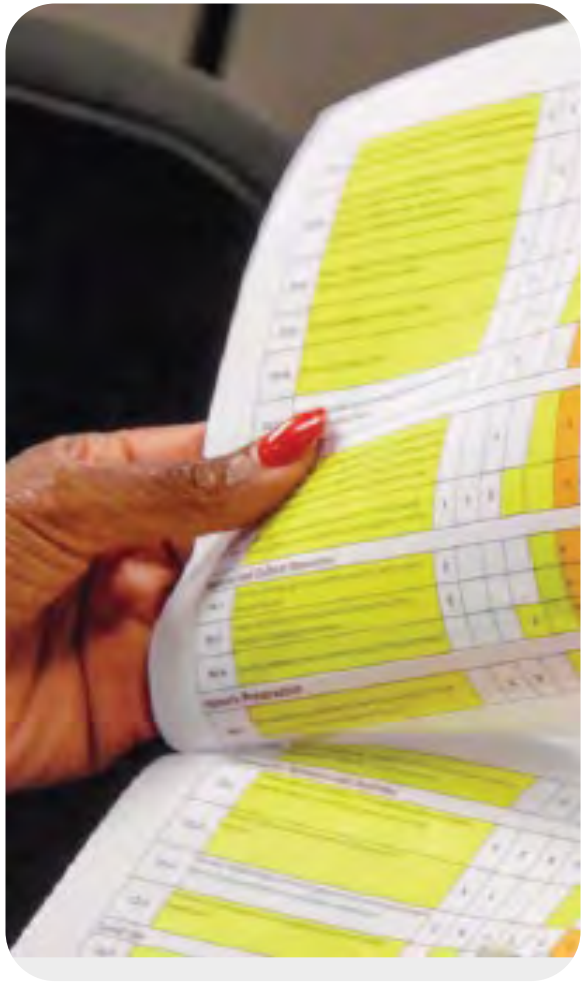


MANDATORY PLAN ELEMENTS (Cont'd)

Report of Accomplishments

- A report of accomplishments that describes the status of each activity in the previous Community Work Program. At a minimum, local governments must indicate which activities that:
    - Are currently ***Underway*** (including projected completion date)
    - Have been ***Completed***;
    - Have been ***Postponed*** (explaining why and when it will be resumed)
    - Have been ***Canceled*** and are no longer activities the local government intends to undertake (explaining why).

Any activities reported as "underway" or "postponed" must be reflected in the new Community Work Program or elsewhere in the comprehensive plan update, as appropriate.



OPTIONAL PLAN ELEMENTS

- Infrastructure and Community Facilities
- Natural Resources
- Community Sustainability
- Disaster Resilience
- Education
- Greenspace
- Historic and Cultural Resources
- Human Services
- Inter-governmental Coordination
- Population
- Public Safety
- Recreation
- Solid Waste Management



SCOPE OF WORK

Task 1: Existing Conditions Assessment

Task 2: Community Goals, Needs, and Opportunities

Task 3: Community Work Program Update

Task 4: Future Land Use

Task 5: Capital Improvement Element

Task 6: Integration of Other Recommended Plan Elements

Task 7: Community Engagement

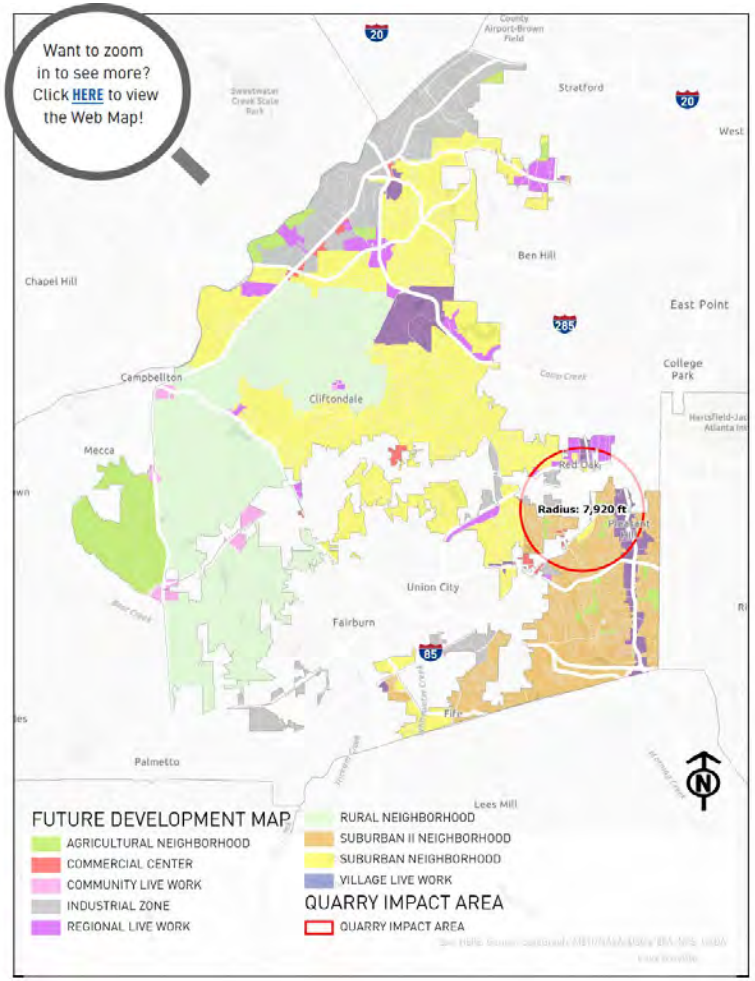
Task 8: Prepare Final Deliverables

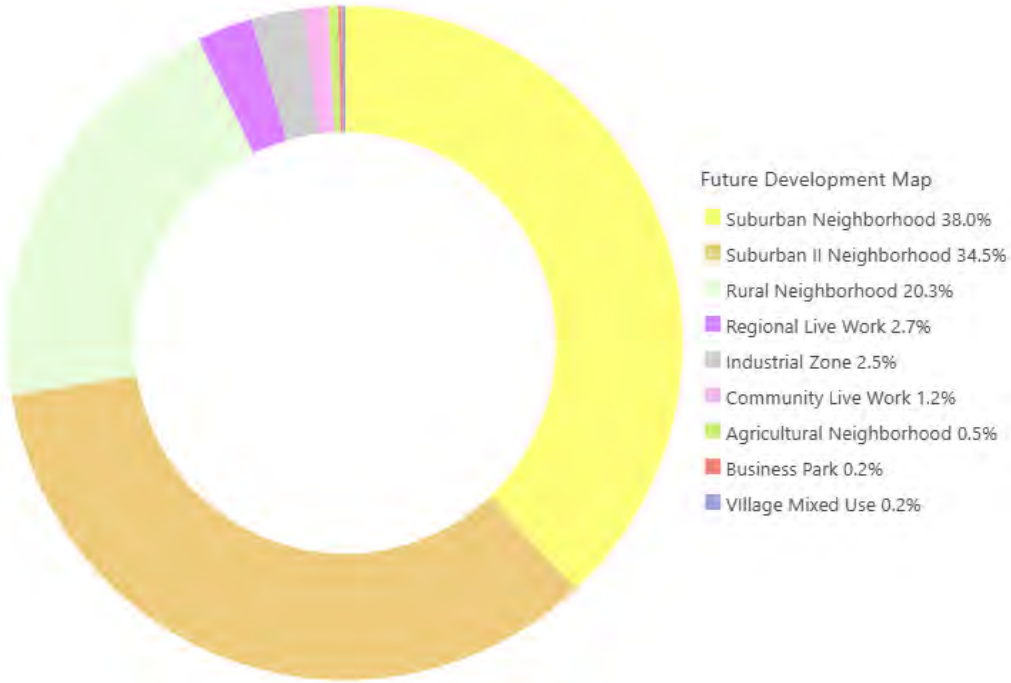
- Report of Accomplishments
- Community Work Program
- Future Land Use Map





FUTURE LAND USE MAP





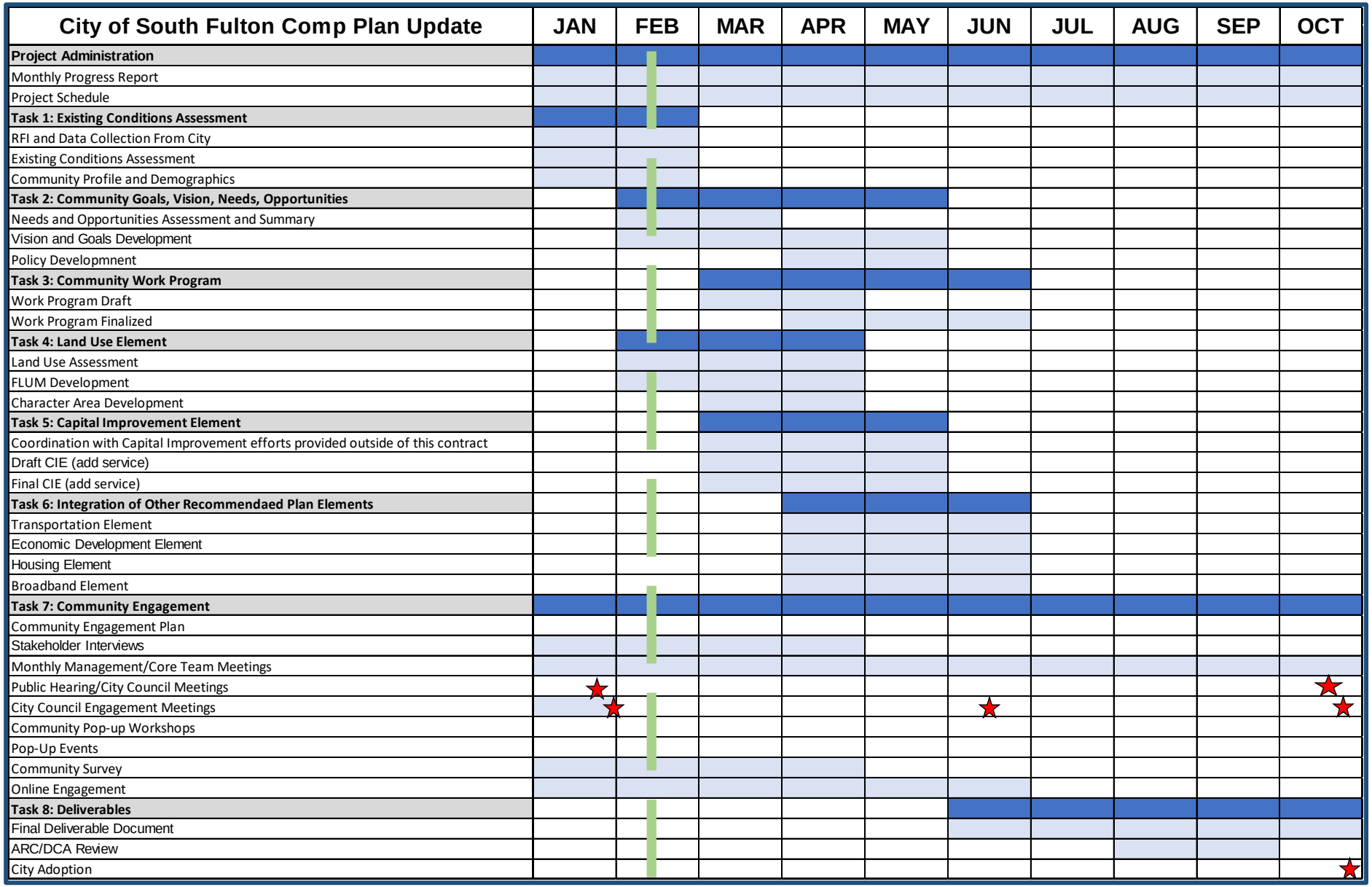
FINAL DELIVERABLES

- Report of Accomplishments
- Future Land Use Map
- Community Work Program
  - Initial Action Prioritization
  - High-Level Costing
  - Identification of Potential Funding and Tools
  - Responsible Parties and Levels of Effort
- Implementation Matrix

