



Planning Commission Meeting #1

January 15, 2025

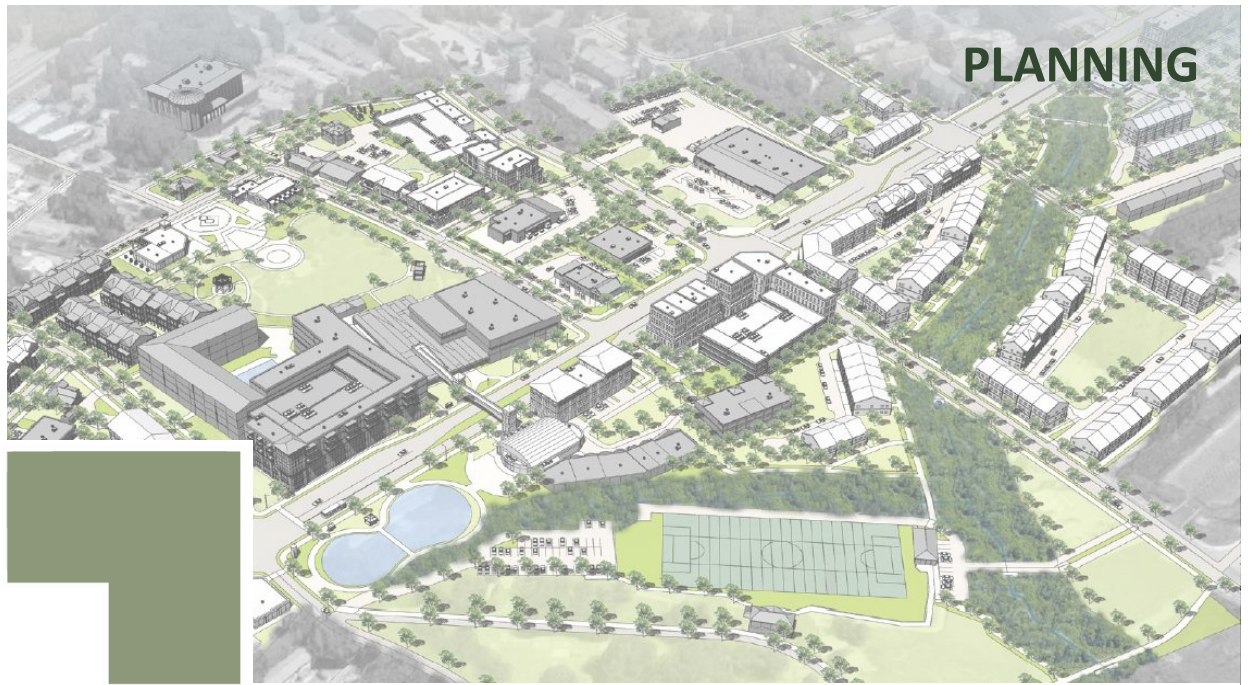
City of South Fulton Comprehensive Plan



ARCHITECTURE



PLANNING



INTERIORS



ENGAGEMENT



POINTS OF CONTACT

CITY OF SOUTH FULTON

Points of Contact



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AGENDA

- Georgia DCA Comprehensive Plan Requirements
- What is a Comprehensive Plan?
- What a Comp Plan Provide
- Plan Users
- Plan Deliverables
- Required Elements
- Optional Elements
- Future Land Use Map
- Adoption Process
- Project Scope of Work
- Project Schedule
- Community Engagement Plan



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

- O.C.G.A. 50-8-1 et seq. ... [prepare] plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.
- Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond these minimum required elements...

CITY OF SOUTH FULTON CODE: SEC. 103.02 – COMPREHENSIVE PLAN

The City of South Fulton Comprehensive Plan is intended for the following purposes, among others:

- (a) To guide and direct growth and development in the city;
- (b) To protect, preserve and enhance the city's historic, natural, economic and social resources;
- (c) To identify current land uses in order to assist the City in making budgetary, utility and other resource allocations;
- (d) To enable the City to predict future land uses for planning purposes;
- (e) To assist the City in fulfilling its statutory and other legal obligations; and
- (f) To provide a public document that will serve as a means of general information on land use and development for the citizens of South Fulton and other interested parties.

