

APPENDIX OF SUPPORTING DATA AND INFORMATION





CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

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The Quality Community Objectives (QCO) outlined in this chapter are an assessment of Unincorporated South Fulton County's current planning policies and development patterns. They are an indication of the progress Unincorporated South Fulton County is making towards the sustainability and livable community objectives set by the Department of Community Affairs. An answer of "Yes" on the QCO assessment indicates that there are currently sufficient policies in place, while an answer of "No" indicates an opportunity for improvement and may help sharpen the focus of the 2030 Comprehensive Plan. The QCO objectives broken up into four main categories: Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations. Each of these sections is further divided into a series of "Yes" or "No" questions, accompanied by additional notes and comments related to the individual question.



Development Patterns

TRADITIONAL NEIGHBORHOODS

Traditional neighborhood development (TND) patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. Although many of the neighborhood elements do provide sidewalks, there is not always complete connectivity.

Figure 5A

Development Patterns	Yes/No	Comments
If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	Yes	MIX allow for mix of commercial, residential and retail.
We have ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	Yes	Developers are allowed to build TNDs within the MIX.
We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	No	In instances where street trees are planted it is either because: a. it was a condition of zoning, or b: they were actually recompense trees that the developer had to plant because of specimen trees he/she cut down on site.
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	Yes	Fulton County has a Development Tree Fund, money from which we use on a regular basis to plant trees in parks, schools, libraries, senior citizen centers, etc..
We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Yes	Fulton County Public Works Construction and Maintenance section.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes	Fulton County Public Works Construction and Maintenance section.
In some areas several errands can be made on foot, if so desired.	Yes	Sidewalks are provided in major shopping areas.
Some of our children can and do walk to school safely.	Yes	Sidewalks are provided near schools.
Some of our children can and do bike to school safely.	No	Fulton County bike infrastructure is limited.
Schools are located in or near neighborhoods in our community.	Yes	Schools are located in or near neighborhoods.

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INFILL DEVELOPMENT

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Figure 5B

Question	Yes/No	Comments
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Yes	Unincorporated Fulton County has a large inventory of vacant sites suitable for redevelopment.
Our community is actively working to promote brownfield redevelopment.	No	This is something that Fulton County would like to pursue.
Our community is actively working to promote greyfield redevelopment.	No	This is something that Fulton County would like to pursue.
We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	Yes	Fulton County currently has the live-work land use designation which sets standards for nodal development.
Our community allows small lot development (5,000 square feet or less) for some uses.	Yes	Fulton County has a minimum lot size of 4,000 square feet in the R-5A district and in all single family residential districts as part of a Conservation Subdivision.

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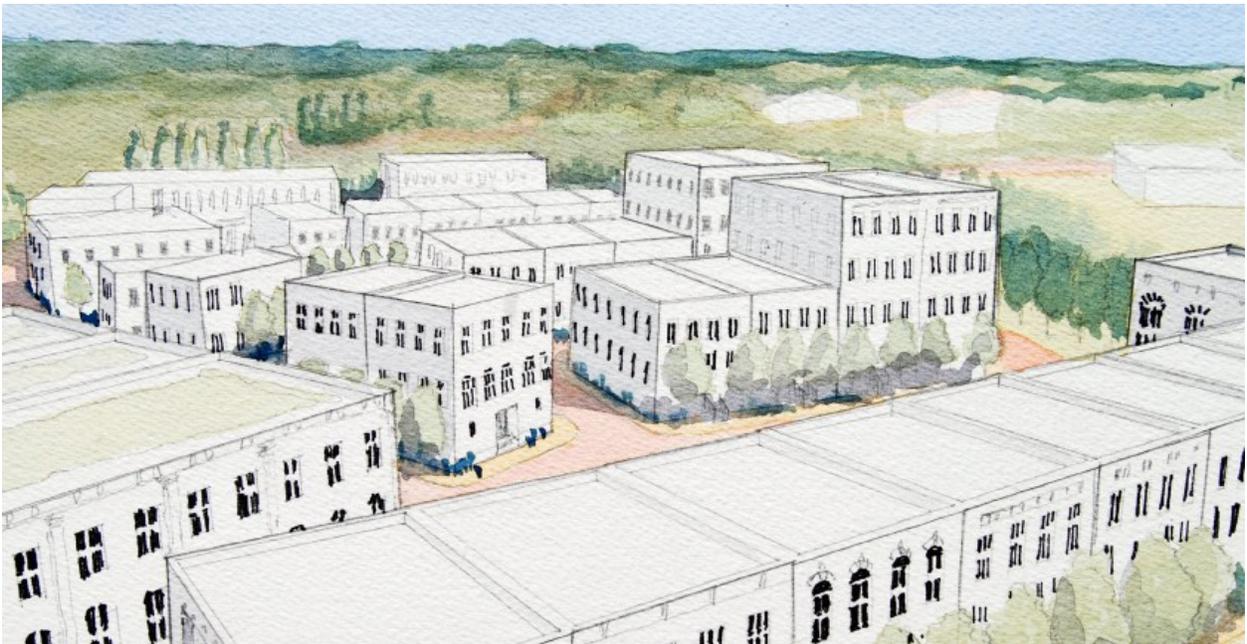


Image courtesy of J. Kenneth Thompson



SENSE OF PLACE

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.



Figure 5C

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Question	Yes/No	Comments
If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	Yes	Fulton County has standard directional signage that helps promote a sense of place.
We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	Yes	Fulton County has developed overlay districts based on distinct community features.
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Yes	Fulton County has developed overlay districts based on distinct community features.
We have ordinances to regulate the size and type of signage in our community.	Yes	Fulton County has a sign ordinance that regulates the size and type of signs allowed in Unincorporated Fulton County.
We offer a development guidebook that illustrates the type of new development we want in our community.	No	This is something that Fulton County would like to add to our overlay district regulations.
If applicable, our community has a plan to protect designated farmland.	Yes	The Cedar Grove Agricultural Overlay District and Cedar Grove Agricultural Conservation Subdivision Ordinance work in tandem to protect agricultural areas.

TRANSPORTATION ALTERNATIVES

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Figure 5D

Question	Yes/No	Comments
We have public transportation in our community.	Yes	Marta operates in Unincorporated South Fulton County.
We require that new development connects with existing development through a street network, not a single entry/exit.	Yes	The Fulton County Subdivision Ordinance calls for inter-parcel access.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes	Fulton County has a large inventory of existing sidewalks.
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes	Fulton County requires sidewalks.
We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes	Where possible Fulton County requires new sidewalks to connect with existing sidewalks.
We have a plan for bicycle routes through our community.	Yes	Fulton County has a bike and trail plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes	Fulton County does allow shared parking.

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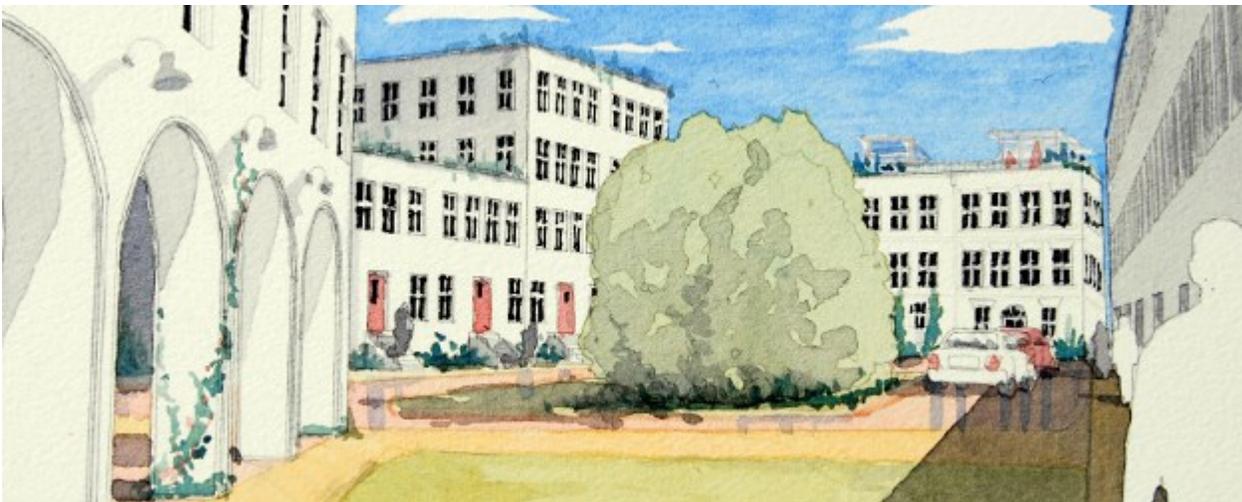


Image courtesy of J. Kenneth Thompson



REGIONAL IDENTITY

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Figure 5E

	Question	Yes/No	Comments
	Our community is characteristic of the region in terms of architectural styles and heritage.	Yes	Most of Unincorporated South Fulton County developed along historic crossroads which is in keeping with the region.
	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	Yes	While most of Unincorporated Fulton County is quite suburban, in the Cedar Grove Agricultural area, ordinances and policies promote agricultural related businesses.
	Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	No	Fulton County would like to participate in this partnership.
74	Our community promotes tourism opportunities based on the unique characteristics of our region.	No	Although we do not specifically promote tourism, Fulton County does publicize our unique character through communication and economic development.
	Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	Yes	Fulton County will soon open for its first season the Wolf Creek Amphitheater.



Image courtesy of J. Kenneth Thompson

Resource Conservation

HERITAGE PRESERVATION

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Figure 5F

Question	Yes/No	Comments
We have designated historic districts in our community.	No/Yes	Although Fulton County does not have any officially designated historic districts, Fulton County does protect the rural agricultural area through an overlay district and mandatory conservation subdivision ordinance.
We have an active historic preservation commission.	No	
We want new development to complement our historic development, and we have ordinances in place to ensure this.	Yes	Yes the Cedar Grove Agricultural Area Overlay District sets standards that requires new development to be consistent with the rural historic area.

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OPEN SPACE PRESERVATION

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Figure 5G

Question	Yes/No	Comments
Our community has a greenspace plan.	Yes	Fulton County adopted the 2003 Fulton County Community Greenspace Plan.
Our community is actively preserving greenspace, either through direct through direct purchase or by encouraging set-asides in new development.	Yes	Fulton County is actively pursuing the purchase of greenspace and has ordinances in place to encourage greenspace as a part of new development.
We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	Yes	Fulton County has a good working relationship with the Trust for Public Land.
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes	Fulton County has two conservation subdivision ordinances.



ENVIRONMENTAL PROTECTION

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.



Figure 5H

Question	Yes/No	Comments
Our community has a comprehensive natural resources inventory.	Yes	Fulton County GIS maintains a database of natural resources.
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.
We have identified our defining natural resources and taken steps to protect them.	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.
Our community has passed the necessary "Part V" environmental ordinances.	Yes	
Our community has a tree preservation ordinance which is actively enforced.	Yes	
Our community has a tree-replanting ordinance for new development.	Yes	
We are using stormwater best management practices for all new development.	Yes	
We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Yes	Fulton County has development standards to protect floodplain, steep slopes and rivers/streams.

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Social and Economic Development

GROWTH PREPAREDNESS

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Figure 5I

Question	Yes/No	Comments
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes	Fulton County has a demographer on staff.
Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes	We share our data with Fulton County Schools.
Our elected officials understand the land-development process in our community.	Yes	Fulton County elected and appointed officials understand the land development process.
We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	Yes	
We have a Capital Improvements Program that supports current and future growth.	Yes	
We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	Yes	The Fulton County 2025 Comprehensive Plan and Map.
We have clearly understandable guidelines for new development.	Yes	
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes	Fulton County Environment and Community Development website. www.fultonecd.org
We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	Yes	Fulton County Environment and Community Development website. www.fultonecd.org
We have a public-awareness element in our comprehensive planning process.	Yes	Community Participation Program.



APPROPRIATE BUSINESSES

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.



Figure 5J

Question	Yes/No	Comments
Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	Yes	
Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	Yes	
We recruit firms that provide or create sustainable products.	Yes	
We have a diverse jobs base, so that one employer leaving would not cripple our economy.	Yes	

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EMPLOYMENT OPPORTUNITIES

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Figure 5K

Question	Yes/No	Comments
Our economic development program has an entrepreneur support program.	No	
Our community has jobs for skilled labor.	Yes	
Our community has jobs for unskilled labor.	Yes	
Our community has professional and managerial jobs.	Yes	



HOUSING CHOICES

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Figure 5L

Question	Yes/No	Comments
Our community allows accessory units like garage apartments or mother-in-law units .	No	
People who work in our community can also afford to live in the community.	Yes	
Our community has enough housing for each income level (low, moderate and above-average).	Yes	
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	N/A	Fulton county does not have an historic town center on which to base design standards.
We have options available for loft living, downtown living, or “neotraditional” development.	Yes	Loft development and “downtown living” is not compatible with our suburban community. Neotraditional development with narrow streets and reduced front yard setbacks are consistent and Unincorporated Fulton County does have neotraditional options.
We have vacant and developable land available for multifamily housing.	Yes	
We allow multifamily housing to be developed in our community.	Yes	
We support community development corporations that build housing for lower-income households.	Yes	
We have housing programs that focus on households with special needs.	Yes	
We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Yes	Fulton County has districts that have lot sizes as small as 4,000 sq ft.



EDUCATIONAL OPPORTUNITIES

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Figure 5M

Question	Yes/No	Comments
Our community provides workforce training options for its citizens.	Yes	Fulton County has an Office of Workforce Development.
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes	
Our community has higher education opportunities, or is close to a community that does.	No	
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes	

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Governmental Relations

REGIONAL SOLUTIONS

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Figure 5N

Question	Yes/No	Comments
We participate in regional economic development organizations.	Yes	South Fulton Chamber of Commerce.
We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Yes	Member Metropolitan North Georgia Water Planning District.
We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	Yes	MARTA, Fulton-Dekalb Hospital Authority, Atlanta-Fulton County Emergency Management Agency.
Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local governmental borders.	Yes	Fulton County participates in ARC regional committees.

REGIONAL COOPERATION

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Figure 50

Question	Yes/No	Comments
We plan jointly with our cities and county for comprehensive planning purposes.	Yes	
We are satisfied with our Service Delivery Strategy.	No	Fulton County Service Delivery Strategy is currently in mediation.
We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies .	Yes	
We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	Yes	Fulton County meets on an as-needed basis with neighboring jurisdictions.