Project	2022	2023	2024	2025	2026	Responsible Party	Estimated Cost
Develop a logo for City Street signs or sign toppers			X	X		Public Works	$5,000 and Annual Maintainence Local Funds
Examine Zoning Code for new housing types and styles	X	X	X			CDRA	Staff Time
Host 2 - 3 business networking events each year with a least one focus under 35 workers		X	X	X		Economic Development	Staff Time
Develop a commercial property inventory			X			CDRA and Economic Development	Staff Time
Participate and complete the Georgia Main Street Start-Up Program	X	X	X			Economic Development	Staff Time
Partner with organizations to promote South Fulton	X	X	X	X		Economic Development	Staff Time
Develop an Impact Free Program	X	X				CDRA	$100,000 Local Funds
Implement the model mile trail plan and identify trails opportunities in future development		X				Public Works and CDRA	$5 million Local Funds TSPlost ARC-TAP
Develop training on planning issues for boards and committees	X	X				CDRA	Staff Time
Develop a marketing site to promote economic development sites		X				Economic Development	Staff Time
Create overlays for key areas within the city including major corridors	X	X	X	X	X	CDRA	$100,000 Local Funds and ARC
Update zoning code to allow for conservation subdivisions		X				CDRA	Staff Time
Complete small area plans at activity nodes, including Fulton Industrial Area	X	X	X	X	X	CDRA	$175,000 per area Local Funds and ARC

Note: This is a snapshot of the *Community Work Plan* from the current Comprehensive Development Plan

SCHEDULE


City of South Fulton Comp Plan Update
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
Project Administration
Monthly Progress Report
Project Schedule
Task 1: Existing Conditions Assessment
RFI and Data Collection From City
Existing Conditions Assessment
Community Profile and Demographics
Task 2: Community Goals, Vision, Needs, Opportunities
Needs and Opportunities Assessment and Summary
Vision and Goals Development
Policy Developmnent
Task 3: Community Work Program
Work Program Draft
Work Program Finalized
Task 4: Land Use Element
Land Use Assessment
FLUM Development
Character Area Development
Task 5: Capital Improvement Element
Coordination with Capital Improvement efforts provided outside of this contract
Draft CIE (add service)
Final CIE (add service)
Task 6: Integration of Other Recommendaed Plan Elements
Transportation Element
Economic Development Element
Housing Element
Broadband Element
Task 7: Community Engagement
Community Engagement Plan
Stakeholder Interviews
Monthly Management/Core Team Meetings
Public Hearing/City Council Meetings
City Council Engagement Meetings
Community Pop-up Workshops
Pop-Up Events
Community Survey
Online Engagement
Task 8: Deliverables
Final Deliverable Document
ARC/DCA Review
City Adoption

THE COMPREHENSIVE PLAN PROCESS AND FACTORS

The GEORGIA PLANNING ACT (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)

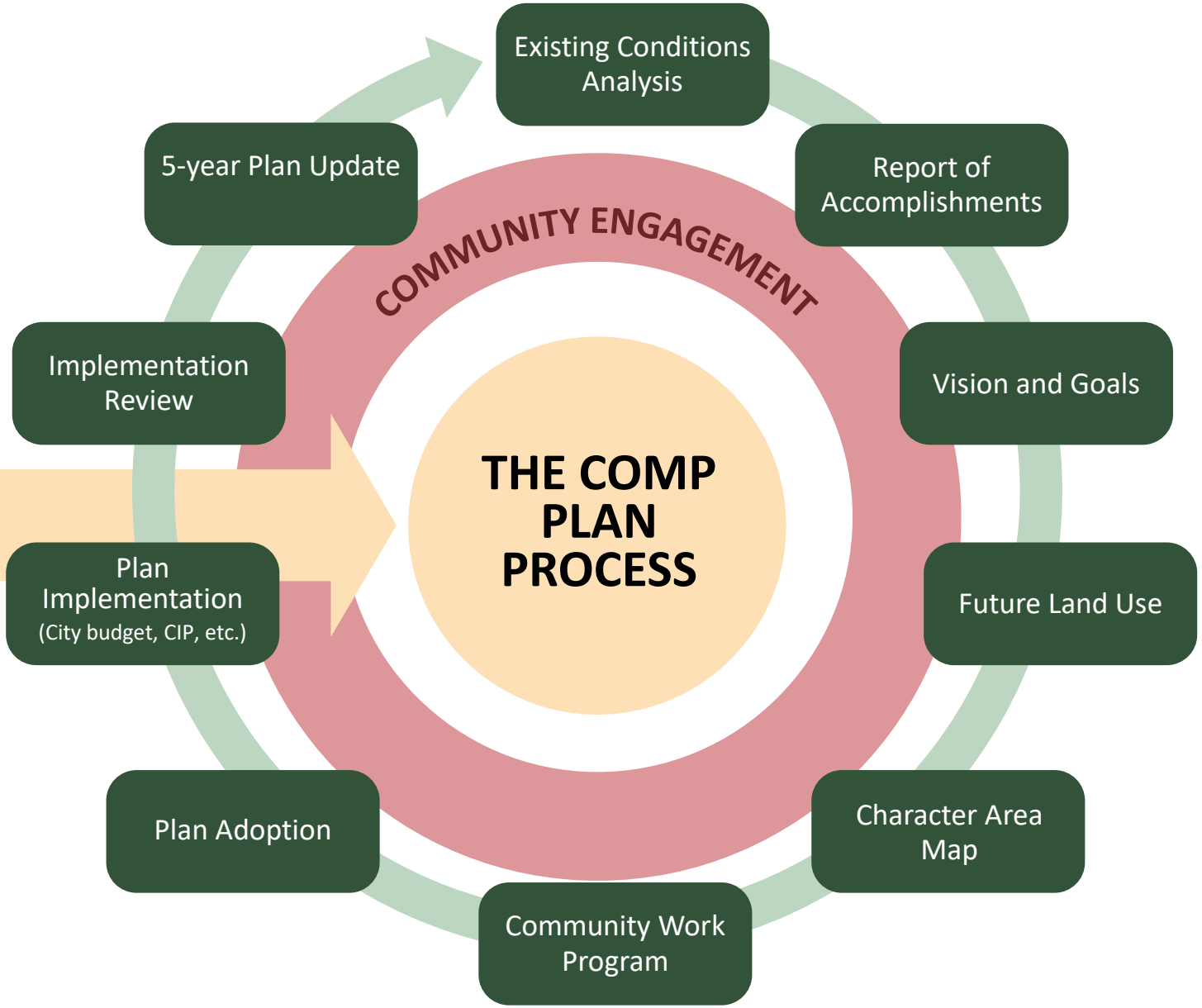
Internal Stakeholders
- Elected Officials
- County Staff

External Stakeholders
- Residents (adults, youth, seniors, etc.)
- Business Owners
- Visitors

Real World Factors
- Economy
- Political Climate
- Environmental Conditions

Implementation Partners
- Neighborhood Champions
- Non-Profit Orgs
- Artists and Cultural Orgs
- Consultants
- Governments

Resources
- Grants
- Loans
- Bonds
- General Funds/Taxes



COMMUNITY ENGAGEMENT PROCESS

- *Citywide Project*
- Take a human-centered approach
- Build consensus on a shared vision
- Provide a variety of engagement
  - Steering Group Committee
  - Stakeholder Roundtables
  - Pop-ups
  - Workshops and Open Houses
  - Interactive Social Pinpoint Website
- Multiple Outreach Efforts
- Direct Email from Sycamore and City Staff, Social Media, SOFU Magazine Ads, South Fulton Neighbor



COMMUNITY ENGAGEMENT PLAN

Dates	Event	Location	Address
~~Jan 3rd~~	~~Mayor and City Council Retreat~~		
~~Jan 15th~~	~~Planning Commission #1: Project Kickoff~~		
~~Jan 28th~~	~~Mayor and City Council - Meeting #1: Project Kickoff~~		
	Community Engagement **- Phase 1**		
Feb 18th	Intro Meeting in District 1	Sandtown Park Recreation Center	5320 Campbellton Road, South Fulton, GA 30331
Feb 24th	Intro Meeting in District 6	CoSF Economic Development Office	6385 Old National Highway, Suite, 210, South Fulton, GA 30144
	Community Engagement **- Phase 2**		
Mar 31st	Design Workshop in District 3	Welcome All Park	4255 Will Lee Road, South Fulton, GA 30349
Apr 3rd	Design Workshop in District 4 (to be confirmed)	Elegant Occasions Event Center	7580 Springbox Drive, Suite 100, Fairburn, GA 30213
Apr 10th	Design Workshop in District 5	Burdett Park	2945 Burdett Road, South Fulton, GA 30349
	Community Engagement **- Phase 3**		
May 20th	Initial Recommendations in District 2	TBA	
May 22nd	Initial Recommendations in District 7	TBA	
Jun 30th	Initial Draft of Final Report Complete		
Jul 31st	City Review of First Draft Complete		
Aug 15th	Submit to ARC and DCA for Review		
Sep 15th	Receive Comments from ARC and DCA		
Oct 15th	Planning Commission #2: Pre-approval for Adoption		
Oct 28th	Mayor and City Council - Meeting #2: Adoption Hearing		

Steering Group Engagement before each phase
Citywide Comp Plan
Online Engagement
Pop-Ups
Bus Tour

IN-PERSON ENGAGEMENT OPPORTUNITIES

Public Meetings (All meetings start at 6:30 PM)

- Round 1: Kick Off and Listening Session
  - District 1: February 18th @ Sandtown Park Recreation Center
  - District 6: February 24th @ CoSF Economic Development Office
- Round 2: Design Charette
  - District 3: March 31st @ Welcome All Park
  - District 4: April 3rd @ Elegant Occasions Event Center
  - District 5: April 10th @ Burdett Park
- Round 3: Recommendations Open House
  - District 2: Date and Location TBD
  - District 7: Date and Location TBD

Pop-up Events

- Dates and Locations TBD



ONLINE ENGAGEMENT

Project Website

- Community Survey (Coming Soon)
  - Tell us your vision and goals
- Interactive Map (Coming Soon)
  - Show us needs and opportunities
- Project Resources
  - Keep up-to-date on upcoming events or activities
  - Review materials from missed events