WHAT IS A COMPREHENSIVE PLAN?

- Official local governmental policy document guiding future growth, preservation and change
- Long-range timeframe
- Addresses topics such as:
 - Land Use
 - Transportation Systems
 - Environmental Conditions
 - Housing
 - Economic Development
- Provides legal foundation for local development regulations



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



USERS: City Staff

- Mayor and City Council:
 - Will use the Plan as a guide when making decisions so that the long-term vision for the City is a consistent point of reference.
- City Departments:
 - Will consult the Plan when reviewing changes to ordinances, rezoning requests, and making recommendations for facilities, services, and capital improvements.
 - Will use the Plan to inform the preparation of work plans, budgets, capital improvement programs, etc.



USERS: Agencies and Partners

- Community Members:
 - Residents will be able to refer to the Vision Statement, Goals, Strategies and illustrative maps for assessing the potential for growth in an individual neighborhoods and when addressing a particular proposal or other matters before the Mayor, Council, or other administrators.
- Agencies and Partners:
 - Developers, property owners, builders and others involved in constructing the City of South Fulton will be able to consult the Plan to develop projects and site plans that consider the larger context, rather than focusing solely on an individual site.



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 Maintenance 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

REQUIRED ELEMENTS

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03(1)
Needs and Opportunities	All local governments		110-12-1-.03(2)
Community Work Program	All local governments		110-12-1-.03(3)
Broadband Services Element	All local governments		110-12-1-.03 (4)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03(5)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03(6)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific areas or protect the character of specific parts of their community	110-12-1-.03(7)

REQUIRED ELEMENTS

Plan Element	Required for	Recommended for	Specifics at
Transportation Element	Local governments that have territory included in a Metropolitan Planning Organization	Communities: • With automobile congestion problems in selected areas • Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users • That may have too much or too little parking in specific areas	110-12-1-.03(8)
Housing Element	HUD CDBG Entitlement Communities	Communities with: • Concentrations of low-quality or dilapidated housing • Relatively high housing costs compared to individual/family incomes • A jobs-housing imbalance	110-12-1-.03(9)

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.

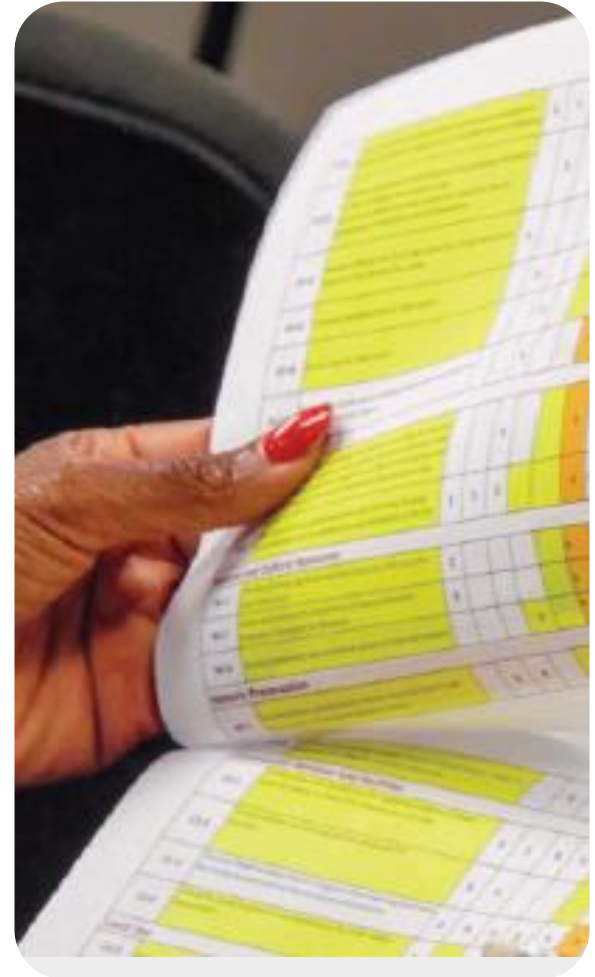


PLAN ELEMENTS

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.