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POPULATION

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Population statistics provide the framework for the development of a comprehensive plan. This is the base of data that informs local governments and paints a picture of where the government has been, the way it is now and forecasts where it will be in the future. The landscape of Unincorporated South Fulton County has changed dramatically in the past five years. This section will highlight how these changes have impacted the population of Unincorporated South Fulton County and present a picture of its future through the year 2030.



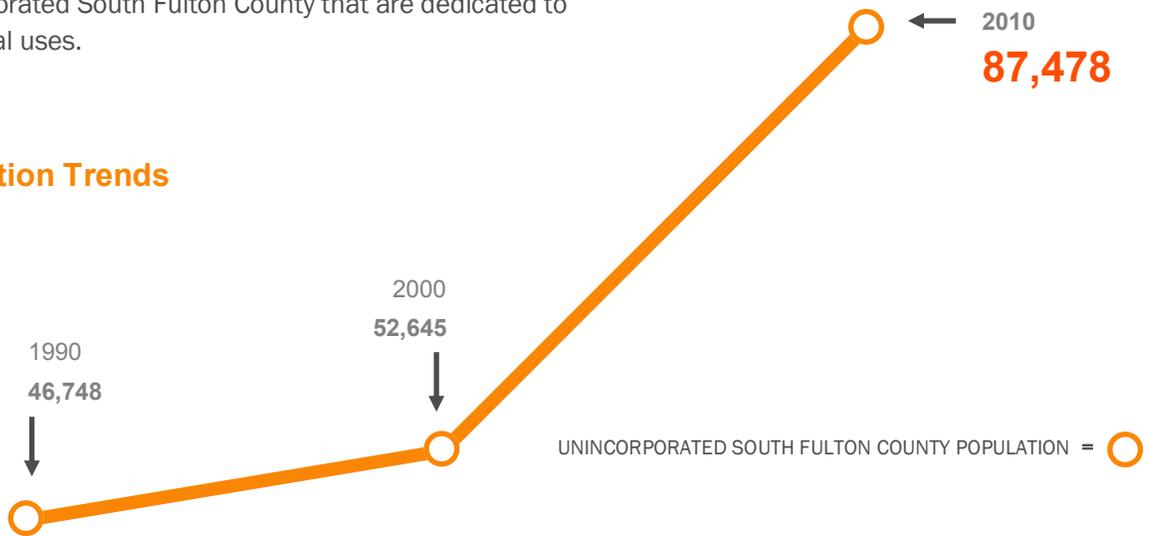
Total Population

As seen on the graph below, Unincorporated South Fulton County has experienced substantial growth over the past 10 years. Even with the annexation of large areas by surrounding cities, Unincorporated South Fulton County outpaced growth in Fulton County, the 28 county Metropolitan Statistical Area (MSA - the geographic area around Atlanta with strong economical ties throughout), the state, and the nation. Looking directly at the population growth in Unincorporated South Fulton, it is significant to note that the total population has grown by 66% from 2000 to 2010. This growth again highlights the dominance of land uses in Unincorporated South Fulton County that are dedicated to residential uses.

Figure 6A

Population Trends

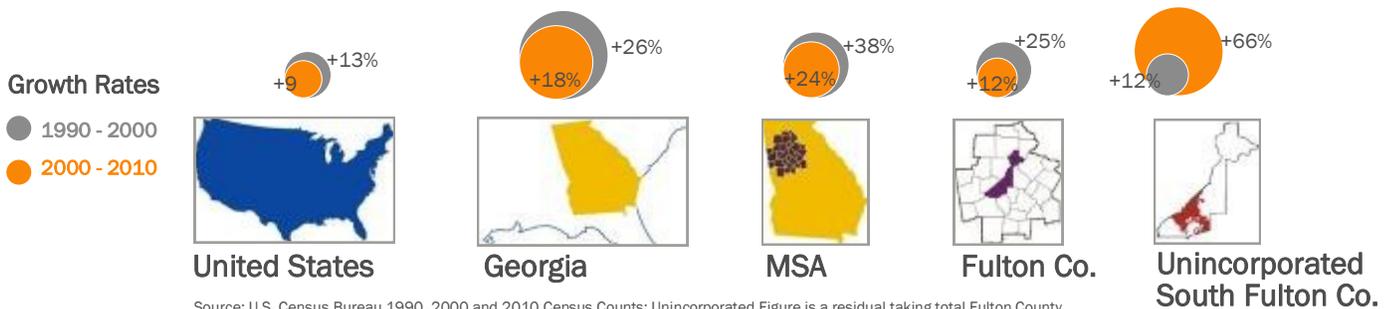
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Source: U.S. Census Bureau 1990, 2000 and 2010 Census Counts; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

Figure 6B

Unincorporated South Fulton County Compared to the County, MSA, State, and Nation



Source: U.S. Census Bureau 1990, 2000 and 2010 Census Counts; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

Growth Rates

66.2%

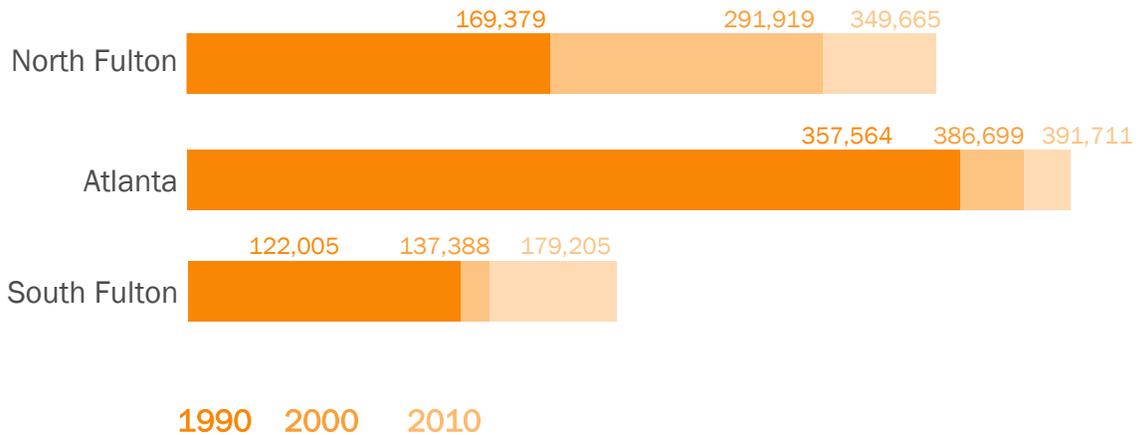
Level of growth Unincorporated South Fulton County experienced from 2000 to 2010.

The percentage of growth Unincorporated South Fulton County has experienced from 2000 to 2010 is 66.2%. This dramatic increase in population has occurred despite the fact that Unincorporated South Fulton County has lost nearly 58% of its land mass due to annexations and incorporations.

The percentage of Fulton County residents living in unincorporated areas is expected to continue to rise, and as Unincorporated South Fulton County continues to grow faster than the county as a whole, this growth could have serious implications to the residential character of Unincorporated South Fulton County.

Figure 6C

South Fulton County Population Growth Compared to Other Areas in the County



Source: U.S. Census Bureau 1990, 2000, and 2010 Census Counts



Age Distribution

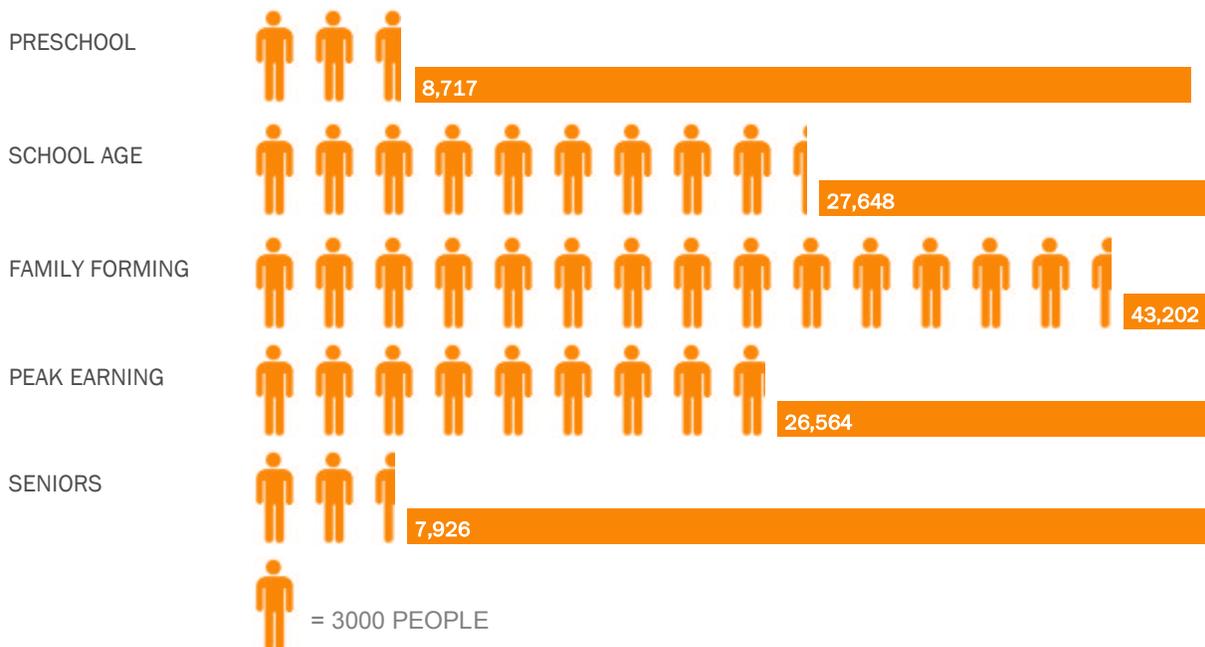
AGE GROUPINGS FOR FULTON COUNTY

The age graph divides the population into five main groups. Children are broken up into two groups: preschool age (children under 4) which is used to evaluate the birth rate of a community, and school age children (children ages 5 - 19) which is used to help identify the need for adequate schools and child friendly facilities. The working adults are also divided into two groups: family forming adults (20-44) who are the most likely to have children, start households and begin careers, and the peak earning adults (44-64), who have become very skilled in their careers and have historically reached their peak earnings. The senior age group includes both younger seniors who are largely active and self sufficient, and the older seniors who are increasingly frail, dependent on others for mobility, have increased need for health care, and have a greater need for assisted living facilities and nursing homes.

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Figure 6D

Age Distribution, 2009



Source: U.S. Census Bureau and Fulton County GIS; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

24%

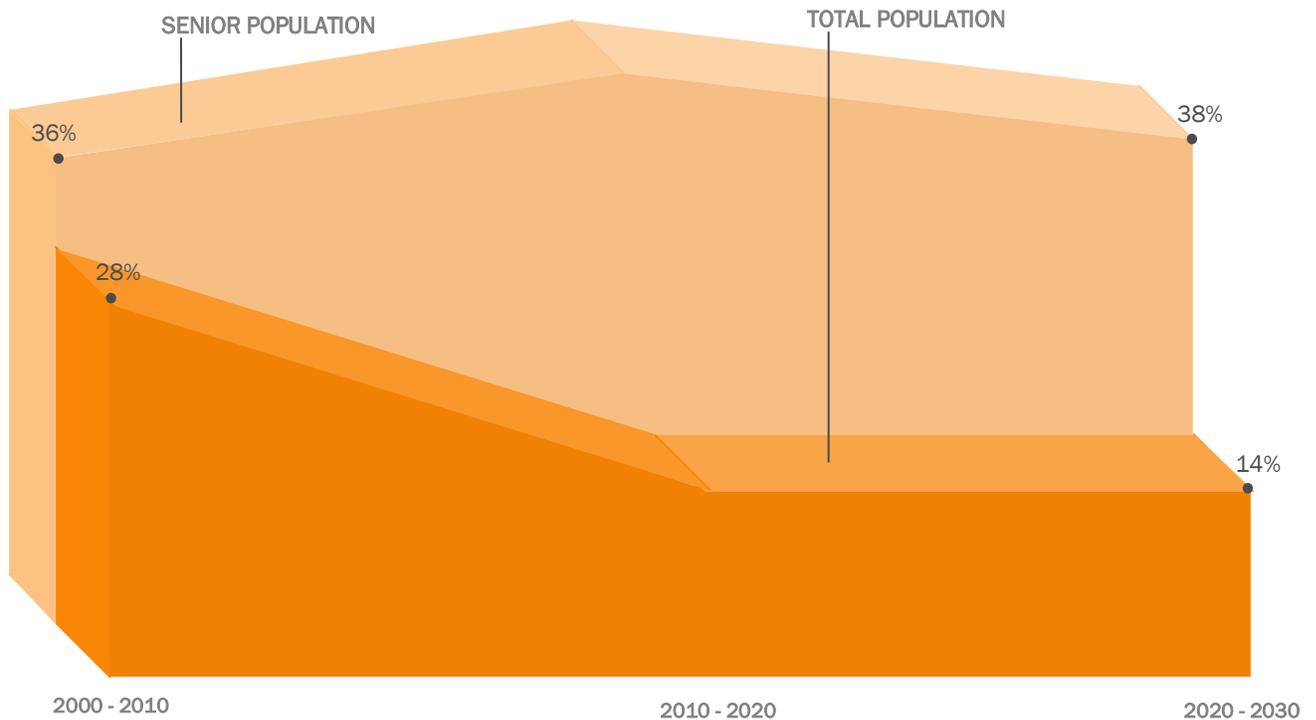
The senior population in Fulton County is growing faster than the county as a whole. By the year 2030, that rate is expected to outpace the total population growth by 24%.

IMPLICATIONS OF AGE DISTRIBUTION

Currently, the largest percentage of people in Unincorporated South Fulton County are in the family forming category, comprising 38% of the population. This percentage is forecasted to stay fairly consistent in the future; however, the population of Unincorporated South Fulton County is slowly aging. As shown in the chart below, the growth rate for seniors within the county is projected to be consistently higher than that of the entire population. For the entire county, the average (mean) age is projected to change from 35 in 1990 to 38 in 2030. This shift is especially apparent within the senior population, which is expected to grow from 10% of the population in 1990 to 13.6% of the population in 2030. If Unincorporated South Fulton County continues to stay consistent with age distribution for the entire county, this anticipated shift in senior population will significantly affect the future needs of the community. These concerns for elderly residents include housing, healthcare, and public institutions. Planning decisions need to consider this shift, as senior housing and mobility will become an increasingly larger problem in the future.