Social Media

- Advertise upcoming events or activities
- Promote online engagement activities

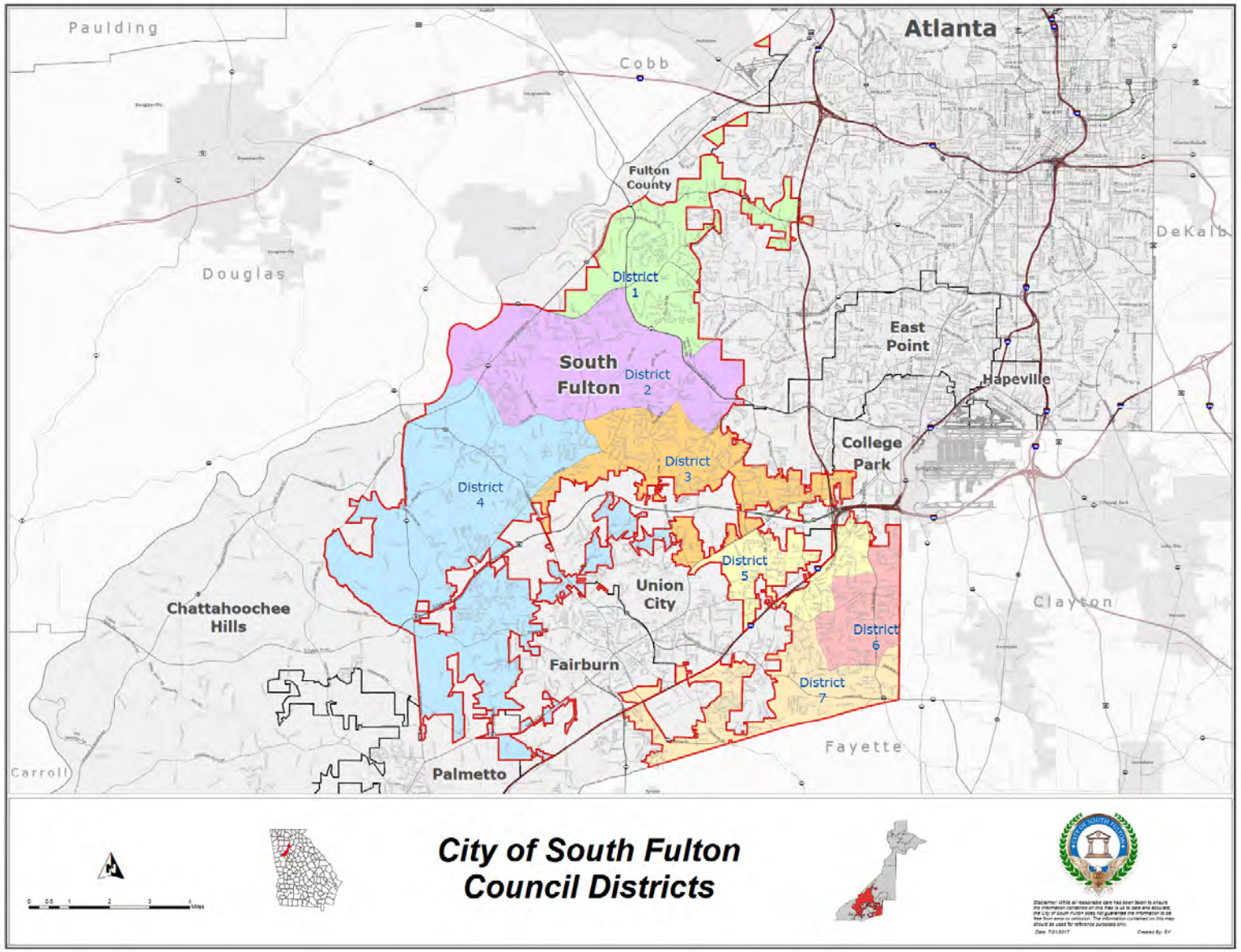


https://engagesycamore.mysocialpinpoint.com/cosf-comprehensive-plan

COMMUNITY ENGAGEMENT PLAN

Legend

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7



City of South Fulton Comprehensive Plan

ECONOMIC, TRANSPORTATION, AND HOUSING

Prepared by: Kimley-Horn

Prepared for: Sizemore

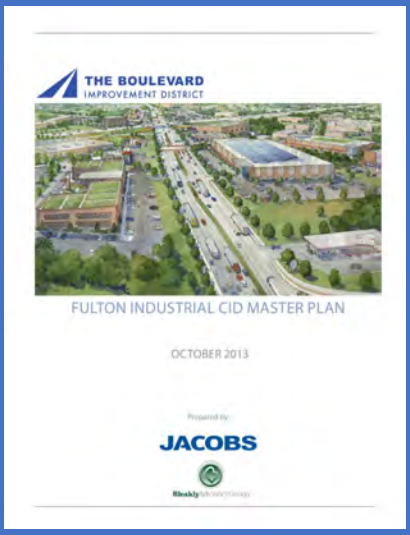


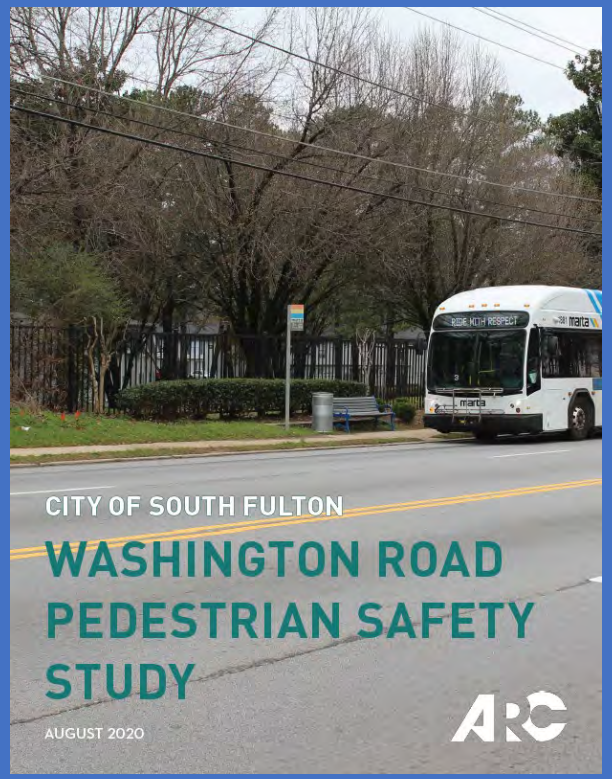
Plan Review

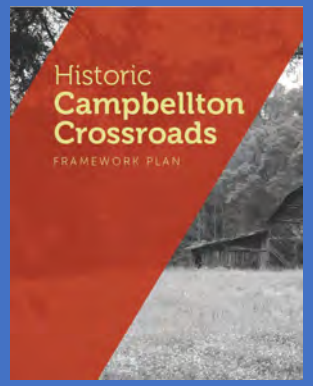

Our South Fulton
The 2021 Comprehensive Plan
South Fulton
Fulton County


bae urban economics
Economic Development Strategic Plan
Prepared for the City of South Fulton
June 2020


FULTON INDUSTRIAL
BOULEVARD IMPROVEMENT DISTRICT
Fulton Industrial Community Improvement District
May 2022
Freight Cluster Plan
Prepared by:


THE BOULEVARD
IMPROVEMENT DISTRICT
FULTON INDUSTRIAL CID MASTER PLAN
OCTOBER 2013
JACOBS


CITY OF SOUTH FULTON
WASHINGTON ROAD PEDESTRIAN SAFETY STUDY
AUGUST 2020
ARC


Historic
Campbellton Crossroads
FRAMEWORK PLAN


Aerotropolis ATLANTA
Freight Cluster Plan
Powered by Aerotropolis Atlanta CIDs
Executive Summary
NOVEMBER 2020
Prepared by:


SOUTHERN FULTON
COMPREHENSIVE TRANSPORTATION PLAN
EXECUTIVE SUMMARY


AEROATL
GREENWAY MODEL MILE
SOUTH FULTON


MULTI-MODAL TRANSPORTATION PLAN


AeroATL Greenway Plan
EXECUTIVE SUMMARY
November 2018
SIZEMORE GROUP
Aerotropolis ATLANTA

DEMOGRAPHIC PROFILE

POPULATION TRENDS

Population in the City of South Fulton was estimated at 115,341 in 2024.

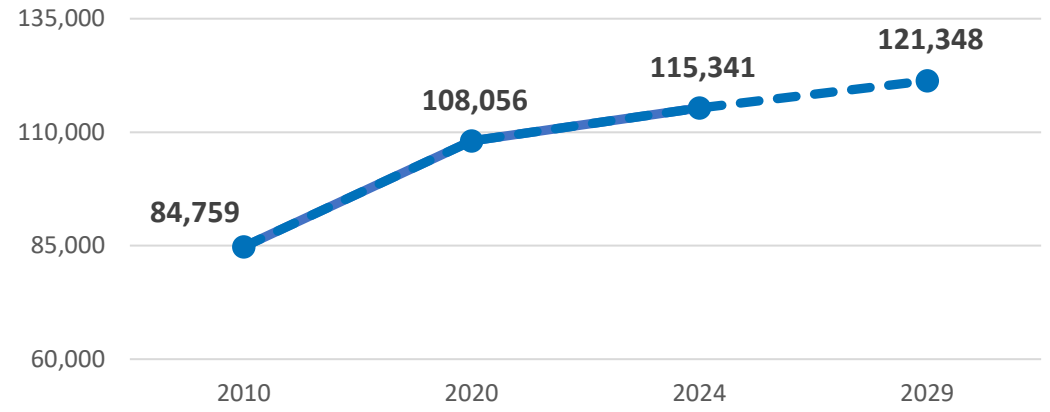
The City of South Fulton is the 7th largest city in Georgia by population.

The City's compound annual growth rate (CAGR) from 2010 to 2024 was 2.2%, growing at a rate greater than Southern Fulton County, Fulton County, and the Atlanta metro area.

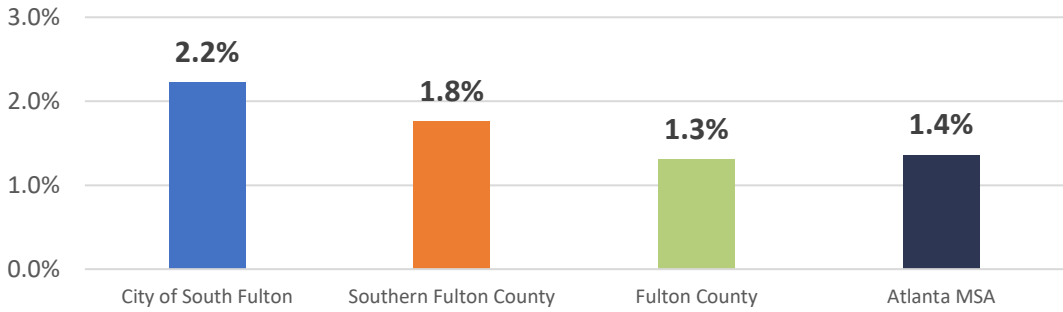
Comparison of Population Trends
Source: ESRI; Kimley-Horn

Area	2010	2020	2024	2029	2010-2024 Δ #	2010-2024 Δ %	2010-2024 Δ CAGR
City of South Fulton	84,759	108,056	115,341	121,348	30,582	36.1%	2.2%
Southern Fulton County	173,921	211,678	222,011	229,804	48,090	27.7%	1.8%
Fulton County	920,547	1,066,677	1,103,779	1,128,687	183,232	19.9%	1.3%
Atlanta MSA	5,298,373	6,104,839	6,399,310	6,649,134	1,100,937	20.8%	1.4%
Market Area % MSAs	**1.6%**	**1.8%**	**1.8%**		**2.8%**		