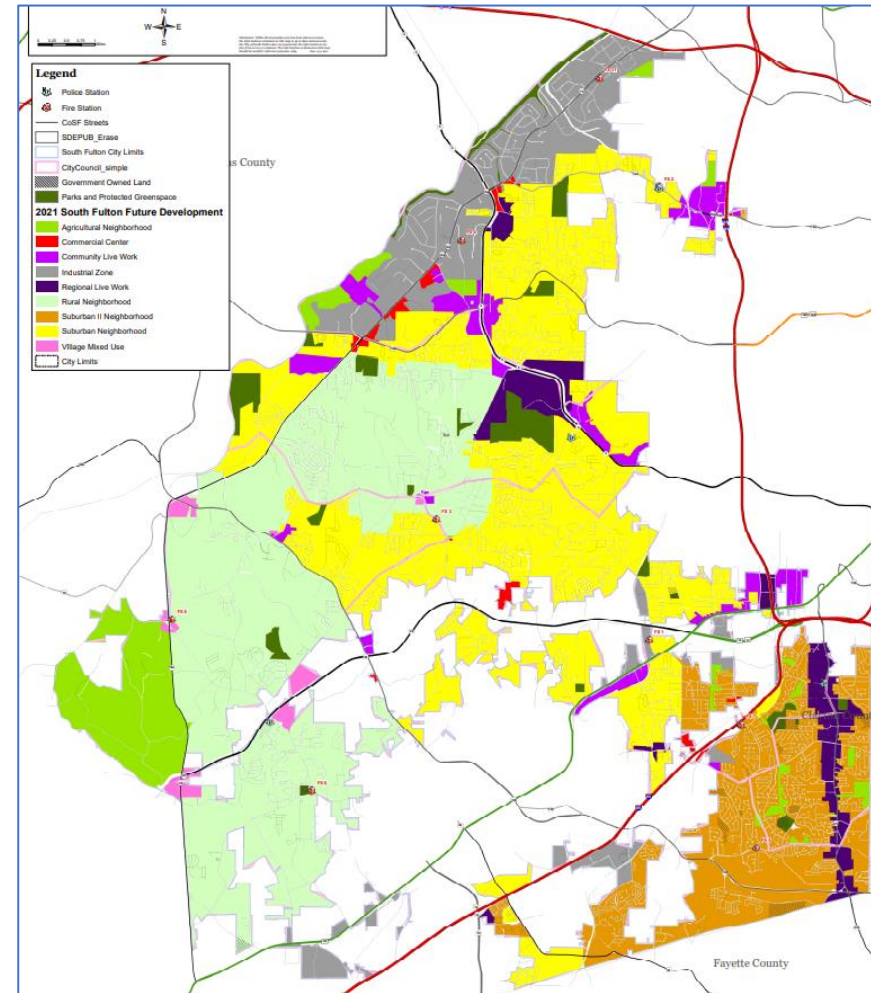
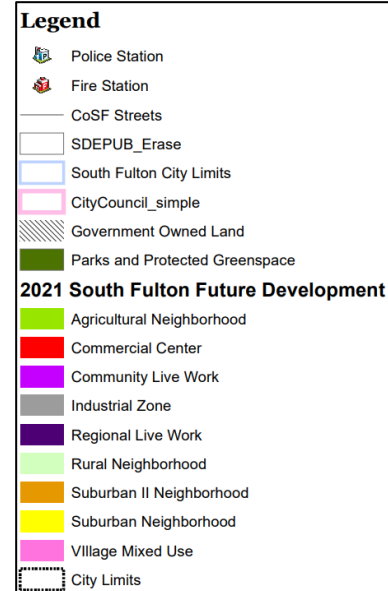
OPTIONAL PLAN ELEMENTS