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Figure 6E
Senior Growth Rates, 2000 - 2030



Source: Fulton County GIS

Race and Ethnicity

RACIAL AND ETHNIC COMPOSITION AND COMPARISON

Historically, Unincorporated South Fulton County’s population has been majority black, with the white population comprising about a third of the total population. The other races combined make up less than five percent of the population. Since 1990 there has been a trend of the white population increasing while the black population is decreasing in terms of total percentage of Unincorporated South Fulton County’s total population. The minority populations, which include American Indians, Alaskan Natives, Asian or Pacific Islanders as well as other races, including Hispanic and Middle Eastern individuals, have shown very little change in terms of percentage of the total population. The distribution of African Americans in Unincorporated South Fulton County is higher than the county, MSA and state, and the distribution of all other racial and ethnic groups is lower than the county, MSA and the state.

Figure 6F

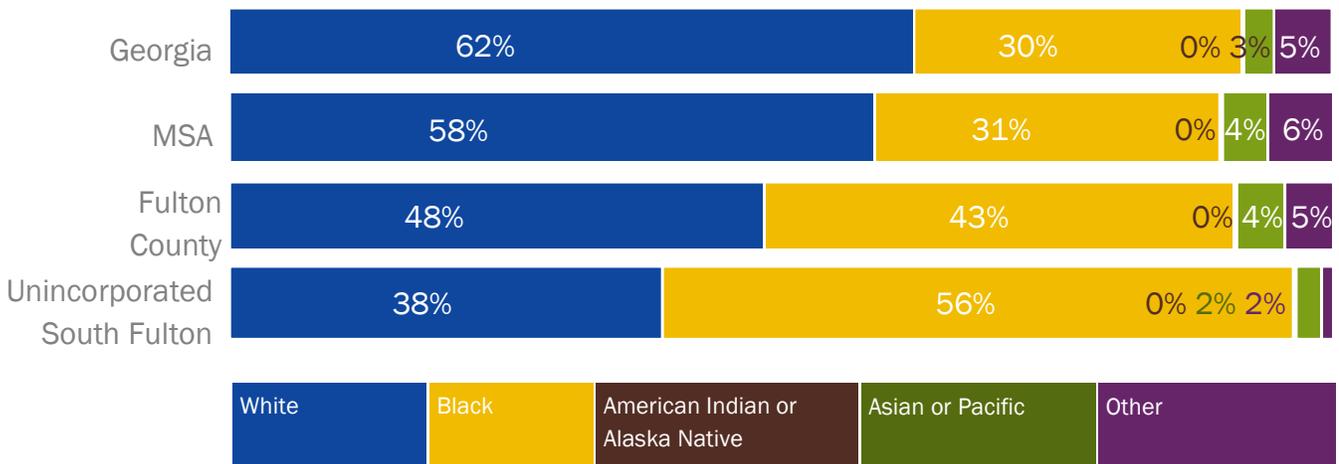
Unincorporated South Fulton County Changing Racial Distribution, 1990 - 2010

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Figure 6G

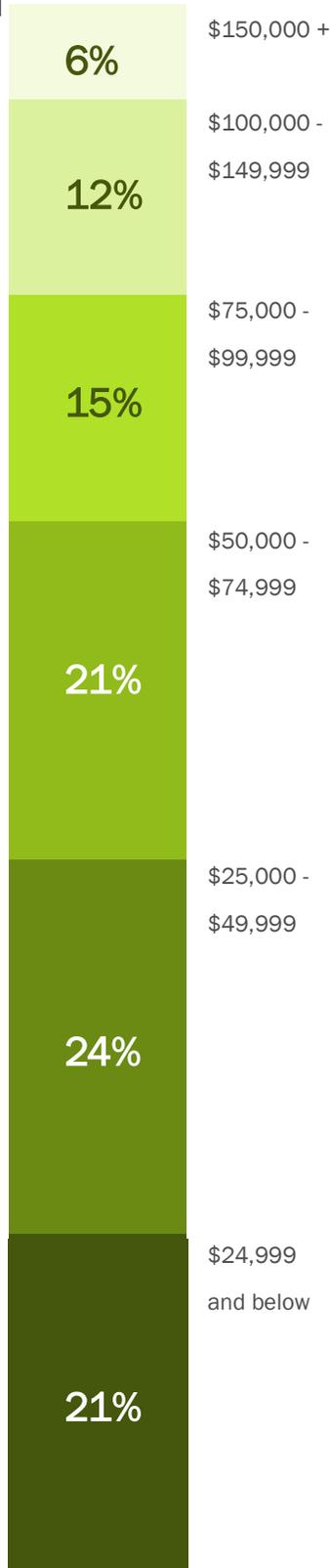
Racial Distribution Compared to the County, MSA and Georgia, 2010



Source: U.S. Census Bureau 1990 and 2000 Census Counts and Fulton County GIS; Unincorporated Figure is a residual taking total Fulton County minus the Fulton County portions of each city

Unincorporated South Fulton County Income Distribution, 2009

Figure 6H



Source: US Census Bureau ACS 2006 - 2008 estimates;
USFC is a residual taking of Fulton County

Income

INCOME LEVELS AND DISTRIBUTION

The median (middle) household income for Unincorporated South Fulton County in 2009 was \$30,539, which is lower than the county, MSA, Georgia and the United States. The mean (average) household income for Unincorporated South Fulton County was \$69,765. The gap between the mean income and the median income indicates a large disparity between ordinary households and wealthy households. This data suggests that although the average (mean) income level for Unincorporated South Fulton County is high, this income is not distributed evenly throughout the population and a large proportion of Unincorporated South Fulton residents fall below this income level.

Figure 6I

Unincorporated South Fulton County Median Household Income (2009)



\$30,539

Unincorporated South Fulton County Mean Household Income (2009)



\$69,765

Source: US Census Bureau: USFC is a residual taking of the entire county

POVERTY

Current data for the poverty level in Unincorporated South Fulton County is not available. However, current poverty levels in Fulton County reflect state and national levels and until we can gather more relevant data we will assume that poverty levels in Unincorporated South Fulton reflect those of Fulton County.

Figure 6J

Poverty Rates (2008)



Source: US Census Bureau Small Area Income and Poverty Estimates 2008





ECONOMIC DEVELOPMENT

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Economic diversity is critical for a large and dynamic economy, especially during times of economic recession. Fulton County has a diverse economy with a wide range of industries with both small and large businesses. The Economic Development section includes data from 2001 to 2008 for Fulton County's economy. For the purposes of this document a majority of the data will be presented on a total Fulton County basis as this information is not currently available for Unincorporated South Fulton County. Commuting Patterns for Unincorporated South Fulton County was available and is presented at the end of this section.



Economic Base

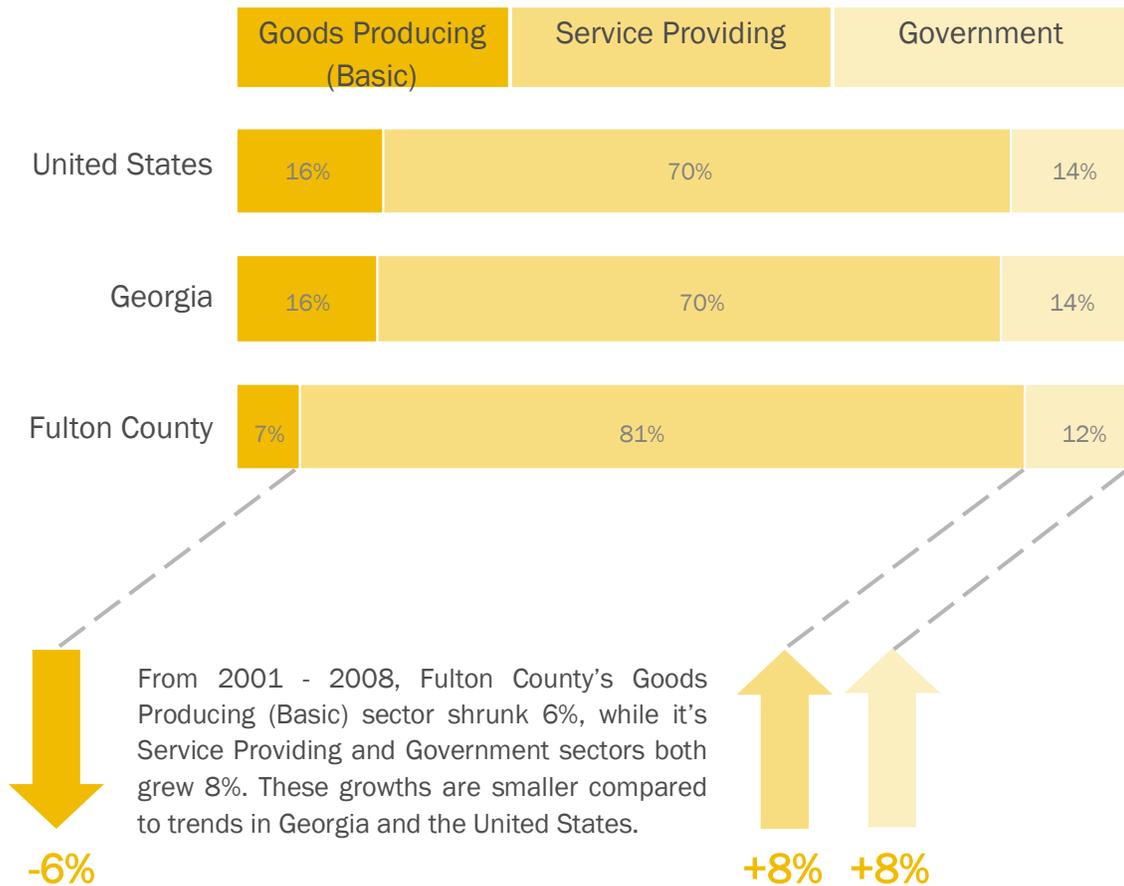
IMPORTANCE AND IMPACT OF RELEVANT INDUSTRIES

Total employment in Fulton County grew 7% between 2001 and 2008, which is a slower rate of growth than the state and the nation. In Fulton County, the single largest sector of employment is professional, scientific, and technical services, which comprises almost 12% of the economy. Other top sectors in the county include Administrative and Support and Waste Management and Remediation Services, Accommodation and Food Services, and Health Care services. All of the top sectors in Fulton County are service providing, and Fulton County has a lower percentage of basic, or goods producing, industries than either the state or the nation. Not only does Fulton County have a lower percentage of goods producing jobs, but it is also losing these jobs at a faster rate than Georgia or the United States .

Figure 7A

Percentage of Employment by Sector, 2008

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Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce, 2008

Labor Force

Figure 7B

Labor Force Participation, 2008



EMPLOYMENT STATUS

In 2008, 69% of the working age population of Fulton County was in the labor force. This number is up from 2000, when 68% of the population was in the labor force. The 2008 unemployment rate was down slightly from 2000, as the percentage of the population not in the labor force.

OCCUPATIONS

A majority of the population living in Fulton County worked in professional or management jobs, with 45.3% of the total labor force. The next largest occupation is sales and office, which had 26.4% of the total labor force. The proportion of professional and management jobs held by Fulton residents is higher than the state and national average, but the county has a smaller percentage of construction and transportation jobs than Georgia and a smaller percentage of farming and fishing jobs than the United States.

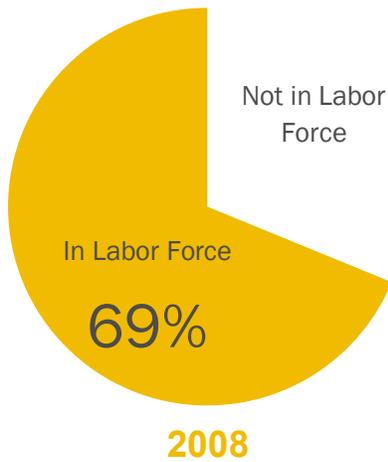
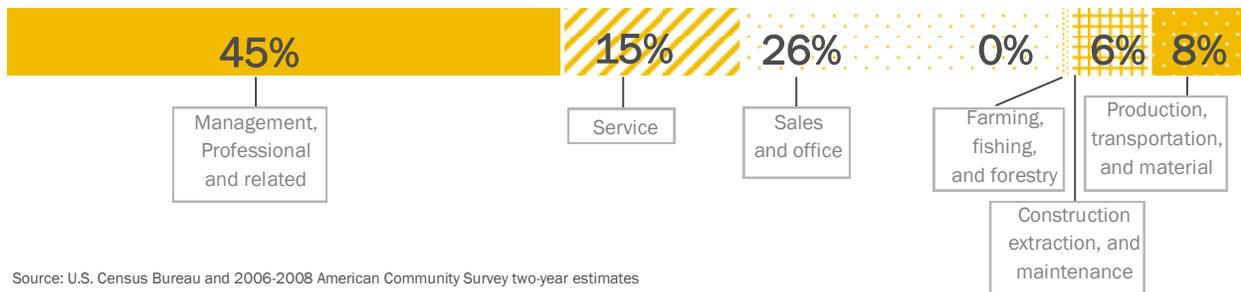


Figure 7C

Fulton County Civilian Employment by Occupation, 2007



Source: U.S. Census Bureau and 2006-2008 American Community Survey two-year estimates



WAGES

The average annual wage per job for Fulton County was \$61,107 in 2008, which is a 9.2% growth over \$55,937 in 2005. The wage per job is consistently higher in Fulton County than the MSA and state average. The growth in wages is consistent with the state's average, and higher than the MSA, which only grew 8.3% from 2005 to 2008.

Figure 7D

Annual Average Wage per Job, 2008



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Fulton County



Atlanta MSA



Georgia

Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce

Economic Resources



OFFICE OF ECONOMIC DEVELOPMENT

Fulton County's Office of Economic Development works to promote economic growth for all of Fulton County. The mission of the Fulton County Office of Economic Development is to market and promote Fulton County through programs designed to promote the location of new business and expanding business. Services provided by the Office include the following: marketing to attract new business, financial services to provide new or expanding businesses with options for financing and business services to help existing businesses stay in Fulton County or expand operations.

SOUTH FULTON CHAMBER OF COMMERCE

Originally established in 1947 as the East Point Chamber of Commerce, the South Fulton Chamber of Commerce serves the business community of South Fulton County. Serving Unincorporated South Fulton County in addition to the cities of South Fulton, the South Fulton Chamber's mission is to create synergy for business development and expansion by attracting, retaining and advancing the business interests of South Fulton.

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LOCAL BUSINESS ASSOCIATIONS

Business owners have formed organizations which act in their common interest to maintain and enhance the economic health of an area. Unincorporated South Fulton organizations include the Cascade Merchants Association, the Old National Merchants Association, the South Fulton Community Improvement District and the newly formed Fulton Industrial Community Improvement District.