Population Trend, City of South Fulton
Source: ESRI; Kimley-Horn



Population Growth Trends
Source: ESRI; Kimley-Horn



AGE

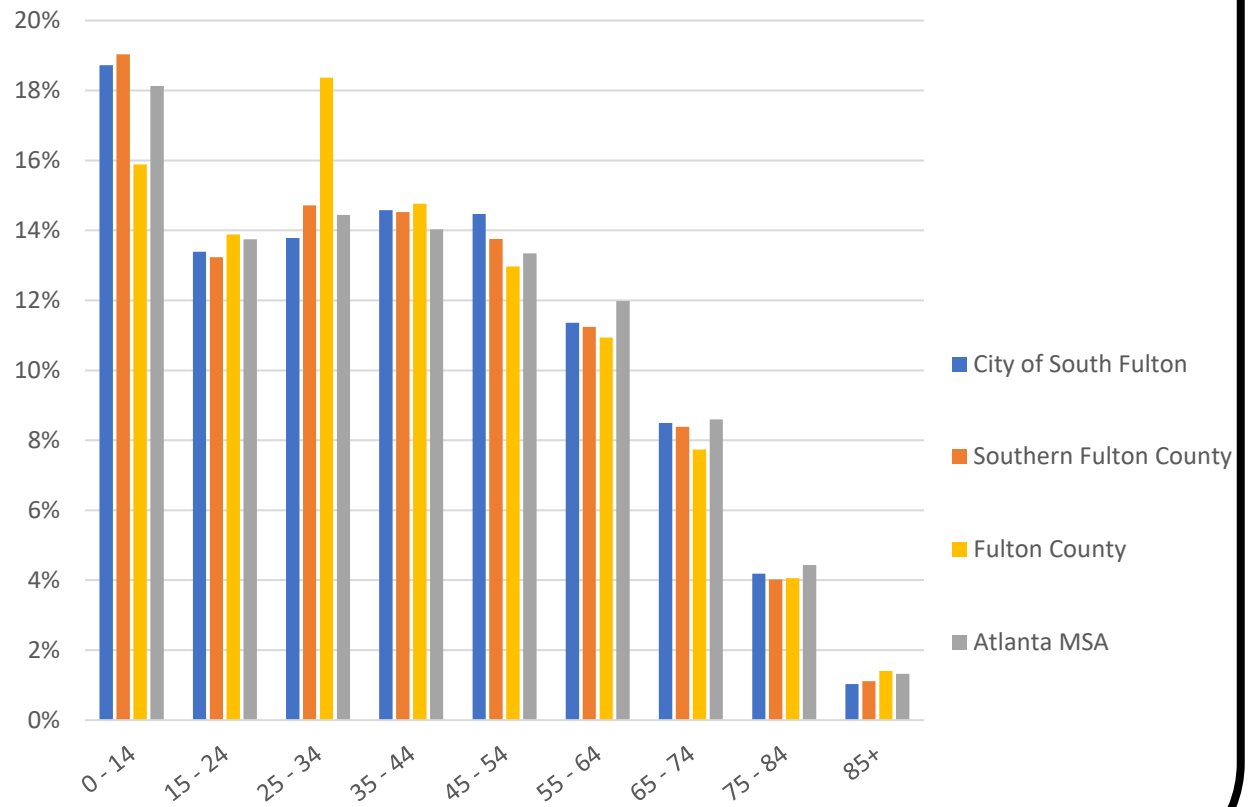
The City of South Fulton and Southern Fulton County have a greater share of children ages 0-14 than then Fulton County.

The median age of City of South Fulton residents in 37.9, which is slightly higher than Southern Fulton County, Fulton County, and the Atlanta MSA.

Median Age, 2024
Source: ESRI; Kimley-Horn

City of South Fulton	Southern Fulton County	Fulton County	Atlanta MSA
37.9	37.1	36.2	37.6

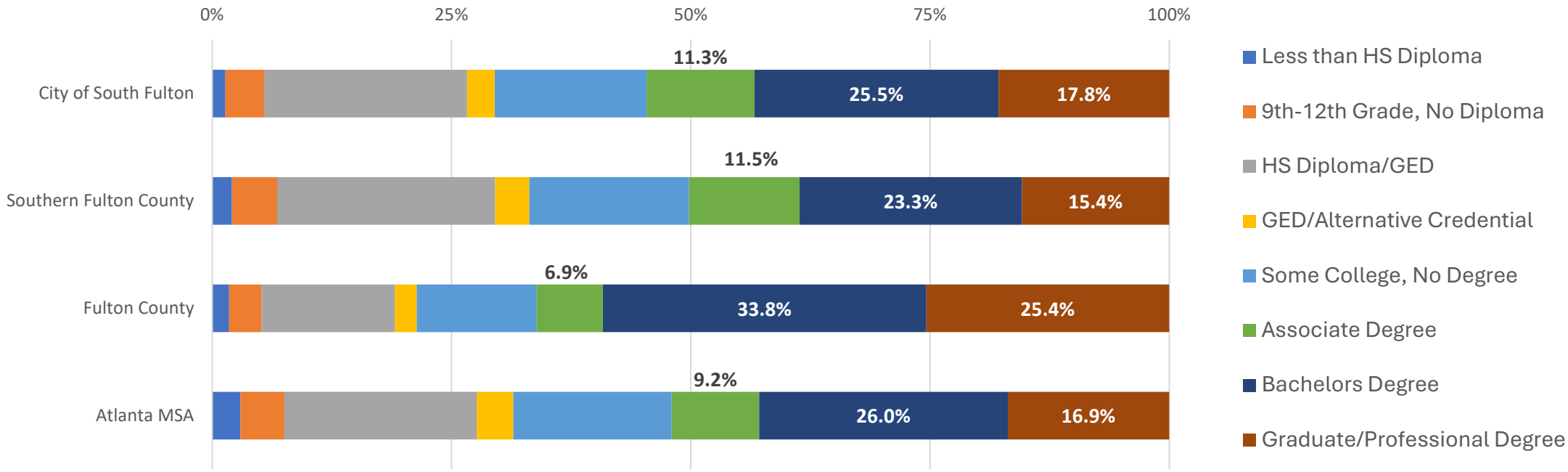
Comparison of Population Shares by Age, 2024
Source: ESRI; Kimley-Horn



EDUCATIONAL ATTAINMENT

The City of South Fulton has a lower share of residents with bachelor's and graduate degrees than Fulton County and the Atlanta MSA but a greater share of residents with an associate degree.

Educational Attainment, 2024
Source: ESRI; Kimley-Horn

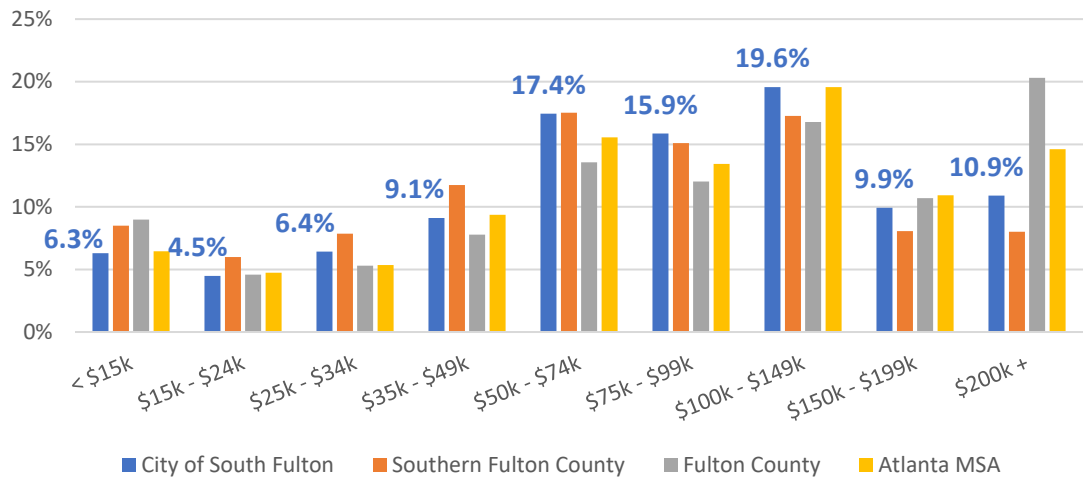


CITY OF SOUTH FULTON RESIDENT'S EMPLOYMENT

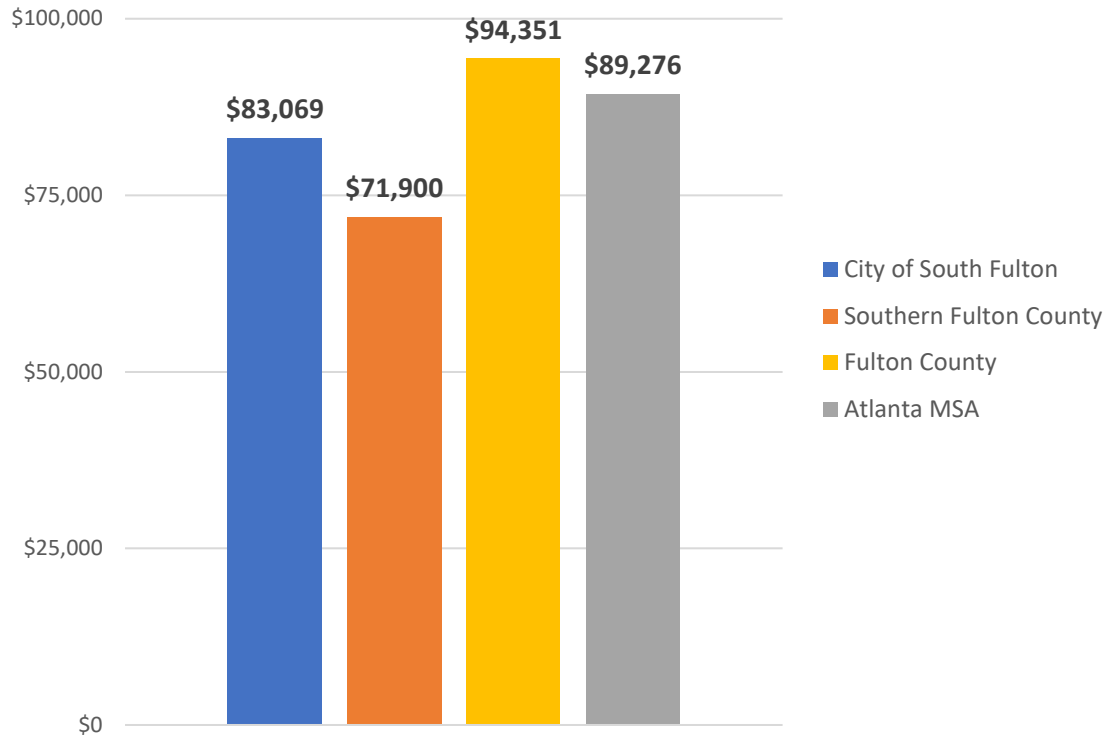
The City of South Fulton had a median household income of $83,069. The city has over an $11,000 premium on median household income over Southern Fulton County, but a lower income than Fulton County and the Atlanta MSA.

The City of South Fulton has a greater share of household earning between $50,000 and $150,000 than Southern Fulton County, Fulton County, and the Atlanta MSA, with nearly 53% of the population falling in this cohort.

Comparison of Household Shares by Income Cohort, 2024
Source: ESRI; Kimley-Horn



Comparison of Median Household Income, 2024
Source: ESRI; Kimley-Horn



MARKET AREA TAPESTRY SEGMENTATION

- The Tapestry Segmentation is a tool developed by ESRI to put a “face on the numbers”.
- Households across US are categorized into 67 segments each with a unique demographic identity.
- The tool is used by developers and retailers to understand the character of a community and can be helpful information to understand how business and industry perceives the City of South Fulton as a market.
- The City of South Fulton is characterized by twenty tapestry segments, with the top five summarized below.

Up and Coming Families

39.7% of area households

- Primarily young, hard-working families living in newer subdivisions. They often have longer commute times.
- 67% have some college education or degree(s) and 71% participate in the labor force.
- Careful shoppers aware of prices and willing to shop around for the best deals.
- Seek the latest and best in technology.

Family Foundations

25% of area households

- Mix of married couples, single parents, grandparents, and children, young and adult.
- More than half have attended college or obtained a degree and 58% participate in the labor force as workers begin to retire.
- Many residents work in the health-care industry or public administration.
- Style is important to these consumers, who spend on clothing.