- 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



FUTURE LAND USE MAP

- Citywide Evaluation
- Prepare a Future Land Use Map
- Parcel by Parcel Evaluation
- Identify Preservation Areas
 - Legacy Communities
 - Agricultural Lands



PLANNING ADOPTION PROCESS

- **First Required Public Hearing.** A first public hearing must be held at the inception of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in the development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.
- **Developing the Plan.** Community Involvement. Each plan element must be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public, following the process specified in section 110- 12-1--.02(2). This will help ensure that the plan reflects the full range of community needs and values and that the plan will be implemented, because citizens and leadership that are involved in plan development are likely to become committed to seeing it through.
- **Second Public Hearing.** A second public hearing must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.
- **Submittal for Review.** Upon completion, the local government must transmit its plan to the Regional Commission for review. Once received, the Regional Commission shall immediately forward the plan to the Department for review, indicating the date the plan was received from the local government.

SCOPE OF WORK

Task 1: Existing Conditions Assessment

- RFI and Data Collection from City's administrators
- Review of Past Plans/Documents
- Existing Conditions Analysis of each Element
 - Land Use
 - Transportation
 - Economic Development
 - Housing
 - Broadband
 - Regional Water
 - Capital Improvement Element?
- Community Profile and Demographics
- What makes South Fulton special?
- Development and planning trends?



SCOPE OF WORK

Task 2: Community Goals, Needs, and Opportunities

- Needs and Opportunities Assessment and Summary
- Vision and Goals Development
- Policy Development

Task 3: Community Work Program Update

- Report of Accomplishments
- Community Work Program

Task 4: Future Land Use

- Land Use Assessment
- FLUM Development
- Character Area Development



SCOPE OF WORK

Task 5: Capital Improvement Element

- Coordination with Capital Improvement efforts provided outside of this contract

Task 6: Integration of Other Recommended Plan Elements

- Transportation Element
- Economic Development Element
- Housing Element
- Broadband Element
- Regional Water



SCOPE OF WORK

Task 7: Community Engagement

Stakeholder Engagement and Outreach Strategy
(Sycamore)

- Public Outreach Opportunities
 - Stakeholder Interviews
 - Bi-weekly Management/Core Team Meetings
 - Public Hearings/City Council Meetings
 - City Council Engagement Meetings
 - Community Pop-up Workshops
 - Pop-up Events
 - Community Survey
 - Online Engagement



SCOPE OF WORK

Task 8: Prepare Final Deliverables

Deliverables will include

- Four (4) printed and bound color copies of the
- Final report and appendices
- One PDF file of the final report and all appendices
- All electronic files
- All original GIS shapefiles
- ARC/DCA Review



SCHEDULE

[illegible]

COMMUNITY ENGAGEMENT PLAN

Dates	Event	Location	Address
~~Jan 3rd~~	~~Mayor and City District 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 Hwy Suite 210, South Fulton, GA 30144
	Community Engagement - Phase 2		
Apr 1st	Design Workshops in District 3	Welcome All Park Recreation Center	4255 Will Lee Road, GA 30349
Apr 3rd	Design Workshops in District 4	Elegant Occasions Event Center	7580 Springbox Drive, Fairburn GA 30213
Apr 10th	Design Workshops in District 5	Burdett Park Recreation Center	2945 Burdett Road South Fulton GA 30349
	Community Engagement - Phase 3		
May 20th	Initial Recommendations in District 2	Wolf Creek Library	3100 Enon Road SW Atlanta GA 30331
May 22nd	Initial Recommendations in District 7	Fairfield Inn Suites	7775 Ella Lane, Fairburn GA 30213
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		

Citywide Comp Plan

Online Engagement

Pop-Ups

Bus Tour

Steering Group Engagements

COMMUNITY ENGAGEMENT PROCESS

- *Citywide Project*
- Take a human-centered approach
- Build consensus on a shared vision
- Create two-way communication
- Provide a variety of engagement
- Put residents in the project
- Tools and techniques
 - Stakeholder Roundtables
 - Committees
 - Pop-ups
 - Workshops and Open Houses
 - Interactive Social Pinpoint