Economic Trends

IMPORTANCE AND IMPACT OF RELEVANT INDUSTRIES

Based on data from 2001-2008, the fastest growing industry in Fulton County is Real Estate, which is on par with the state but is growing faster than the national average. Other growing industries in the county include professional, scientific, and technical, health care, and arts, entertainment, and recreation, all which are also growing on the state and national levels. Industries in Fulton County that are shrinking include manufacturing, transportation and warehousing, information, and management of companies. While these percentage may not be representative of Unincorporated South Fulton County because we do not have the data, it is important to understand the larger regional economic trends to prepare for future economic growth.

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Figure 7E

Growing and Declining Industries (2001-2008)



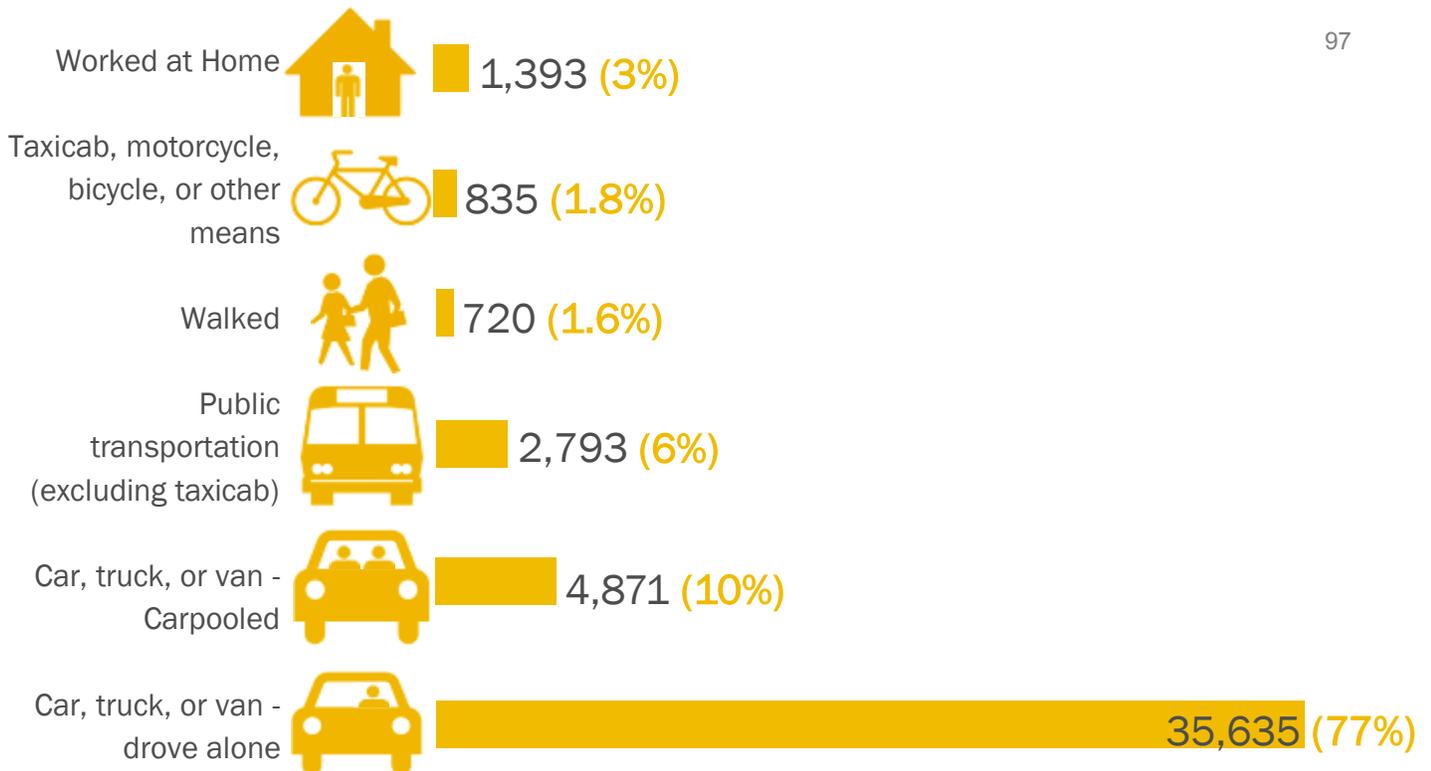
COMMUTING PATTERNS

The majority of workers in Unincorporated South Fulton County (77%) drive to work alone, and about 6% utilize public transportation. A small fraction (1.6%) walked to work, and only 1.8% of the population used a different means of transportation, including a bicycle. Although a majority of residents work within the county, the average commute time has remained fairly constant, around 30 minutes. Also a majority of the jobs held in Fulton (63%) are held by residents of surrounding counties, which places a great deal of strain on the transportation infrastructure in the county to accommodate the massive in and out flux of daily commuting traffic.

Figure 7F

Unincorporated South Fulton County Commuting Patterns, 2009

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Source: US Census Bureau 2005-2009 ACS Data, USFC is a residual taking of the incorporated areas within Fulton County





HOUSING

Contents:

Housing Type and Mix

Condition and Occupancy

Cost-Burdened Households

Special Housing Needs

Jobs-Housing Balance



The Housing section will include an inventory of the current housing stock, housing changes over the last twenty years, and forecasts for the next twenty years in Fulton County. The state of housing can be seen through a description of current housing types, age and housing conditions tenure, housing cost, cost burdened households and community characteristics. This section will seek to provide an evaluation of adequacy and suitability of the existing housing stock to serve current and future needs. With exception of housing type and vacancy rate data for Unincorporated South Fulton County, the data presented in this section will be for total Fulton County.



Housing Type and Mix

HOUSING STOCK DISTRIBUTION

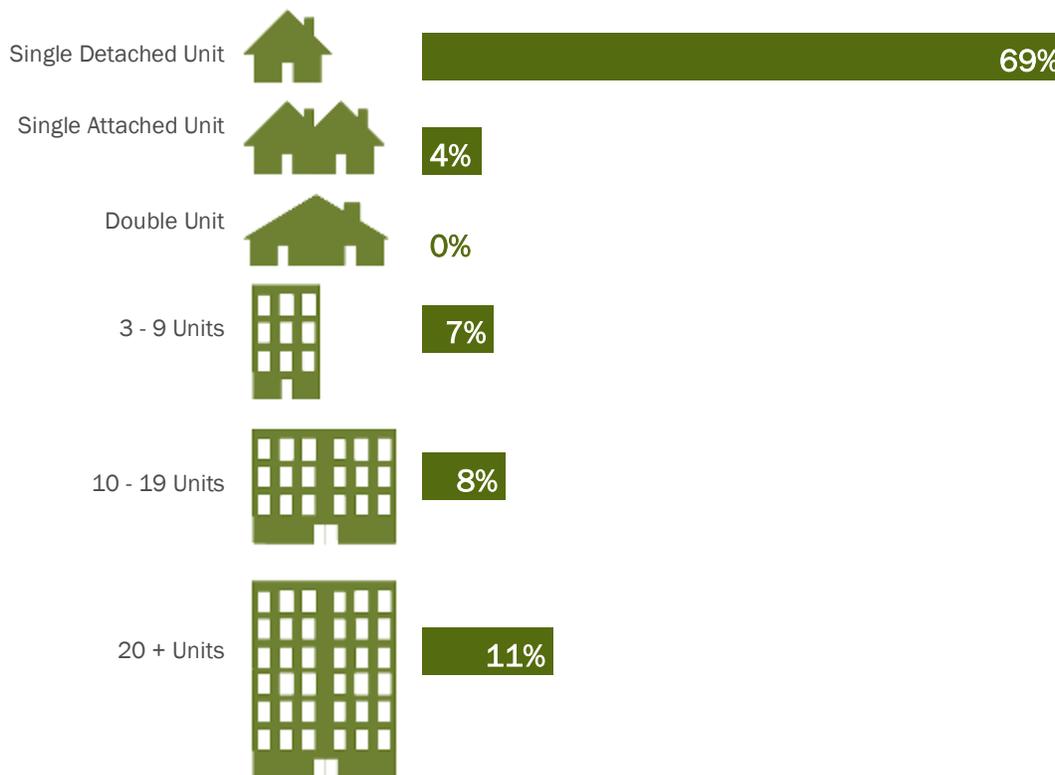
As seen the housing table below, the largest housing type in Unincorporated South Fulton County is the single family home, comprising nearly 70% of the housing stock. This is much higher than the county as a whole, where only one half of all housing is single family, reflecting Unincorporated South Fulton County's residential character. The recent trend in Fulton County has shown growth in single family and high density housing (20 units or more per structure) and less growth in low density housing (duplexes and 3 - 9 unit structures). Unincorporated South Fulton County's housing stock reflects this trend.



Figure 8A

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Unincorporated South Fulton County Distribution of Housing Stock, 2009



Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County

Condition and Occupancy

AGE OF HOUSING STOCK

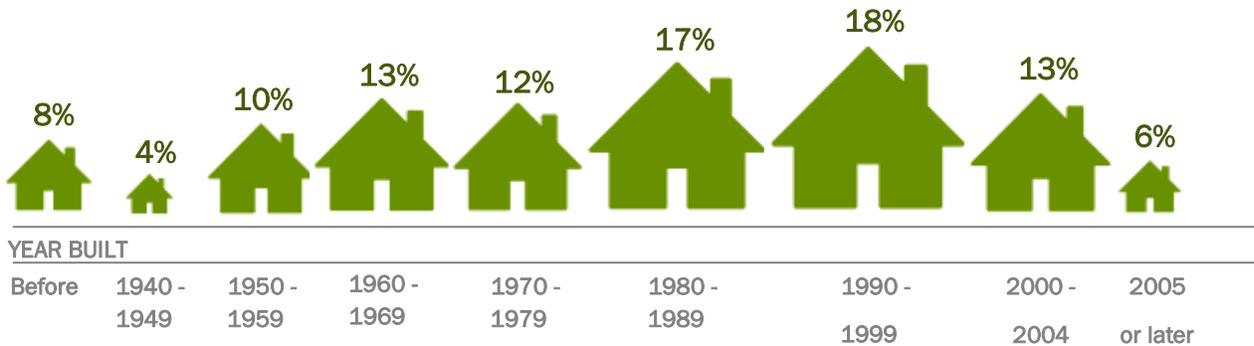


Fulton County has an older and more age diverse housing stock than either the Metropolitan Statistical Area or the state of Georgia. Nearly half of the housing in Fulton County, 47%, was built before 1980. Over 20% of the housing in Fulton County was built before 1950, more than the state and nearly double that of the MSA. These numbers mean that Fulton County has a housing stock that is aging faster than the surrounding areas. Housing age can be an important indicator of the quality of housing stock. Although well-maintained older homes are an important part of our local history and help preserve the historic character of our county, older houses also tend to have more problems. Older homes often contain environmental hazards such as asbestos and lead-based paint. Older homes are more expensive to maintain and are more likely to constitute a health hazard due to compounded years of poor maintenance. Foundation problems, wood rot, poor electrical connections, and other problems are found much more frequently in older houses than in newer homes. Moreover, substandard older housing is often occupied by those residents least able to afford the regular maintenance required of an older home.

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Figure 8B

Fulton County Percent of Housing Stock Ages, 2008



Source: U.S. Census Bureau and 2006-2008 American Community Survey two year estimates



OWNER AND RENTER OCCUPIED UNITS

In Fulton County, the rate of ownership has steadily increased from 1990 to 2009. While the ownership rate was below 50% in 1990, it has risen to 58%, and has been growing annually by 2.8%. This growth shows a trend in Fulton County away from rentals and towards home ownership. While the percentage of home ownership is not uncommon for a large metropolitan area, it is significantly lower than the state and the national homeownership rates.

VACANCY RATES

Fulton County has experienced growth in vacant properties, up 134% in 2009 from 2000. The current vacancy rate in Fulton County is higher than that of the state or the United States at 15% in 2007, revealing that the housing crisis has hit Fulton County hard. Although the county is majority owner occupied, the percentage of renter occupied units is larger than Georgia and the United States. Between 2000 and 2009, the number of owner occupied units in Fulton County increased by almost 30%, while the number of renter occupied units decreased by one percent. The vacancy rate in Unincorporated South Fulton County is slightly higher than the total county at 17%, highlighting this as an issue that Unincorporated South Fulton County may soon face.

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17%

At 17%, the vacancy rate in Unincorporated South Fulton County is higher than the county as a total.

Figure 8C

Unincorporated South Fulton County Vacancy Rate, 2009



 = 1% vacancy

Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County

Figure 8D

Fulton County Condition of Housing (occupied units), 2007



COMPLETE
Kitchen Facilities
99.4%



LACKING Complete
Kitchen Facilities
0.6%



COMPLETE
Plumbing Facilities
99.4%



LACKING Complete
Plumbing Facilities
0.6%

Cost of Housing

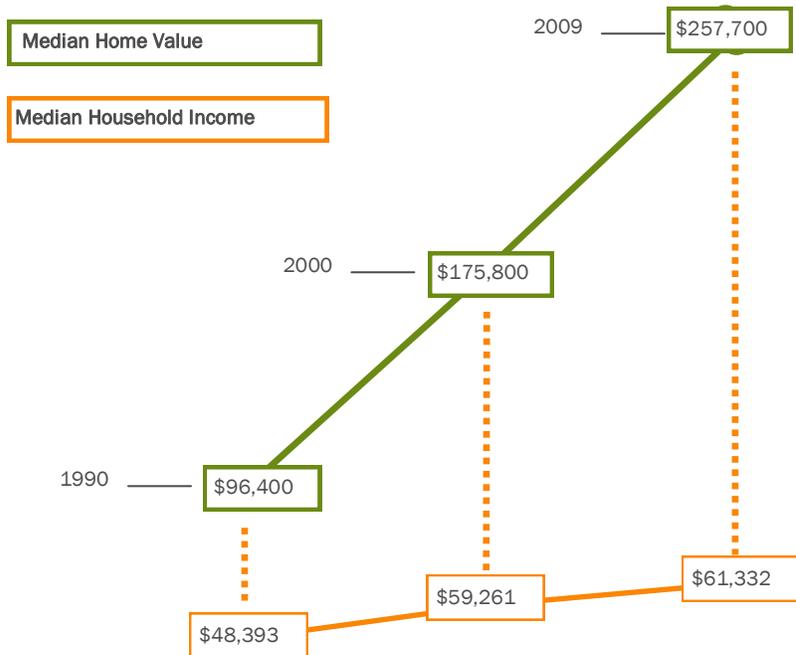
Figure 8E

Comparison of Home Value and Income, 1990 - 2009

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\$257,700

The median home value in Fulton County has more than doubled since 1990, while median household income has only risen by \$2,000. These numbers show that over the past ten years, housing cost has grown at a rate significantly larger than household income.