Workday Drive

6.6% of area households

- An affluent, family-oriented market.
- Residents prefer quiet, new housing away from the bustle of city but still near job centers.
- 40.5% are college graduates and 71% participate in the labor force.
- This group prefers time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Urban Edge Families

6.1% of area households

- Residents are family-centric, with a majority of household including married couples with children and grandparents.
- 63% hold a high school diploma, and 66% participate in the labor force.
- This group tends to spend money carefully and focuses on the necessities.
- Entertainment includes multiple televisions, movie rentals, and video games at home or trips to theme parks and zoos.

Boomburbs

6% of area households

- Young professionals with families that have opted to trade up to new housing in the suburbs.
- This group is well educated, with a labor participating rate of 71%.
- Homeownership is 84% of primarily new, single-family homes.
- Financial planning is well underway for this group, and they are connected to the latest devices.

Economic Profile

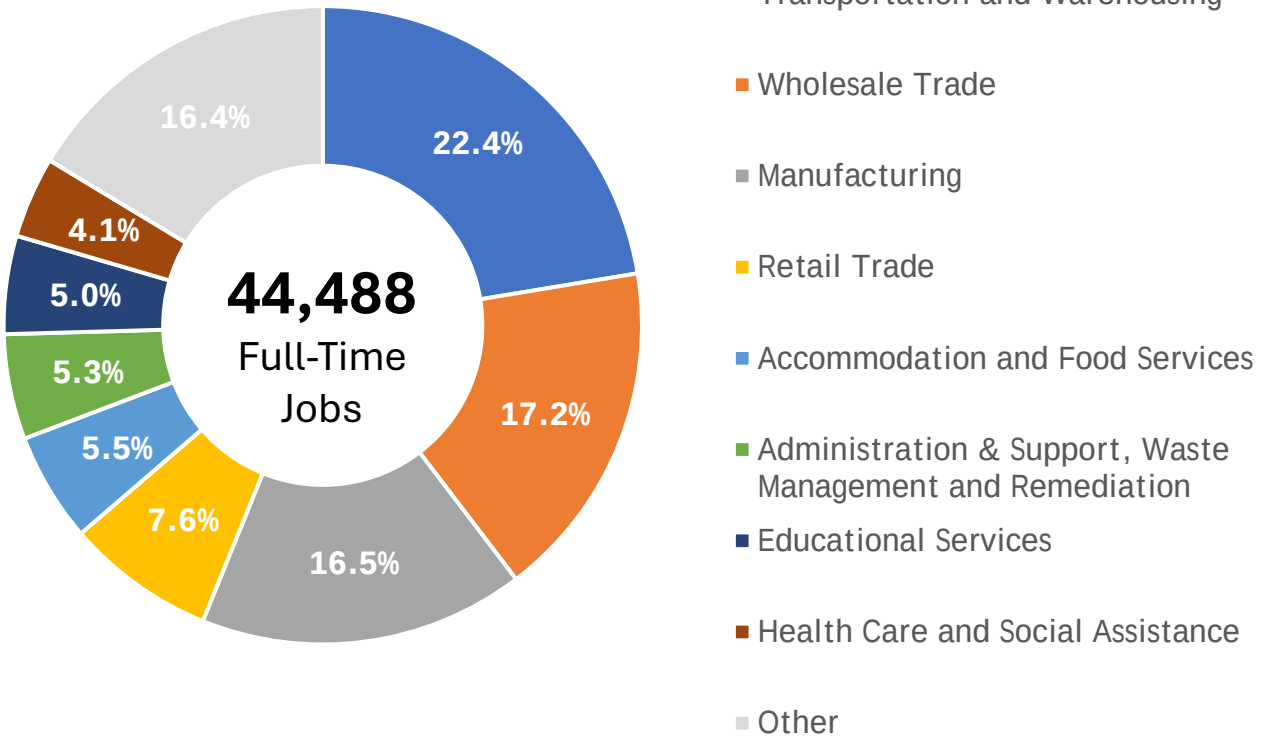
EMPLOYMENT, TOP INDUSTRIES, COMMUTING

EMPLOYMENT SNAPSHOT

In 2022, the City of South Fulton had an estimated **44,488 full-time jobs**. The top industries in the City are:

- Transportation and Warehousing (22.4%)
- Wholesale Trade (17.2%)
- Manufacturing (16.5%)

Many of these jobs are located on Fulton Industrial Boulevard, making it a key area for employment and economic activity in the city.



Source: LEHD On The Map, 2022; Kimley-Horn

EMPLOYMENT SNAPSHOT

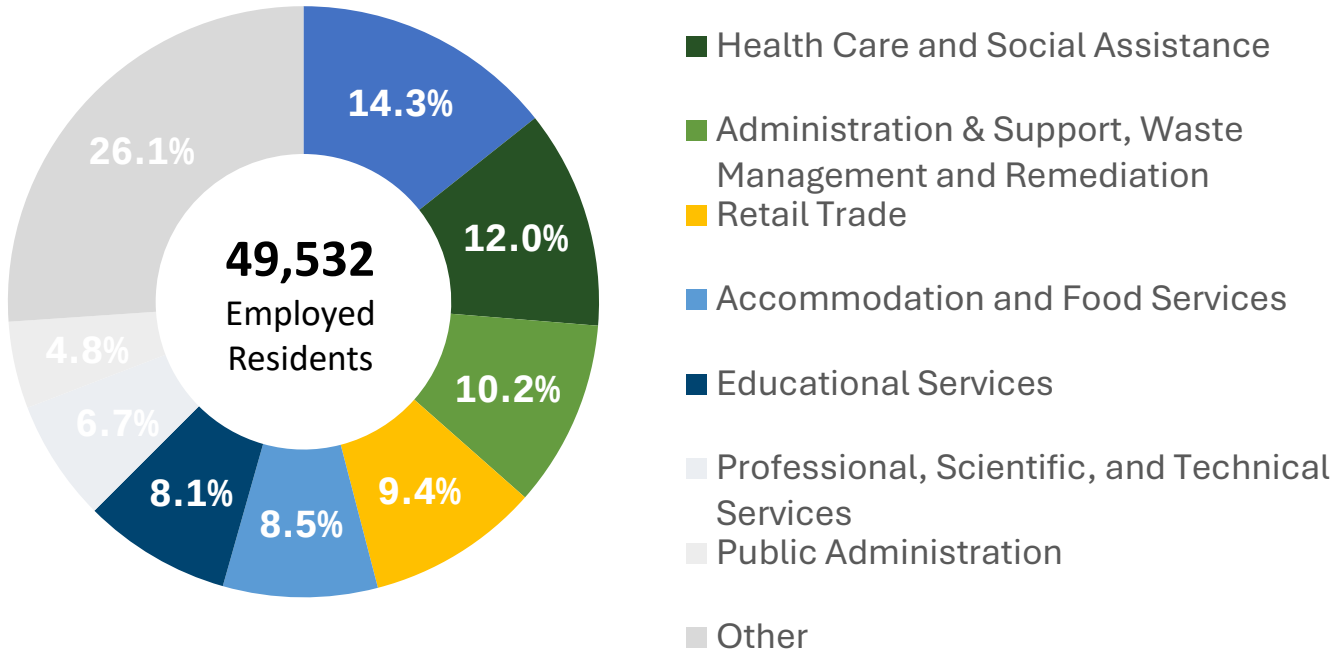
City of South Fulton Resident's Employment

In 2022, the City of South Fulton had an estimated **49,532** employed residents. The top industries that residents are employed within were:

- Transportation and Warehousing (14.3%)
- Healthcare and Social Assistance (12%)
- Administration & Support, Waste Management and Remediation (10.2%)

From 2017 to 2022, the Transportation and Warehousing sector saw the most significant growth among City of South Fulton residents, followed closely by the Professional, Scientific, and Technical Services sector and the Management of Companies and Enterprises sector.

- Transportation and Warehousing (+2,512 Residents employed in the sector)
- Professional, Scientific, and Technical Services (+1,299 Residents employed in the sector)
- Management of Companies and Enterprises (+770 Residents employed in the sector)



Source: LEHD On The Map, 2022; Kimley-Horn

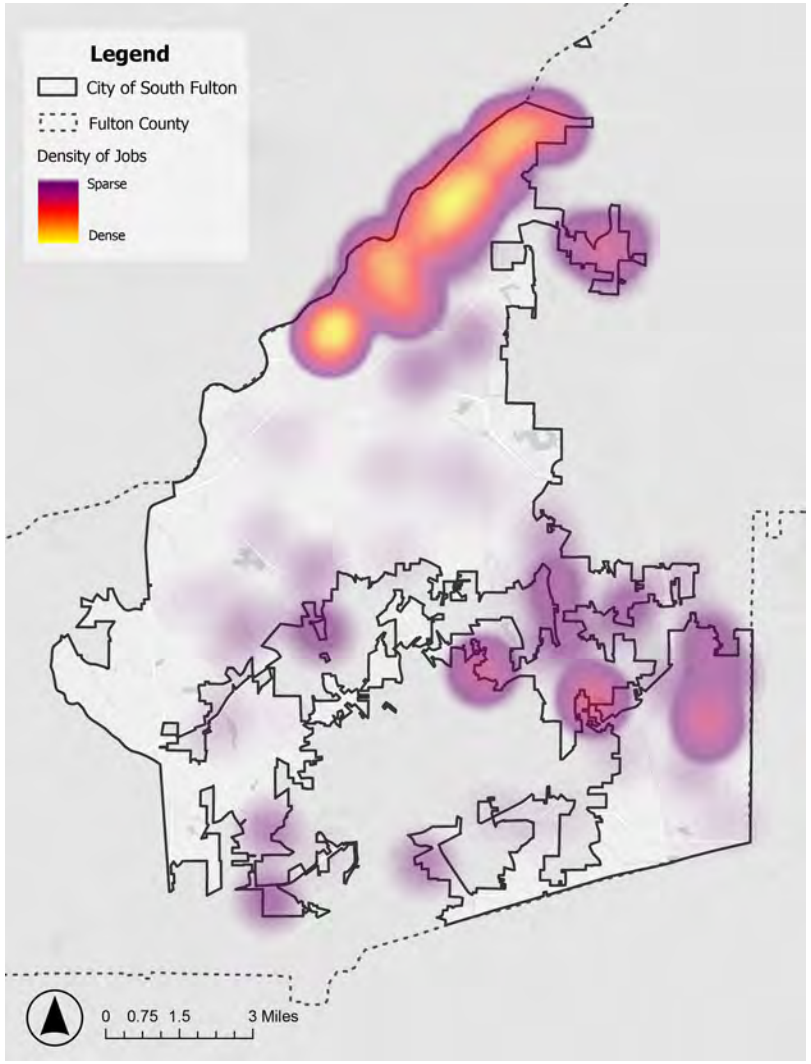
EMPLOYMENT LOCATIONS

Most jobs in the City of South Fulton are concentrated in Fulton Industrial Boulevard.

Commercial nodes represent other job centers throughout the city, particularly in the southern portion of the City.

Top employers in the City of South Fulton, including the number of employees they employed in 2024, are summarized below.