COMMUNITY ENGAGEMENT PROCESS

- Mayor/City Council Discussions
- Stakeholder Roundtables
- Steering Committee
- Public Meetings
 - Round 1: Kick-Off
 - Round 2: Workshop
 - Round 3: Open House
- Planning Commission
- Public Hearings
- Project Website
 - Community Survey
 - Interactive Map
 - Resources



COMMUNITY INPUT OPPORTUNITIES

Online Engagement

- Community Survey
 - Tell us your vision and goals
- Interactive Map
 - Show us needs and opportunities

Social Media Engagement

- Advertise upcoming events
- Promote online activities

The screenshot displays the 'City of South Fulton Comprehensive Plan Update' engagement website. The header features the title and subtitle 'Engagement website for the City of South Fulton Comprehensive Plan Update'. A 'Hello!' message welcomes visitors, stating the city is kicking off the update to its Comprehensive Plan, which outlines the vision for growth, development, and services over the next 25 years. A 'We Need Your Help!' section explains the importance of stakeholder and public participation in the development of the Comprehensive Plan, noting that outreach efforts will be used to educate residents and stakeholders on local opportunities and issues, and to gather input on community perceptions, needs, and priorities. A 'Please be sure to check this engagement site often to see how you can stay involved in the process!' message is also present.

The website includes a 'Menu' with links to 'Project Home' and 'Contact', and a 'Quick Poll' titled 'What is your top priority for the direction of South Fulton over the next 25 years?'. The poll options are:

- ☐ COMMUNITY SERVICES: Explore opportunities for a range of additional community-oriented services to address various needs including workforce development and educational attainment
- ☐ ENTERTAINMENT AND DINING: Attract new entertainment amenities and dining options for a variety of clientele and tastes
- ☐ INFRASTRUCTURE: Improve or enhance infrastructure such as sidewalks, roadways, bike lanes, street lighting, and stormwater drainage
- ☐ OFFICES AND RETAIL: Build or expand offices, shops (local, boutique, and big box), and coworking spaces
- ☐ RECREATION AND OPEN SPACE: Develop new parks and outdoor open spaces for public use to provide opportunities for small community events and recreation
- ☐ RESIDENCES: Provide a diversity of housing types including single-family, townhomes, and apartments for any type of resident

A 'Submit' button is located below the poll options.

The 'Project Timeline' section shows the following milestones:

- Existing Conditions Assessment - Oct 2024 - Feb 2025
- Stakeholder Roundtables - Jan - Mar 2025

A 'See more' link is provided at the bottom of the timeline.

The main content area features a large image of a community meeting with the text 'CITY OF SOUTH FULTON COMPREHENSIVE DEVELOPMENT PLAN PHASE 1: VISION AND GOAL SETTING KICKOFF MEETING'. Below this, the location is listed as 'CITY HALL 5440 FULTON INDUSTRIAL BLVD. SOUTH FULTON, GA'. Two meeting dates are highlighted: 'WEDNESDAY JANUARY 15TH 6:00 PM' and 'TUESDAY JANUARY 28TH 6:00 PM'. An 'ABOUT' section explains that the Georgia Planning Act of 1989 requires every local government to develop and adopt a long-range comprehensive plan to act as a guide for future development, and that the law also requires local governments to update their comprehensive plan every 5 years. The purpose of this public hearing is to brief the community on the process that will be used to update the City of South Fulton's Comprehensive Development Plan. A 'MORE INFORMATION' section states that the briefing will explain opportunities for public participation and input in the development of the plan, the purpose of the public hearing will be to brief the community on the process of updating the Comprehensive Plan, to explain the public participation plan, and to obtain public input regarding the proposed process. A small image of a community meeting is also shown.