Source: U.S. Census Bureau and 2006-2008 ACS; Unincorporated South Fulton is a residual taking of Fulton County



Cost-Burdened Households

According to the Department of Housing and Urban Development, households paying more than 30% of income for housing costs are considered “cost burdened”. In 2009, 42% of renters within Fulton County were paying 35% or more of their total household income in rent alone, and 30% of homeowners were paying 35% or more of their total household income in mortgages and other home expenses. Between 2000 and 2009, the median home value grew by 47%, while median household income only grew by 24%. The number of cost burdened households in Fulton County is up 18.7% from 1990 to 2000.

Special Housing Needs

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Fulton County is the largest county in Georgia, and probably has one of the most diverse populations. Because of its size and diversity, Fulton has a large number of residents with special housing needs. This section provides an overview of the data compiled by the Department of Housing and Urban Development and contains data for the housing needs of the homeless, those with severe mental disabilities, substance abuse, domestic violence victims, persons with HIV/AIDS, ex-offenders, and the elderly.

HOMELESS

In 2009, the Tri-Jurisdictional Homeless Census reported 7,019 homeless people in Fulton and DeKalb Counties and the city of Atlanta. Of these, 5,781 were individuals (82%) while the remaining 1,238(18%) were family members. The family members comprised 392 families with children. Of the individuals, 4,674 were male and 1,033 were females. These numbers are alarming, because Fulton County emergency shelter programs only provided a total of 371 beds for households with children, and 1,662 beds for adults. Only 198 beds may have been available for single women without children; which highlights the need for women and family emergency shelters in metro Atlanta.

MENTAL ILLNESS

There are 51,048 individuals considered mentally ill in the County or 6.9% of the population; of those estimated, 17,412 are in need of public sector services; 9,132 or 52.4% of this population were served by all public sector providers in Fulton County.

SUBSTANCE ABUSE

The Fulton County Alcohol and Drug Treatment Center has a total of 87 beds for homeless drug and alcohol abusers.

Of an estimated population of 32,186 substance abusers in Fulton County, 83% are in need of public sector services.

DOMESTIC VIOLENCE

The Georgia Bureau of Investigation's Family Violence Statistics indicate that in 2009 there were an estimated 6,623 victims of family violence in Fulton County. (Georgia Bureau of Investigation, Family Violence Statistics). This figure represents only those instances of domestic violence that were detected by law enforcement agencies reporting data to GBI. Additionally, Fulton County Police data reveals that from 2006-2008, in the South Fulton District alone, there were over 2,500 arrests for domestic violence. (County Police Department, Domestic Violence Data 2006-2008)

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HIV/AIDS

Studies among homeless persons in metro Atlanta have revealed consistently higher HIV infection rates than estimated rates for the general population. Because of the availability of treatment at Grady Hospital in Atlanta, (and a corresponding lack of treatment facilities in other parts of the state), most cases of HIV/AIDS in Georgia are treated in Atlanta. Because of advances in treatment, persons with AIDS are living longer, and as more individuals develop the illness, there will be a growing need for treatment facilities, transitional housing, and supportive housing, and emergen-



cy shelter for the medically frail and immune compromised.

AID Atlanta estimates that 10% to 20% of all homeless persons are infected with the AIDS virus. Additionally, more than 50% of all HIV infected persons in the Metro Atlanta area; approximately 6,720 persons will face the issue of homelessness. This is due to the progressive nature of the HIV infection, and the resultant loss of earnings and the ability to maintain housing.

ELDERLY

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The housing condition and assistance needs of elderly persons in Fulton County are reflective of the national trends. The majority of very low-income elderly households are in need of housing assistance. Overall, 28% of all elderly households (renters and homeowners) had housing problems in 1990 (“Housing problems” is defined in the box on the next page). However, 62% of the extremely low-income elderly households had housing problems, 61% had a housing cost burden of 30% or more, and 40% had a housing cost burden of 50% or more. Just under one-half of low-income elderly households had housing problems and housing cost burdens of 30% or more, and approximately one-third had a housing cost burden of 50% or more.

The majority of elderly households were homeowners and the remaining were renters. Housing problems and high housing cost burdens were more concentrated among renter households. In general, 54% of all elderly renter households experienced housing problems, while only 19% of elderly homeowners experienced any housing problems. In all low-income categories, over two-thirds of elderly renter households had housing problems and housing cost burdens of 30% or more. Approximately one-third of low and moderate-income elderly homeowners had housing problems and housing cost burdens of 30% or more. However, among extremely low-income elderly homeowners, 57% had housing problems, and 55% had a housing cost burden of 30% or more. Among middle-income elderly households, 41% of elderly renters and 17% of elderly homeowners had housing problems and housing cost burdens of 30% or more. These data indicate that a high

Households with Housing Problems are defined by at least one of the following:

Overcrowded: A housing unit containing more than one person per room

Cost Burdened: Total housing costs are equal to or greater than 30% of the Gross income

Physical Defects: Housing contains at least one of the following:

- 1) All flush toilets were broken down at the same time for 6 hours or more on at least 3 occasions during the last 3 months
- 2) Unvented gas, oil, or kerosene heaters as primary heating equipment
- 3) Lacking a kitchen sink, refrigerator, or cooking equipment inside the structure for the exclusive use of the unit
- 4) Having at least 3 of the following problems in public areas in multiunit buildings: no working light fixtures, loose or missing steps, loose or missing railings, or no working elevator
- 5) Having at least 3 of the following up-keep problems: water leaks from the outside, such as from the roof, basement, windows, or doors; leaks from inside the structure such as pipes or plumbing fixtures; holes in the floors; holes or open cracks in the walls or ceilings; more than 8 inches by 11 inches of peeling paint or broken plaster; or signs of rats in the last 90 days
- 6) Lacking complete plumbing facilities for exclusive use
- 7) Having 3 or more heating equipment breakdowns last winter resulting in uncomfortable home temperatures
- 8) Lacking electricity or having exposed wiring and room(s) without outlets and blown fuses at least 3 times in the last 90 days

Source: US Census Bureau

percentage of low and middle-income elderly households, particularly elderly renters need some kind of housing assistance. The frail elderly are most in need of personal assistance and medical care, either in their own homes or in an assisted living facility.



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<http://www.voagno.org>



Jobs/Housing Balance

Jobs-housing balance is the ratio between a measure of employment and a measure of housing in Fulton County. This ratio measures whether there is a good balance of housing and jobs available within a certain area. This ratio is important because a disproportionate jobs-housing balance implies a spatial disconnect between where people live and where they work. As a planning tool, achieving a jobs-housing balance is a strategy to reduce vehicle miles traveled, which will also reduce traffic congestion and pollution. Currently the ratio of jobs to housing units in Fulton County as a whole is 2.25:1, meaning that there is more than double the number of jobs to housing units in the county. This highlights Fulton County's prominence as an employment center.

Figure 8F

Jobs/Housing Balance



Source: US Census Bureau ACS 2006-2008 3 year estimates , and BEA 2008 REIS data



NATURAL AND CULTURAL RESOURCES

Contents:

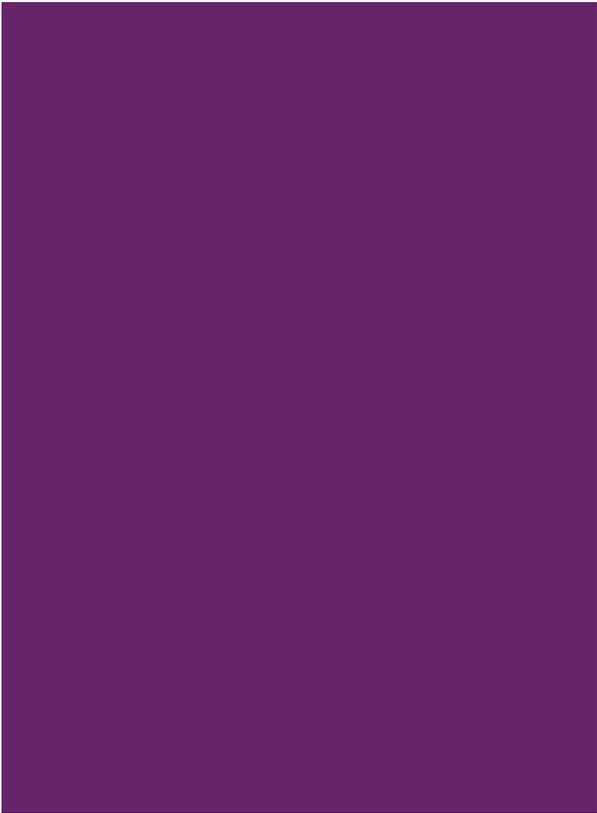
Environmental Planning Criteria

Other Environmentally Sensitive Areas

Significant Natural Resources

Significant Cultural Resources

Areas Requiring Special Attention



Unincorporated South Fulton County is home to diverse and abundant natural and cultural resources. The Natural and Cultural Resources section will include an inventory of Unincorporated South Fulton's natural, environmentally sensitive, historic and cultural resources. This section will provide a base of knowledge from which new policies and regulations can be drafted regarding natural and historic resource management and protections.

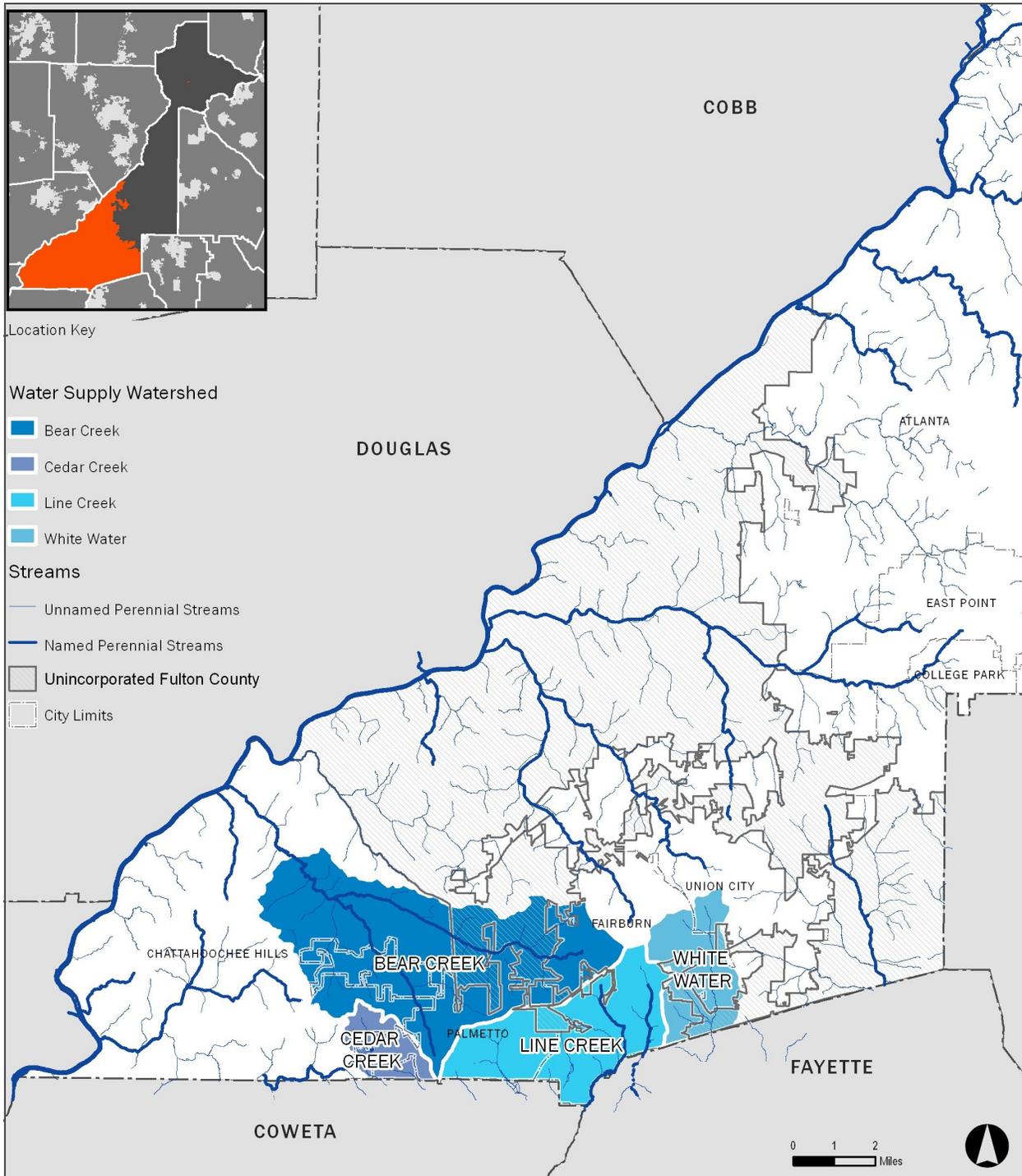


Environmental Planning Criteria

The Georgia Department of Natural Resources (DNR) developed the Rules for Environmental Planning Criteria to protect the state's natural resources and environment. The Planning Criteria require that Fulton County's comprehensive plan identify the four specific critical environmental resources that exist within Unincorporated South Fulton County and state the adopted ordinances to protect these resources. The four critical environmental resources are defined in the table below. The maps on the following pages visually present Unincorporated South Fulton County's Environmental Planning Criterion Natural Resources

Figure 9A Natural Resource Descriptions

Resource	Definition	Local Ordinance	Ordinance Adoption Date
Water Supply	Area of land upstream from government owned public drinking intakes or water supply reservoir.	Fulton County Code of Laws Chapter 26, Article VII, Section 26-426	May 2005
Groundwater	Surface land area where water that enters an aquifer is first absorbed into the ground.	Fulton County Code of Laws Chapter 26, Article IX, Section 26-504	April 2002
Wetlands	Transitional zones between dry land and open waters and are wet at least part of the year.	Fulton County Code of Laws Chapter 26, Article XI, Section 26-527	June 2002
Protected Rivers	Any perennial river with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. Those segments of rivers covered by the Metropolitan River Protection Act are specifically excluded.	Georgia Code 12-5-440	1973