1. United Parcel Service (UPS) – 795 employees
2. Georgia Aquarium* – 661 employees
3. United Natural Foods – 560 employees
4. Pepsi – 450 employees
5. Walmart Store #3741 – 336 employees
6. Walmart Store #3401 – 335 employees
7. Miller Zell Inc. – 293 employees
8. GF Piping System – 258 employees
9. Manheim Remarketing – 246 employees
10. Global Clothing Industries – 239 employees



Employment Locations, City of South Fulton
Source: LEHD On The Map, 2022; Kimley-Horn

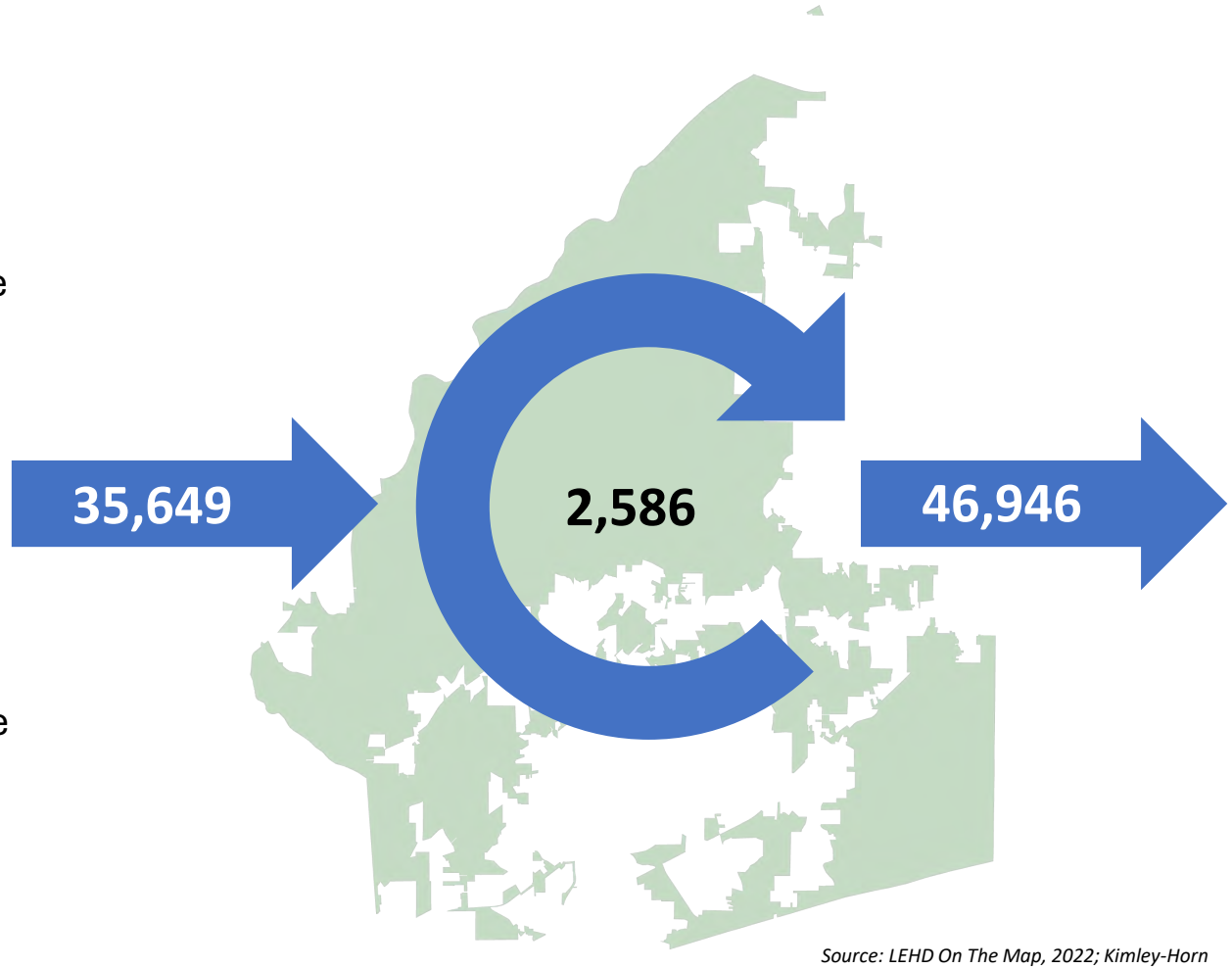
COMMUTING TRENDS

In 2022, approximately 93.2% of all jobs in the City of South Fulton were held by those who commuted into the area.

- **35,649** people commute to South Fulton for work.
- **46,946** South Fulton residents commute outside of the city for work.
- **2,586** people live and work in the City of South Fulton.

Although many South Fulton residents commute elsewhere for work, the inflow of nearly 36,000 daily commuters bolsters the city's daytime population, significantly benefiting local businesses and retail by increasing demand and economic activity in the city.

Approximately 6.8% of jobs in the City of South Fulton are held by local residents, suggesting there is potential to help city residents secure nearby employment through workforce training and career development programs.



Source: LEHD On The Map, 2022; Kimley-Horn

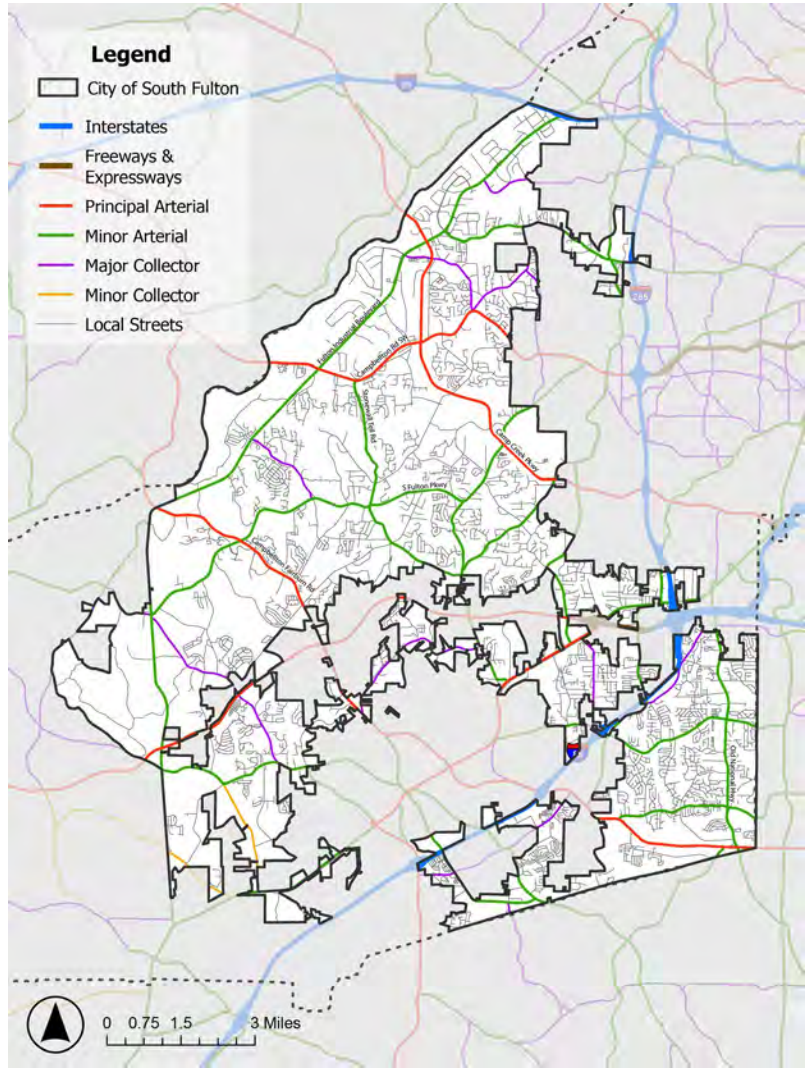
Transportation Profile

ROADWAY FUNCTIONAL CLASS

Roadway functional classification is a system used to categorize streets and highways based on their purpose, design, and role in the overall transportation network. Functional classification helps in planning, traffic management, and roadway design to ensure efficient and safe transportation systems.

The City of South Fulton has several major corridors, identified on the Roadway Function Class map of the City of South Fulton to the right. These corridors include:

- Campbellton Road SW
- Camp Creek Parkway
- Campbellton Fairburn Road
- Fulton Industrial Boulevard
- S Fulton Parkway
- Old National Highway
- Stonewall Tell Road
- Jonesboro Road



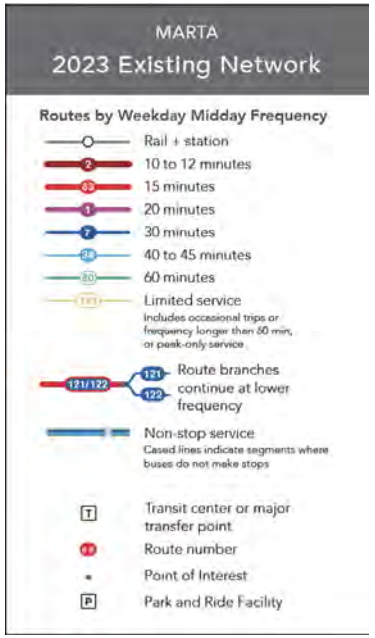
Roadway Function Class
Source: GDOT; Kimley-Horn

EXISTING MARTA BUS NETWORK

The existing MARTA network is visualized to the right. The current network services the City of South Fulton through the following bus routes:

- Route 73
- Route 80
- Route 82
- Route 89
- Route 180
- Route 181
- Route 188
- Route 189

A majority of the routes servicing the city operate on a weekday midday frequency of 30 to 45 minutes. Route 89 on Old National Highway is currently the only route in the city to operate on at a 20-minute frequency.





2023 Existing MARTA Network
Source: MARTA

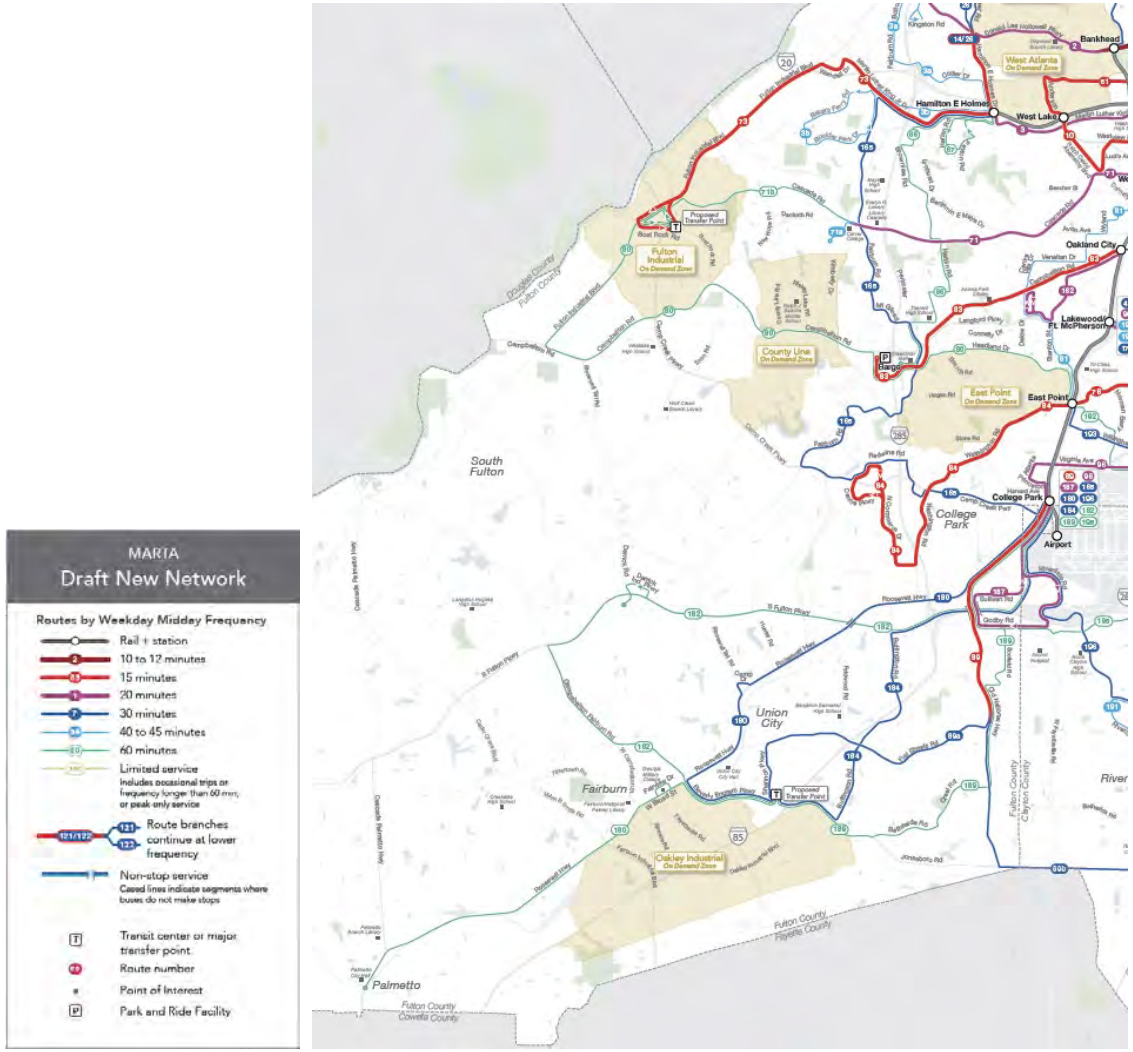
DRAFT MARTA BUS NETWORK

MARTA is currently redesigning their network service. The draft new network is visualized to the right. The draft network services the City of South Fulton through the following bus routes:

- Route 80
- Route 82
- Route 89
- Route 180
- Route 182
- Route 184
- Route 189

Network frequencies remain relatively unchanged, with increased service on Fulton Industrial Boulevard, South Fulton Parkway, and Campbellton Fairburn Road. Fulton Industrial Boulevard and Old National Highway have an increased service frequency of 15 minutes. On-Demand Transit Zones, visualized in tan on the map, offer a flexible alternative to a fixed route.

The Draft Network was presented to the public in December 2024 and is available for comment through February 2025.



2023 Draft New MARTA Network
Source: MARTA

OUR VISION FOR CITY OF SOUTH FULTON IS...





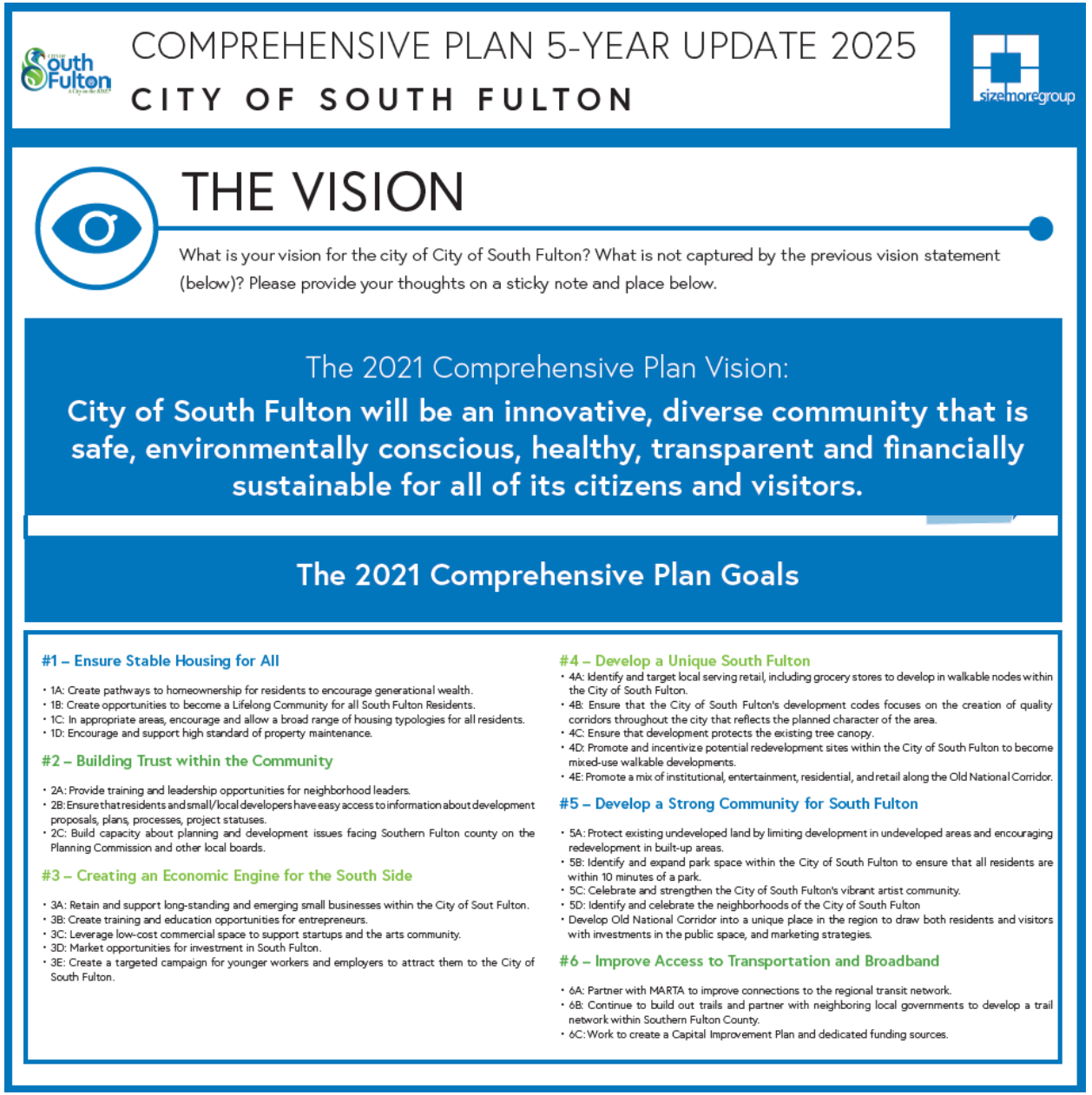








CITY OF SOUTH FULTON COMP PLAN



COMPREHENSIVE PLAN 5-YEAR UPDATE 2025

CITY OF SOUTH FULTON

THE VISION

What is your vision for the city of City of South Fulton? What is not captured by the previous vision statement (below)? Please provide your thoughts on a sticky note and place below.

The 2021 Comprehensive Plan Vision:

City of South Fulton will be an innovative, diverse community that is safe, environmentally conscious, healthy, transparent and financially sustainable for all of its citizens and visitors.

The 2021 Comprehensive Plan Goals

#1 – Ensure Stable Housing for All

- 1A: Create pathways to homeownership for residents to encourage generational wealth.
- 1B: Create opportunities to become a Lifelong Community for all South Fulton Residents.
- 1C: In appropriate areas, encourage and allow a broad range of housing typologies for all residents.
- 1D: Encourage and support high standard of property maintenance.

#2 – Building Trust within the Community

- 2A: Provide training and leadership opportunities for neighborhood leaders.
- 2B: Ensure that residents and small/local developers have easy access to information about development proposals, plans, processes, project statuses.
- 2C: Build capacity about planning and development issues facing Southern Fulton county on the Planning Commission and other local boards.

#3 – Creating an Economic Engine for the South Side

- 3A: Retain and support long-standing and emerging small businesses within the City of Sout Fulton.
- 3B: Create training and education opportunities for entrepreneurs.
- 3C: Leverage low-cost commercial space to support startups and the arts community.
- 3D: Market opportunities for investment in South Fulton.
- 3E: Create a targeted campaign for younger workers and employers to attract them to the City of South Fulton.

#4 – Develop a Unique South Fulton

- 4A: Identify and target local serving retail, including grocery stores to develop in walkable nodes within the City of South Fulton.
- 4B: Ensure that the City of South Fulton's development codes focuses on the creation of quality corridors throughout the city that reflects the planned character of the area.
- 4C: Ensure that development protects the existing tree canopy.
- 4D: Promote and incentivize potential redevelopment sites within the City of South Fulton to become mixed-use walkable developments.
- 4E: Promote a mix of institutional, entertainment, residential, and retail along the Old National Corridor.

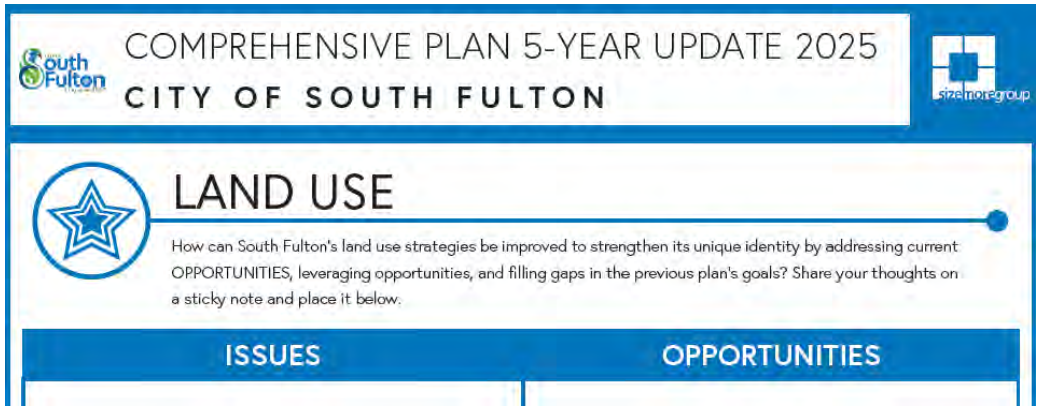
#5 – Develop a Strong Community for South Fulton

- 5A: Protect existing undeveloped land by limiting development in undeveloped areas and encouraging redevelopment in built-up areas.
- 5B: Identify and expand park space within the City of South Fulton to ensure that all residents are within 10 minutes of a park.
- 5C: Celebrate and strengthen the City of South Fulton's vibrant artist community.
- 5D: Identify and celebrate the neighborhoods of the City of South Fulton
- Develop Old National Corridor into a unique place in the region to draw both residents and visitors with investments in the public space, and marketing strategies.

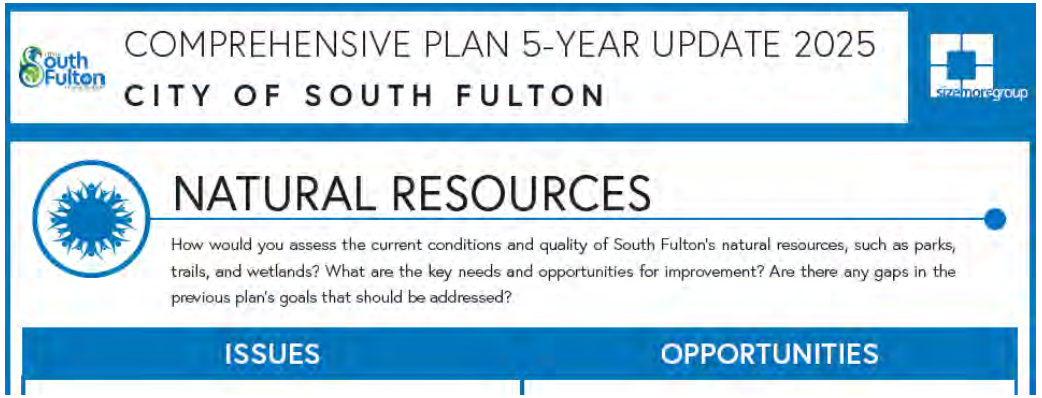
#6 – Improve Access to Transportation and Broadband

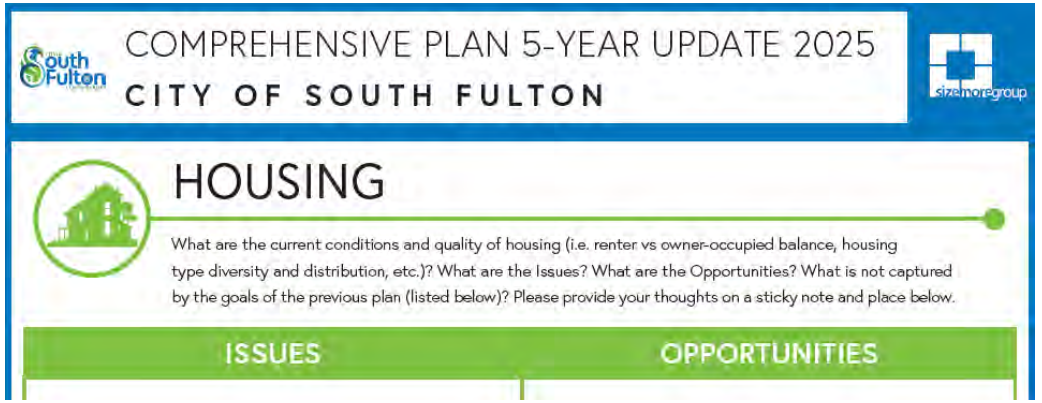
- 6A: Partner with MARTA to improve connections to the regional transit network.
- 6B: Continue to build out trails and partner with neighboring local governments to develop a trail network within Southern Fulton County.
- 6C: Work to create a Capital Improvement Plan and dedicated funding sources.