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

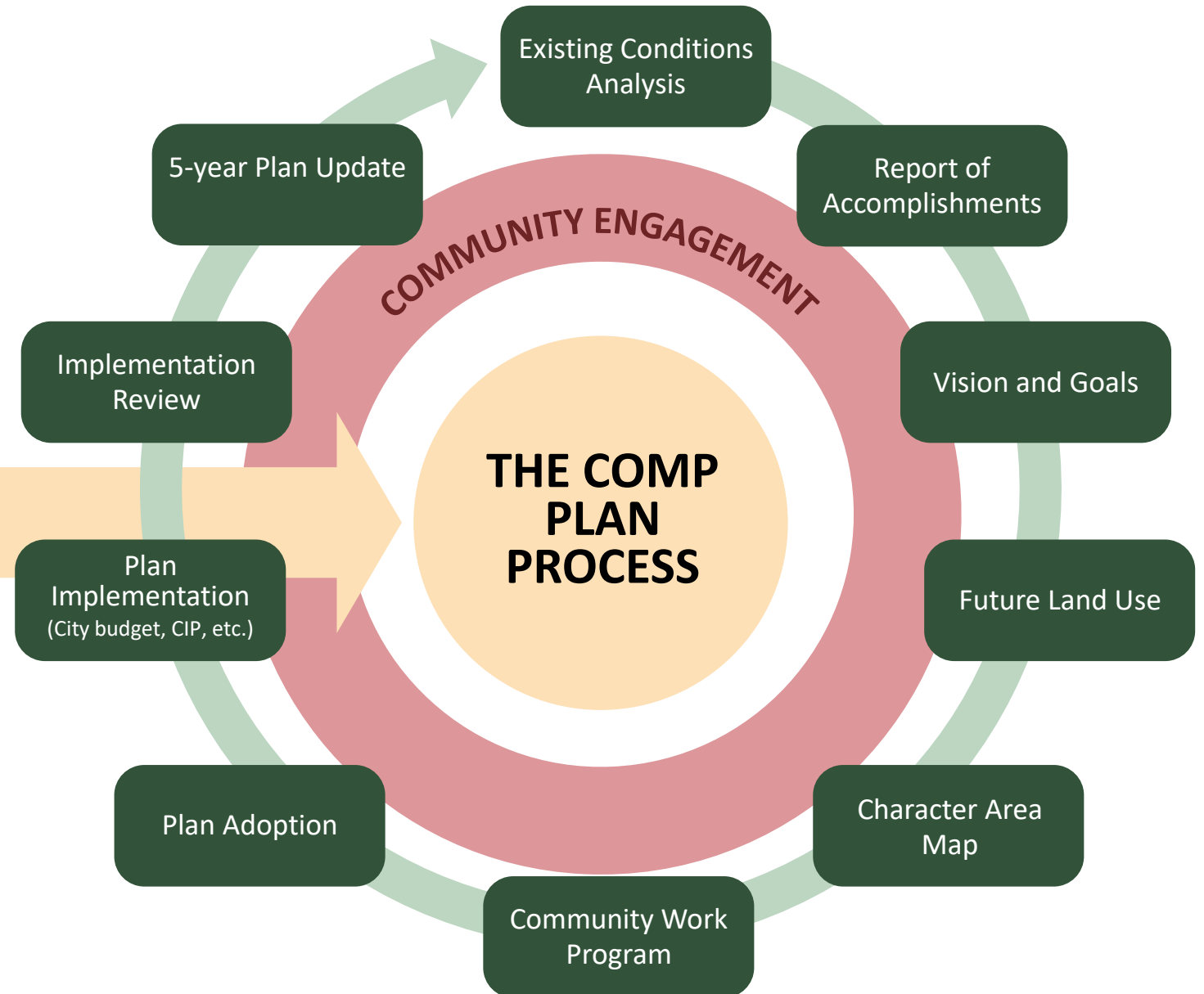
- Economy
- Political Climate
- Environmental Conditions

Implementation Partners

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

Resources

- Grants
- Loans
- Bonds
- General Funds/Taxes



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
 - February 18th – Sandtown Park Rec Center
 - February 24th – CoSF Econ Dev Office



THANK YOU!



Comments/Questions?

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