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Figure 9B

Water Supply Watersheds



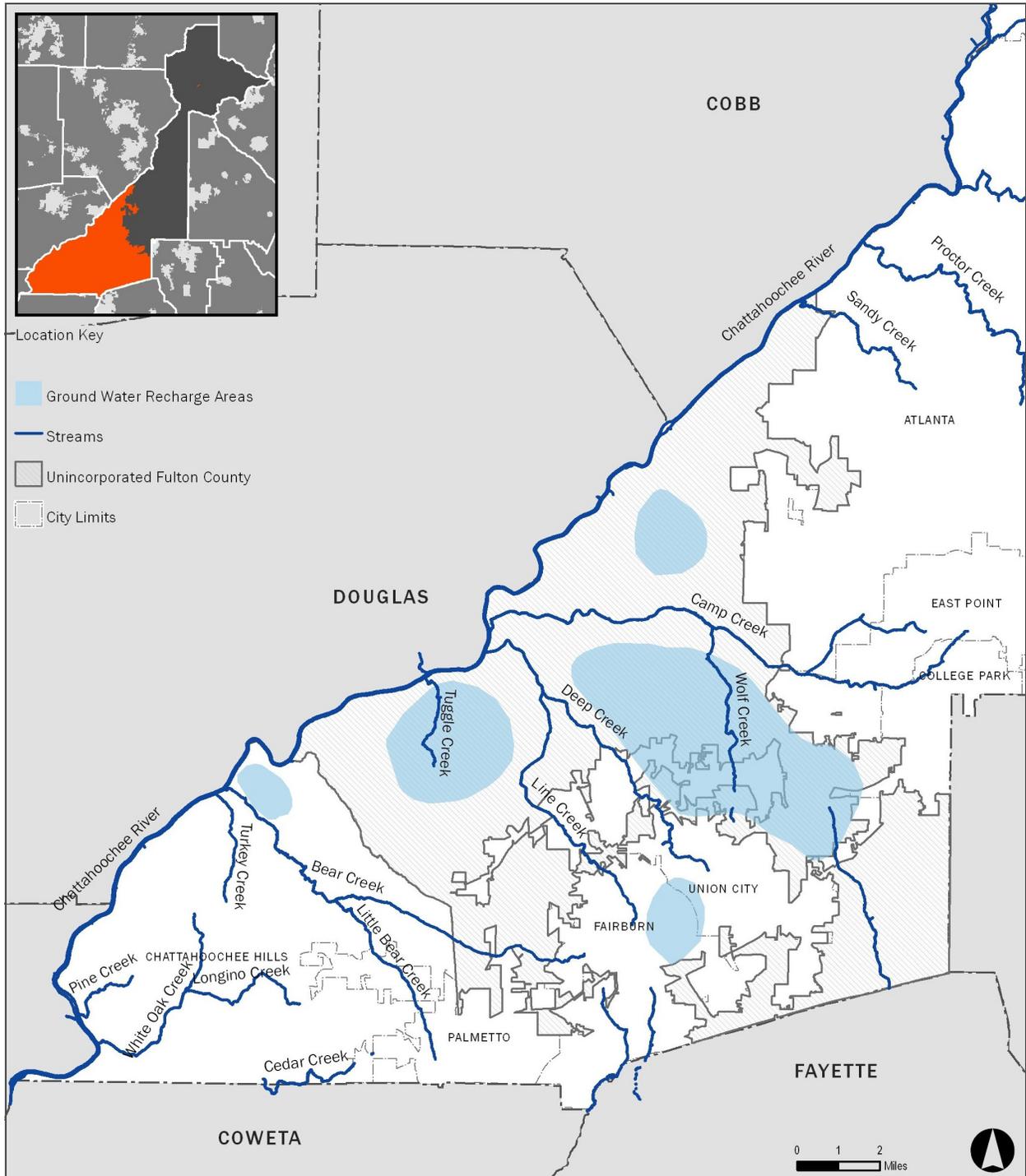
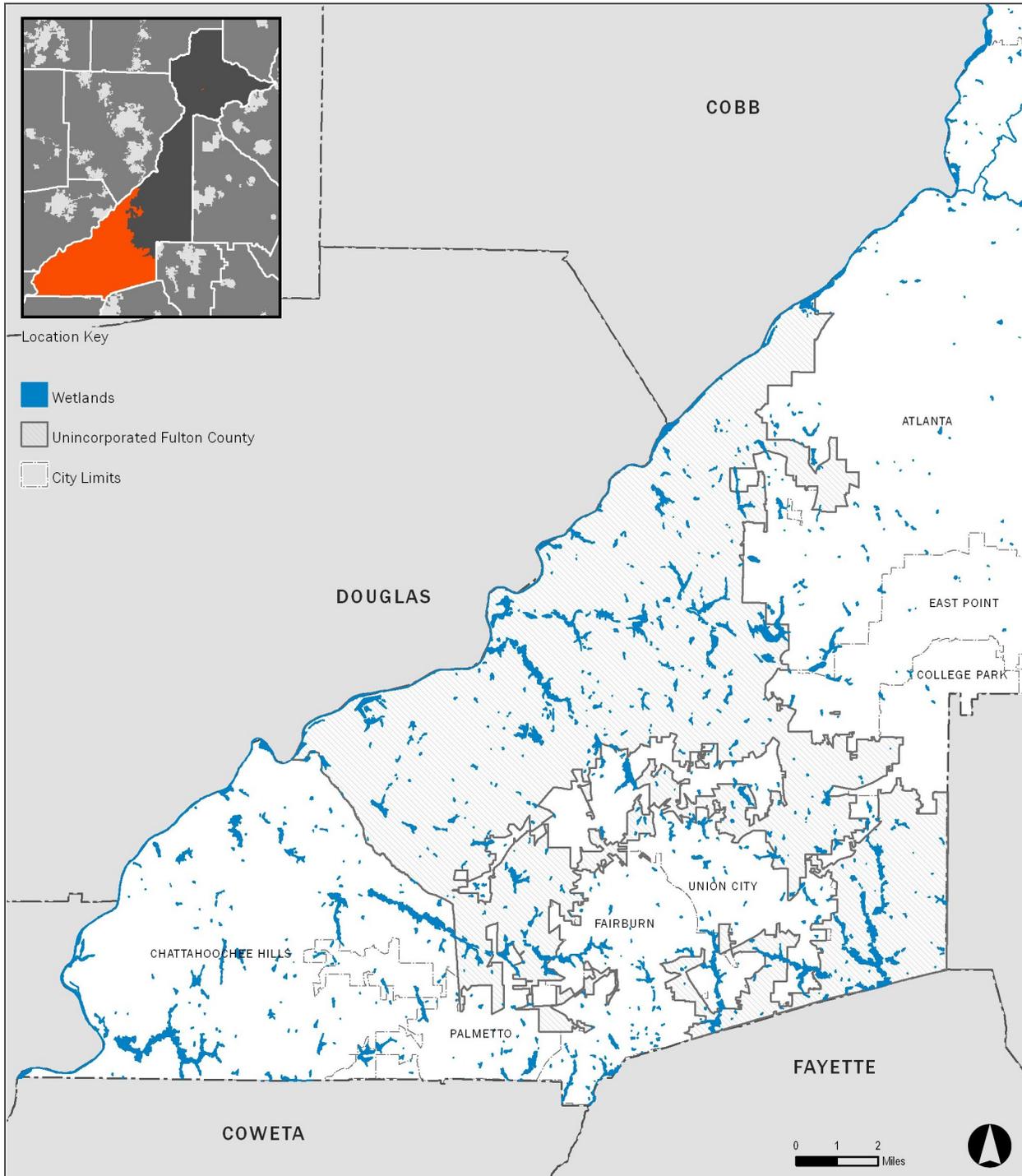


Figure 9C
Groundwater Recharge Areas



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Figure 9D

Wetlands Protection



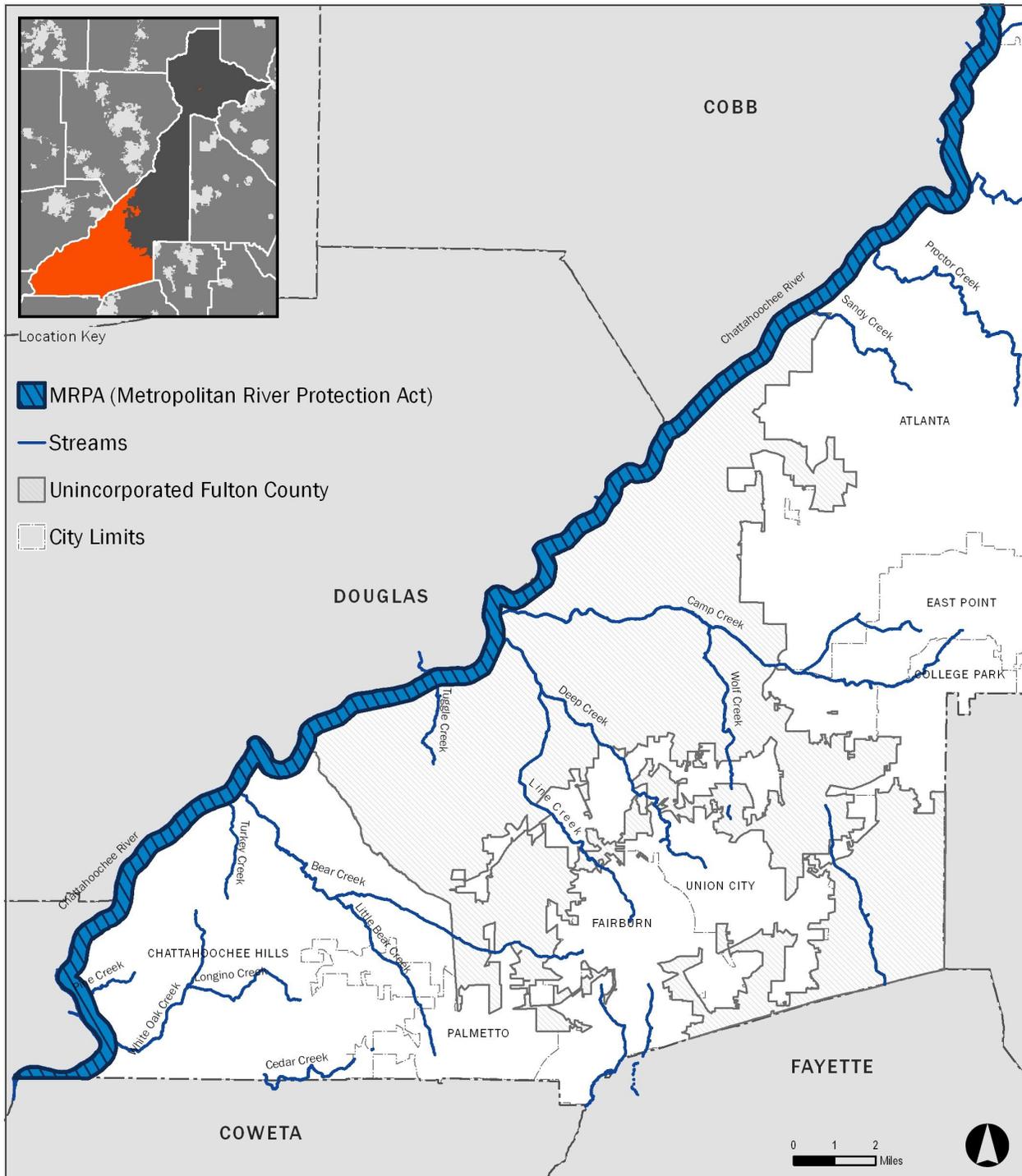


Figure 9E

River Corridor Protection

Other Environmentally Sensitive Areas

PUBLIC WATER SUPPLY SOURCES

One of Fulton County's primary natural resources is the Chattahoochee River. It is the major drinking water source for Fulton County. The City of Atlanta provides unincorporated South Fulton with water services. Water from the Chattahoochee River is processed by City of Atlanta's Chattahoochee and Hemphill water treatment and distributed to customers through a network of pipes.

Unincorporated South Fulton County has small portions of small supply drinking watersheds within our boundaries, however the enhanced North Georgia Water Planning District (NGWPD) buffer protection requirements within a 7-mile radius of these watersheds intakes, lies well outside of our jurisdiction. Fulton County's stream buffer protection measures in these watersheds are a greater standard than the mandated 50-foot NGWPD requirement.