CITY OF SOUTH FULTON COMP PLAN











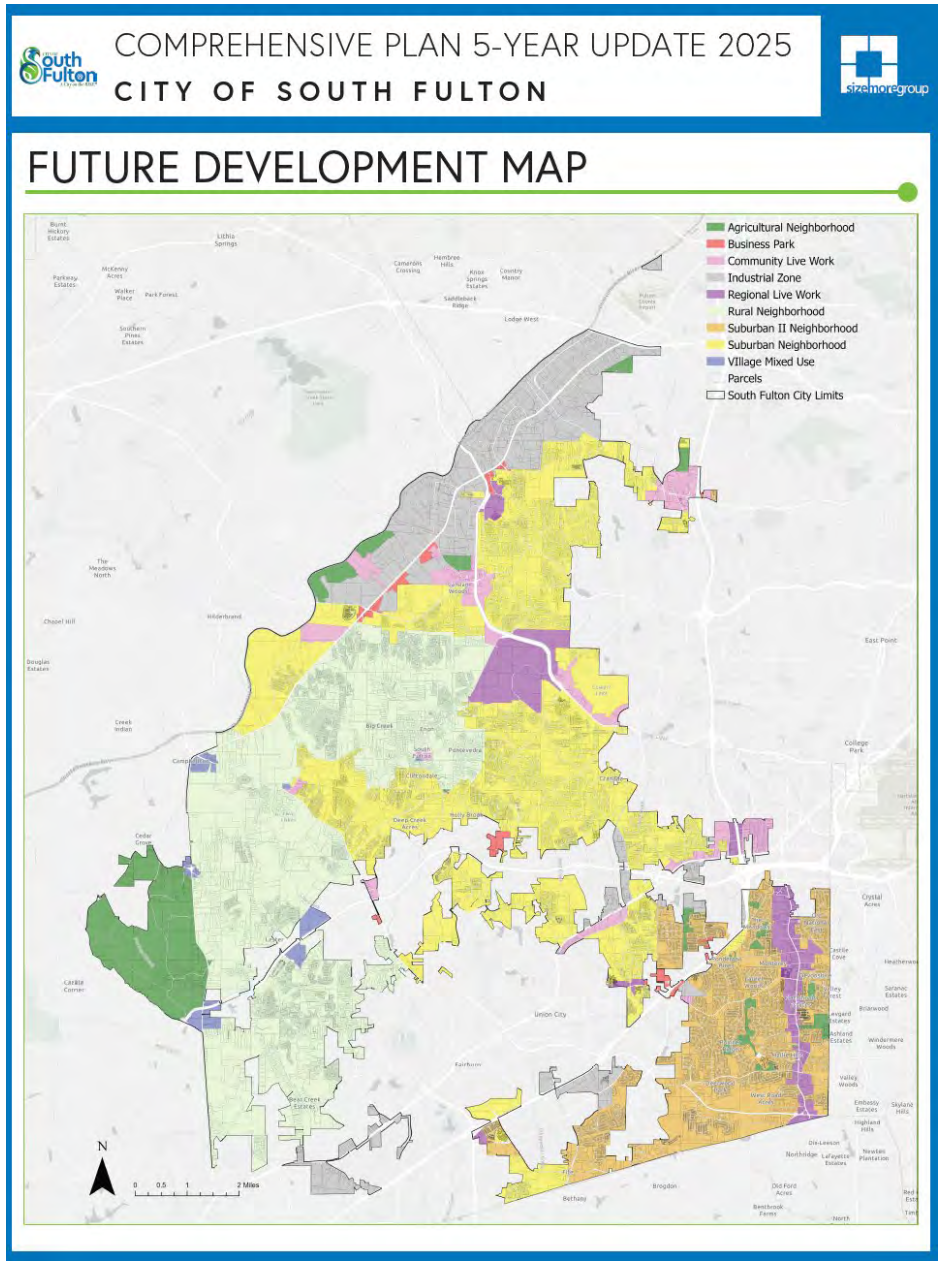


CITY OF SOUTH FULTON COMP PLAN

Adjacent Counties and Municipalities

Clayton County
Cobb County
Douglas County
Fayette County
Unincorporated Fulton County

City of Atlanta
City of Chattahoochee Hills
City of College Park
City of Douglasville
City of East Point
City of Fairburn
City of Mableton
City of Palmetto
Union City



FUTURE LAND USE: AGRICULTURAL NEIGHBORHOOD

In the City of South Fulton, the Agricultural Neighborhood Character Area preserves its natural features and bucolic qualities by limiting land disturbances and utilizing conservation development.

The Agricultural Neighborhood Character Area represents the rural land in the City of South Fulton that is defined by agricultural uses and very low-density residential. This area is bounded to the west by the Chattahoochee River, to the south by the city of Chattahoochee Hills, and the east by Cascade-Palmetto Highway. This character area is further defined by the Cedar Grove Agricultural Overlay District. These areas could also be used as future park space within the City of South Fulton.

This area of South Fulton is the furthest from the urbanized area, with property ownership characterized by large acreages. The Agricultural Neighborhood area is also currently without sewer connectivity, which prevents large-scale development from moving into the area. The residential character of the area is defined by single-family homes located on individual lots along existing streets. Estate conservation subdivisions are appropriate.

Commercial uses in the Agricultural Neighborhood area consist of largely open land-intensive farming practices that are consistent with its character. The active agricultural uses include horse farms, timber farms, and open pasture. The development of civic uses such as schools and places of worship is appropriate in the Agricultural Neighborhood Character Area provided the necessary public infrastructure is available and in place.

Gross Density

1 Unit or Less per acre

Zoning

AG-1, R-1, R-2, CUP, SH



FUTURE LAND USE: RURAL NEIGHBORHOOD

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas.

This along with the Suburban Neighborhood Character Area is the majority of character areas in the City of South Fulton. This character area includes the community of Cedar Grove and portions of Cliftondale.

The Rural Neighborhood Character area is characterized by low to medium density residential houses, with established single-family homes on large lots and newer traditional style subdivisions with larger lots. Estate conservation subdivisions are appropriate. Public infrastructure is available, but service may not be extended to all properties.

This Character Area intends to protect the existing natural features by conservation subdivision development. Low to medium residential development that maintains the rural character in scale and design is appropriate.

Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers, and facilities existing streets.

Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH



FUTURE LAND USE: SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

Gross Density
Suburan I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP



FUTURE LAND USE: VILLAGE LIVE-WORK

The Village Live-Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within rural South Fulton. The designated areas are along crossroads of major roads in the Rural Neighborhood or Agricultural Neighborhood Character Areas. A mix of uses is allowed within this area. The Village Live-Work Character Area is on the size and scale of South Fulton's historic communities, including the historic community of Campbellton.

Within the Village-Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, including medium density residential housing, small scale commercial services such as banks, drug stores, and small multi-tenant shopping centers. Structures within the local designation can also be repurposed as office, commercial spaces or single and multi-family housing.

Gross Density
Residential
Up to 6 units per acre

Commercial
Up to 11,000 square feet per tenant

Zoning
MIX



FUTURE LAND USE: COMMUNITY LIVE-WORK

The Community Live-Work Character Area provides opportunities within the City of South Fulton to provide areas of mixed uses bto provide services within the Suburban Charecter Area. Located at major intersections, these areas are the focus areas for small area plans.

Within the Community Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes medium and high-density residential housing such as duplexes, and townhomes. Commercial services such as banks, drug stores, offices, and multi-tenant shopping centers are also appropriate types of development. Structures within the Community Live Work designation can also be repurposed as office, commercial spaces, or single and multi-family housing.

Gross Density
Residential
Up to 12 units per acre

Commercial
Up to 40,000 square feet per tenant

Zoning
MIX, C-1, C-2, O-I, SH



FUTURE LAND USE: REGIONAL LIVE-WORK

The Regional Live-Work Character Area provides a balanced mix of uses along Old National Highway, and other key areas within the City of South Fulton. The Regional Live Work Character Areas contain the areas of highest density within the City of South Fulton.

Within the Regional Live-Work Character Areas, vertical and horizontal mixed-use is appropriate and is strongly encouraged. This includes high-density housing options, Commercial shopping that is developed in a walkable nature is encouraged. Office uses are also encouraged.

Within these areas, the City of South Fulton will develop small area plans to further guide development that establishes recommendations for the character and vision for each Regional Live-Work Character Area.

Gross Density
Residential
Up to 20 units per acre

Commercial
Up to 100,000 square feet per tenant

Zoning
MIX, C-1, C-2, O-I, SH



FUTURE LAND USE: COMMERCIAL CENTER

The Commercial Center Character Area provides opportunities for commercial development in areas that should not contain residential uses which would be recommended in the Live-Work Character areas. The Commercial Center Character Area is designed to be used as a buffer between residential and industrial uses. These areas should also provide neighborhood services such as health care, banks, and small shopping centers, including grocery stores.

New developments within the Commercial Center Character Area should be designed in a walkable nature with shared parking, and streetscapes, with multi-modal transportation options.

Density
Residential
Not Allowed

Zoning
C-1, C-2, O-I



FUTURE LAND USE: INDUSTRIAL ZONE

The purpose of the Industrial Zone Character Area is to preserve the integrity of industrial areas in the City of South Fulton and the impact on surrounding neighborhoods. These areas have the highest intensity of industrial uses which require the most stringent regulations and site control. Most industrial uses require large, landscaped buffers, and separation from incompatible uses. New Industrial development should have high-quality design standards to enhance the area and lessen the impact of the development.

Industrial parks and stand-alone industrial developments, and supportive commercial services are the typical types of development allowed in the Industrial Zone Character Area. The uses can include wholesale trade distribution centers, manufacturing, and large-scale distribution centers. Maintaining the integrity of industrial areas is important to the City of South Fulton while balancing the impact on surrounding uses.

Density
Residential
Not Allowed

Zoning
O-I, M-1, M-2



NEXT STEPS

Promote the Project w/in Your Communities

- Share the Community Meeting Flyer
- Share the Webpage
- Post on Social Media
- Typical Hard to Reach Audiences:
  - Seniors, Youth and Young Adults, Marginalized Communities, LGBTQ+, etc.

Drive Engagement

- Community Meetings at 6:30pm
- Pop-ups
- Community Engagement Phase #2



THANK YOU!

sizemoregroup

Comments/Questions?

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Randy G. Gibbs, AICP: RandyG@sizemoregroup.com