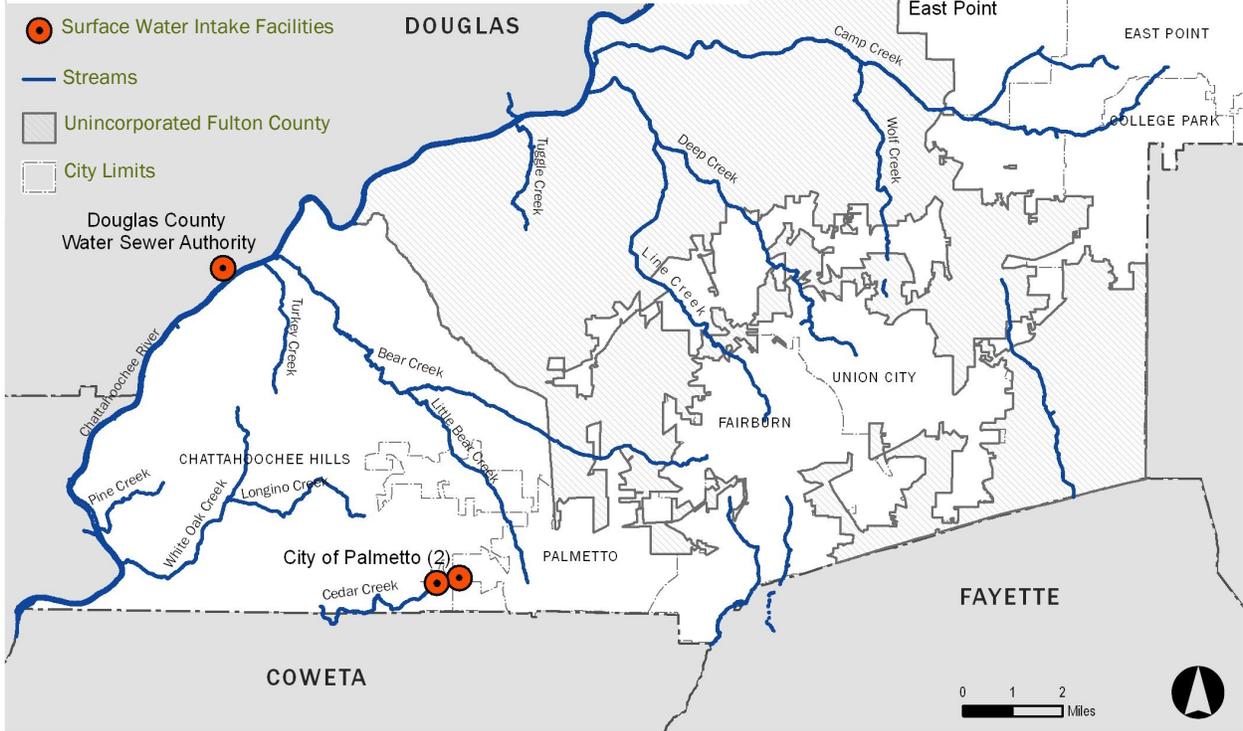
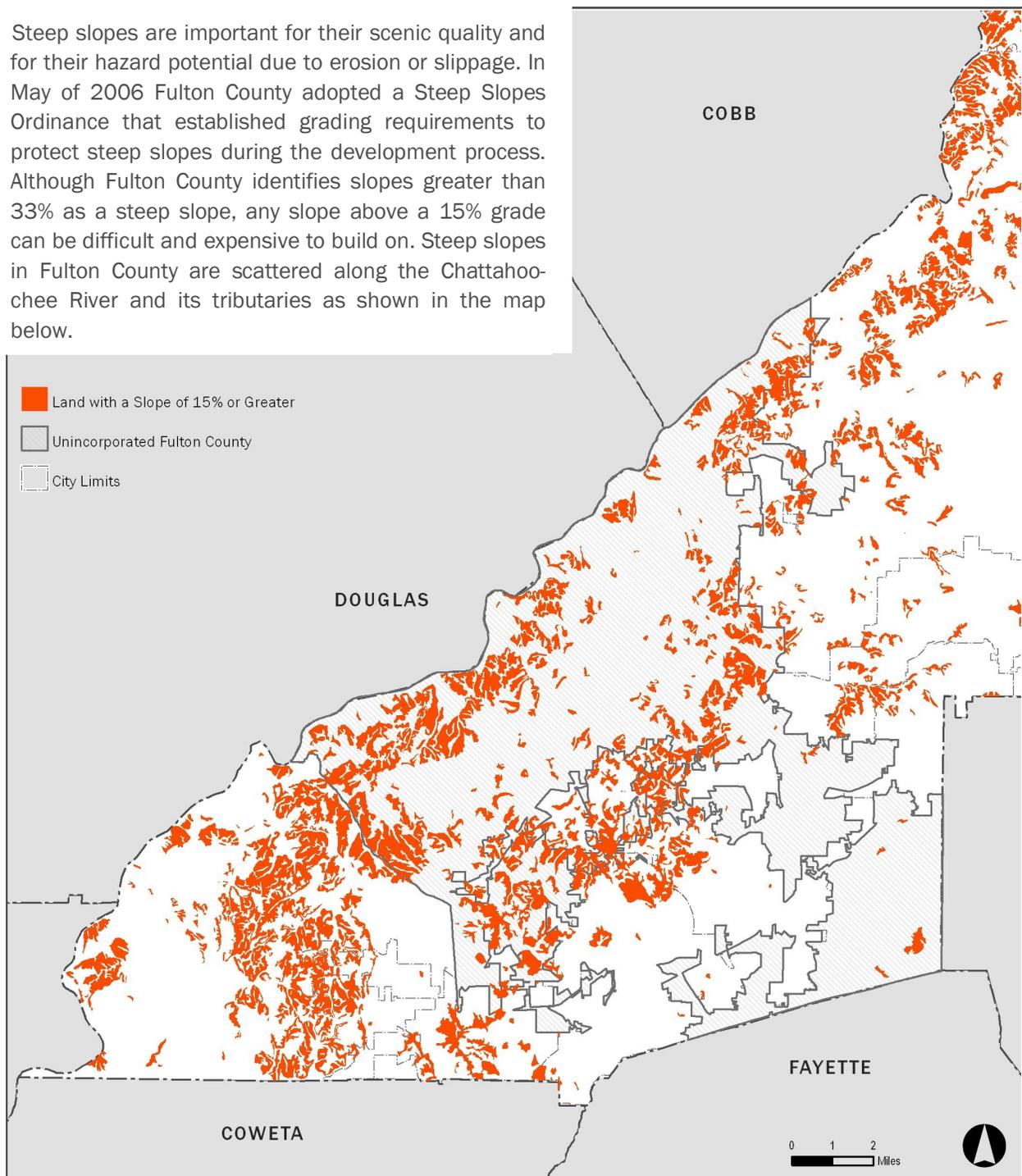


Figure 9F

Public Water Supply Sources

STEEP SLOPES

Steep slopes are important for their scenic quality and for their hazard potential due to erosion or slippage. In May of 2006 Fulton County adopted a Steep Slopes Ordinance that established grading requirements to protect steep slopes during the development process. Although Fulton County identifies slopes greater than 33% as a steep slope, any slope above a 15% grade can be difficult and expensive to build on. Steep slopes in Fulton County are scattered along the Chattahoochee River and its tributaries as shown in the map below.



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Figure 9G

Steep Slopes

FLOODPLAINS

Floodplains are areas that are subject to flooding, based on the 100-year, or base flood. Floodplains are environmentally sensitive and are significant areas which are vulnerable to impacts of development activities. Land development and human activity occurring in floodplains affect their functionality. In Fulton County, flood plains are primarily located along the Chattahoochee River and its tributaries (see the map below for the 100-year and 500-year floodplains). According to GIS analysis, 14,518 acres of land are in the floodplain in Unincorporated South Fulton County.

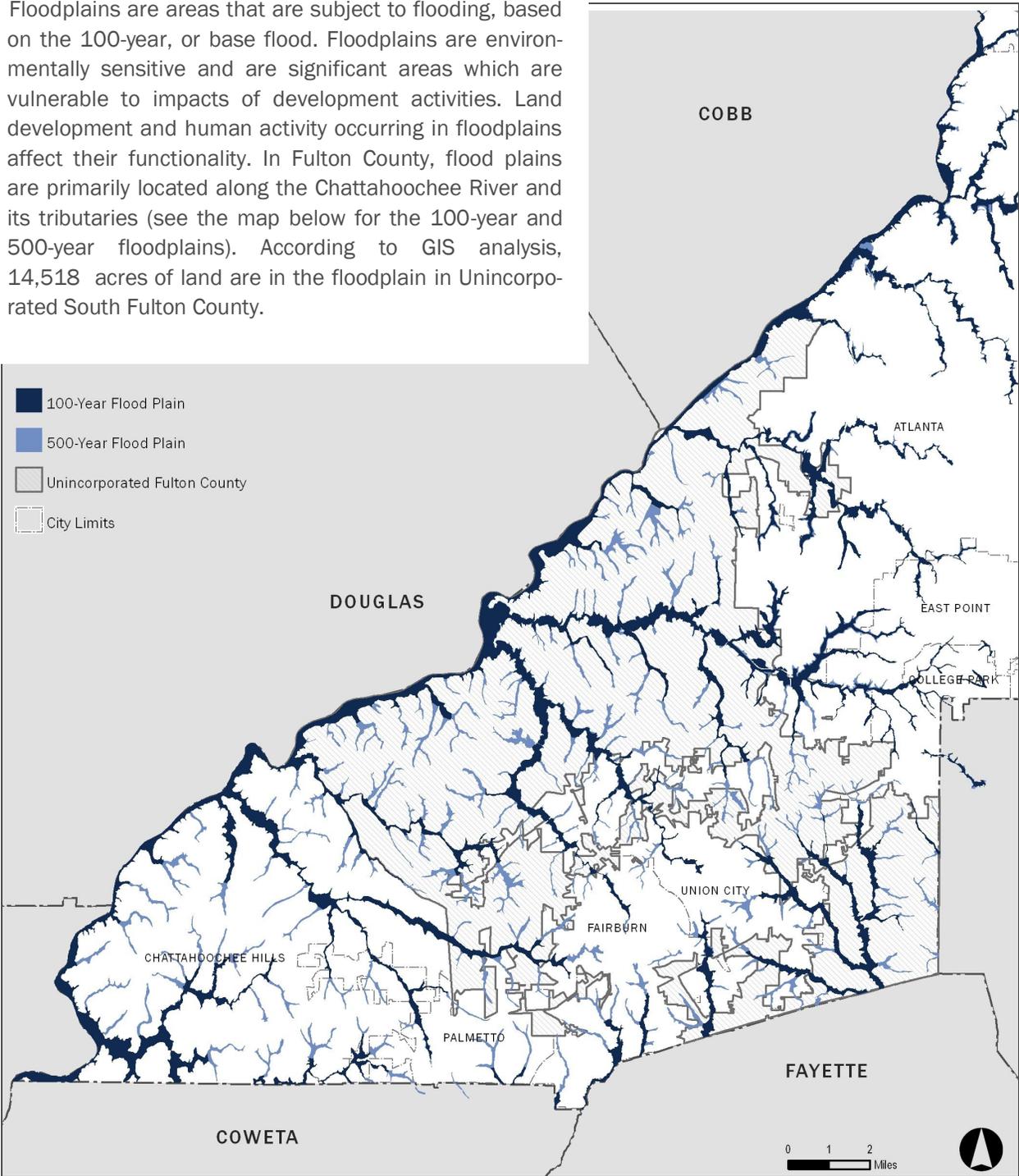


Figure 9H

100 and 500 Year Floodplains

SOILS

Sedimentation runoff is the primary adverse impact to the degradation of quality topsoil surfaces. Sedimentation runoff is mainly generated through land disturbing activities such as clearing, grading, excavation, and dredging. The removal of topsoil vegetation (i.e. trees, shrubs, and low growing ground cover) leaves most soils susceptible to runoff.

Significant Natural Resources

RECREATION AND CONSERVATION AREAS

As the County has experienced annexations and formation of new municipalities, concerns have been raised regarding environmental quality and recreational needs within the County. Parks and recreation areas are included in Appendix VI: Community Facilities and Services.

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Significant Cultural Resources

HISTORIC RESOURCES

Information on historic resources in unincorporated Fulton County was collected through the Historic Resources Survey of Unincorporated South Fulton County. The survey was completed in 1998 and at that time 900 sites were surveyed in Unincorporated Fulton County. The purpose of the survey was to uniformly document buildings, sites, and structures of historical, architectural, and cultural significance in Unincorporated Fulton County.

A total of 490 sites were surveyed in Unincorporated South Fulton County using the Georgia Historic Resources forms. Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings. However, the majority of the



structures were single family dwellings. The date of construction of the properties surveyed range from the early 1800s to the 1950s. Most of the structures were built after the 1880s, with the majority having been built between 1910 and 1949.

The most significant historical resource in Unincorporated South Fulton County is the Beaver's House. Located on Cochran Road in the historic community of Campbellton, the Beaver's House is on the National Register of Historic Places. Built in 1828, the Beavers House is considered to be the oldest home in Unincorporated South Fulton County. Due to its historical significance, Fulton County purchased the home and adjoining acreage in 2003 for protection purposes.

Since Fulton County developed as an agricultural area, most of the historic resources in Unincorporated South Fulton County could be considered to be rural resources. Crossroads communities frequently located at the intersection of two or more roads, are located throughout unincorporated Fulton County. Crossroads communities were the hub of activities and services in the farming communities. A variety of community institutions were located near the major intersection with residential development extending along the roads.

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Several historic communities are located in Unincorporated South Fulton County. Fife, Stonewall and Red Oak developed due to proximity to a rail stop. Commercial and industrial buildings developed along the rail line with residential uses built along the rail line and surrounding streets. Sandtown was a community whose center was along the Chattahoochee River at a river crossing and around large plantations along the river.

Bethlehem, Cliftondale, Friendship and Ono all developed around the intersection of two or more roads. Rivertown, Rico and Redwine developed at the intersection of a ferry crossing. The communities with the highest level of historic and architectural integrity are Fife and Stonewall.



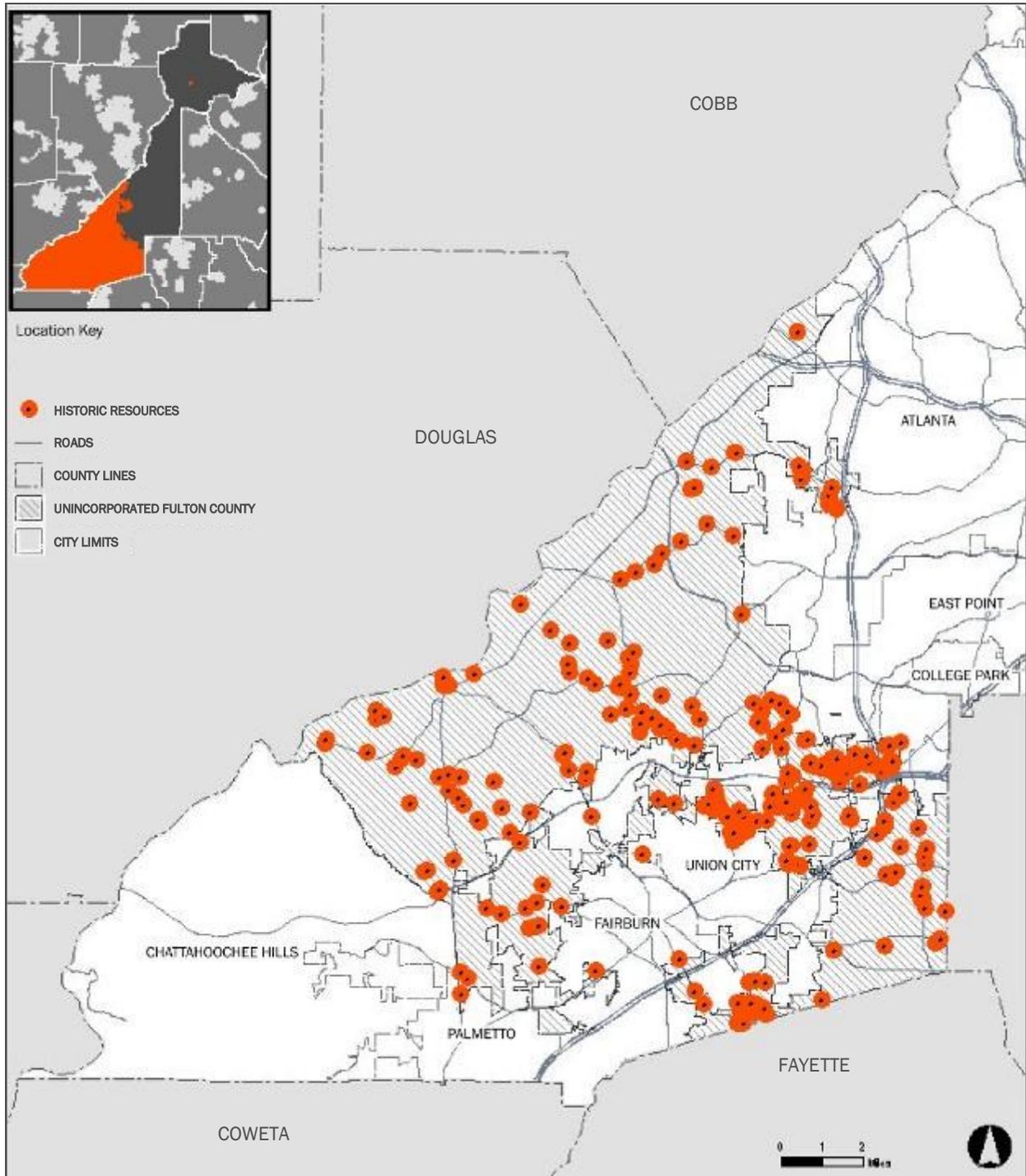


Figure 91

Historic Resources

Areas Requiring Special Attention

Figure 9J

Summary of Areas Requiring Special Attention in Unincorporated South Fulton County	
Category	Summary
Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;	<ul style="list-style-type: none"> • A total of 490 sites were surveyed in Unincorporated South Fulton County using the Georgia Historic Resources forms – the majority of the structures are single family dwellings (highlighted on Historic Resources Map, page 120) • South Fulton Scenic Byways are a 29-mile loop in South Fulton County that highlight the rural character and lifestyle of the surrounding area • Steep slopes are scattered along the Chattahoochee River and its tributaries • Water supply watersheds are located south and east of US-29 • Wetlands are located throughout the county • Groundwater recharge areas are located around Camp Creek, Tuggle Creek, Line Creek and the Chattahoochee River • Floodplains are primarily located along the Chattahoochee River and its tributaries (14,518 acres of land are in floodplains)
Areas where rapid development or change of land uses is likely to occur;	<ul style="list-style-type: none"> • Areas within the Suburban Neighborhood Character Area are prime for growth within the county • Potential annexation areas near South Fulton Parkway • Live-Work Corridor along South Fulton Parkway
Areas where the pace of development has and/or may outpace the availability of community facilities and services including transportation;	<ul style="list-style-type: none"> • Rural Neighborhood Character Areas do not currently have public infrastructure extended into the region
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor
Large abandoned structures or sites, including those that may be environmentally contaminated	<ul style="list-style-type: none"> • Industrial Corridor
Areas with significant infill development opportunities (scattered vacant sites);	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor • Live-Work Corridor along Old National Highway
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole	<ul style="list-style-type: none"> • Industrial Corridor • Declining Business Corridor

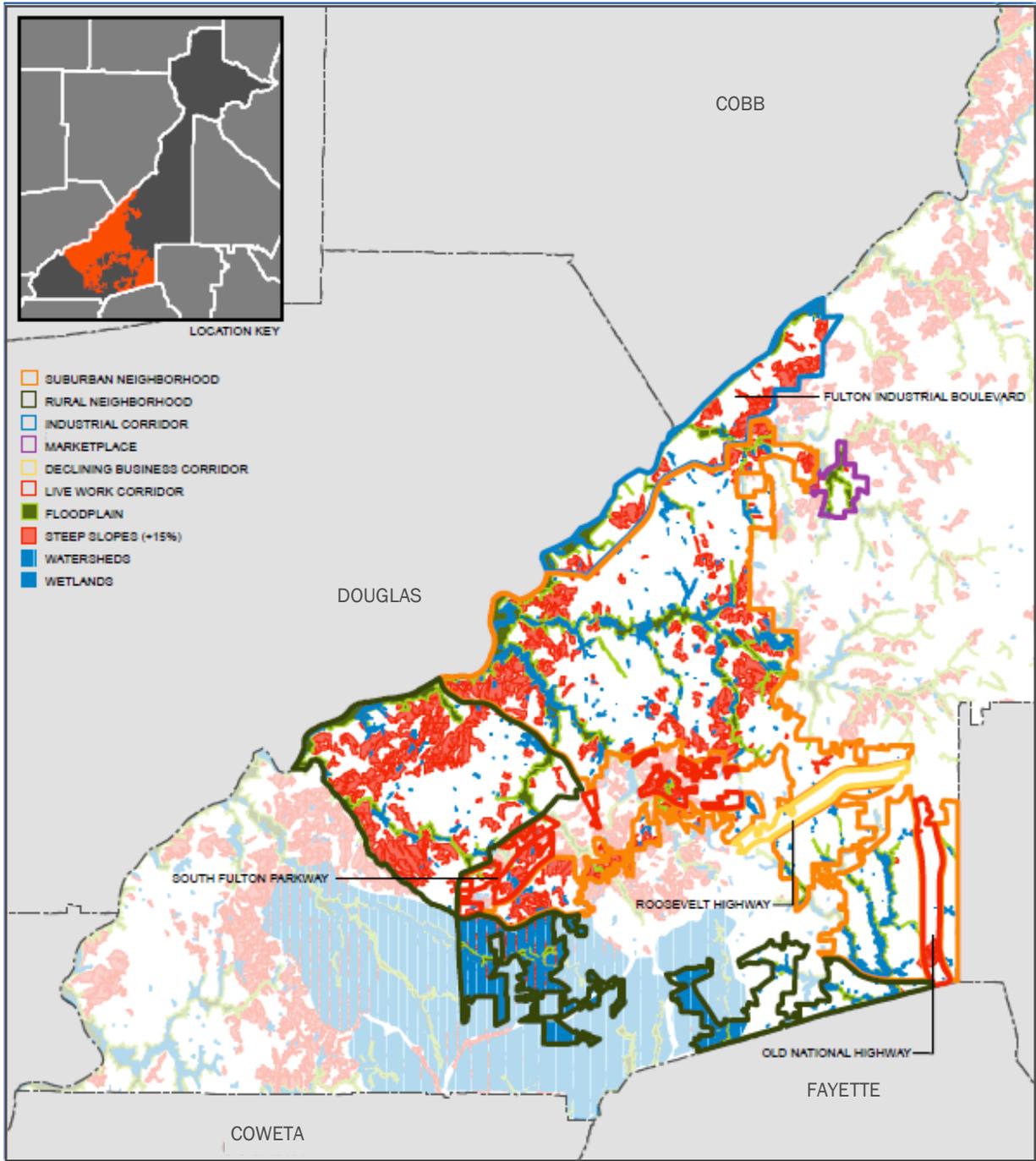


Figure 9K

Areas Requiring Special Attention



COMMUNITY FACILITIES AND SERVICES

Contents:

Water Supply and Treatment

Sewerage System and Wastewater Treatment

Other Facilities and Services

Police

Fire Rescue Emergency

Parks and Recreation

Stormwater Management

Solid Waste Management



The Community Facilities and Services section will provide an inventory of county facilities and services for Unincorporated South Fulton County. Presented in this section will include service providers, service areas and level of service. This section will provide a framework for Fulton County to evaluate existing service levels and infrastructure to best accommodate new growth in the future.



Water Supply and Treatment Facilities

EXISTING FACILITIES

The Chattahoochee River is the prime source of drinking water in the Atlanta Region and provides 100% of all of Fulton County's drinking water. Two water treatment facilities draw raw water out of the Chattahoochee River and treat it to drinking water standards for Unincorporated South Fulton County.

Water demand records for Unincorporated South Fulton County cannot be separated from the City of Atlanta demands. The distribution system and pumping data cannot be split between jurisdictional lines. The estimated 2002 average daily demand for South Fulton is approximately 15 million gallons daily (mgd).

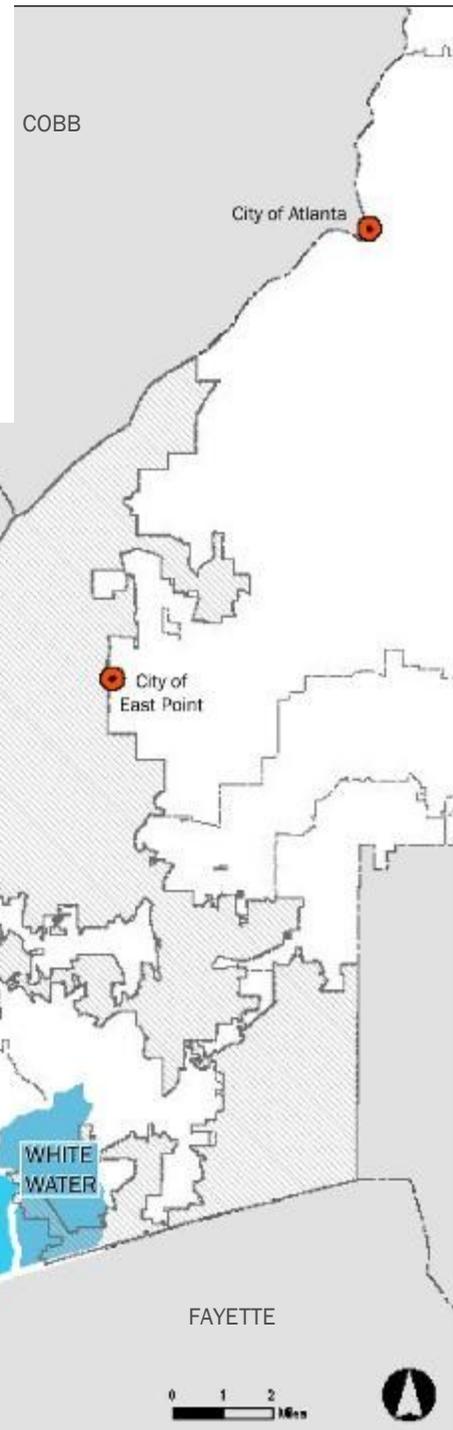


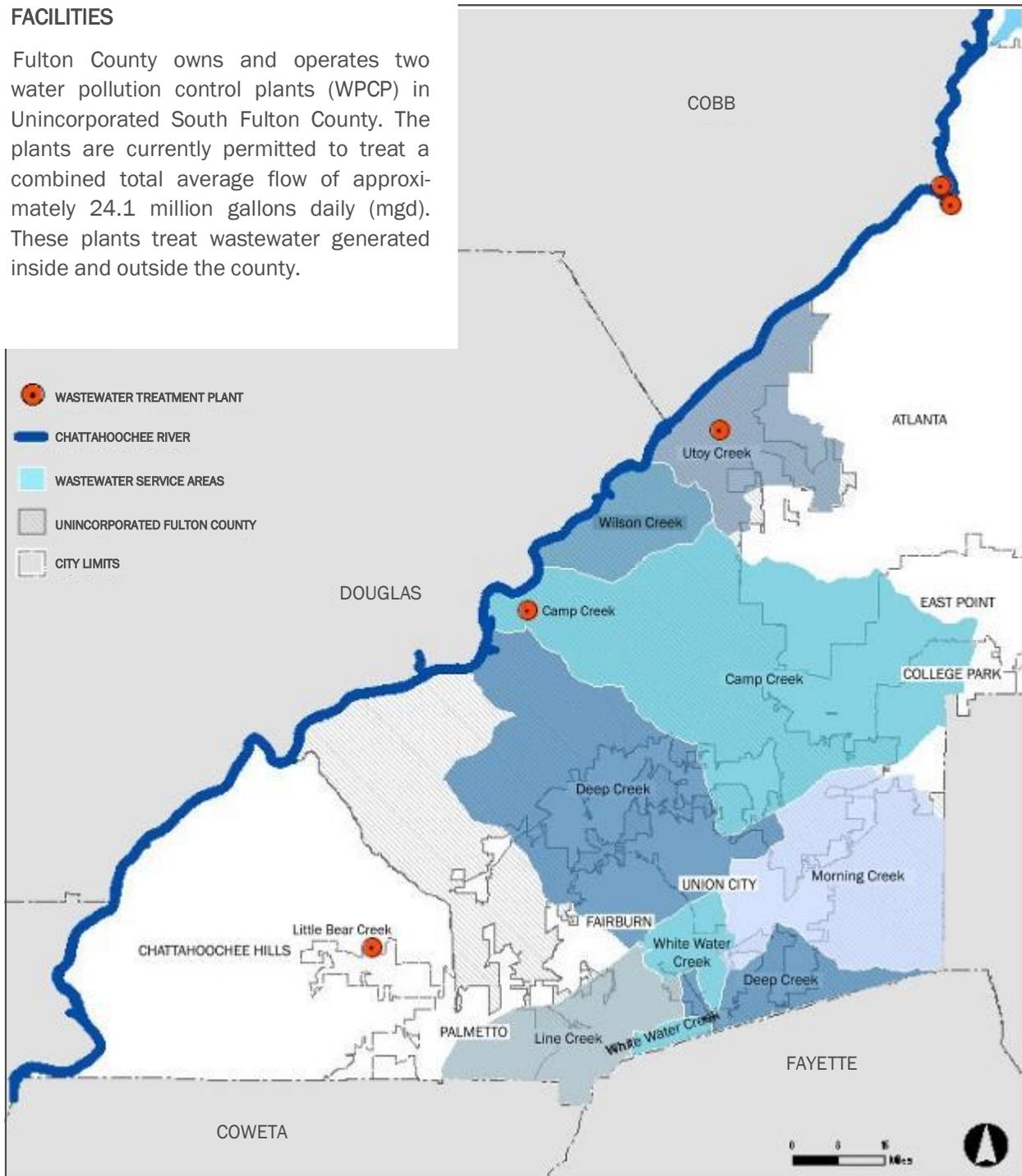
Figure 10A

Existing Water Supply and Treatment Facilities

Sewerage System and Wastewater Treatment

EXISTING WATER POLLUTION CONTROL FACILITIES

Fulton County owns and operates two water pollution control plants (WPCP) in Unincorporated South Fulton County. The plants are currently permitted to treat a combined total average flow of approximately 24.1 million gallons daily (mgd). These plants treat wastewater generated inside and outside the county.



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Figure 10B

Existing Water Pollution Control Facilities

SOUTH FULTON WASTEWATER SYSTEMS

The Unincorporated South Fulton County system includes all County wastewater service south of the Atlanta City limits. The South Fulton sewer service area is approximately 235 square miles. The wastewater system is comprised of approximately 550 miles of gravity sewers, 14 pump stations, and two wastewater treatment plants (Camp Creek WPCP and Little Bear Creek WPCP). In addition, treatment capacity is also provided by Atlanta's Utoy Creek Water Reclamation Center (WRC).

CAMP CREEK

The Camp Creek WPCP, originally designed in 1960 with a 3 mgd capacity, now has a 24 mgd capacity. The plant currently serves residential and industrial users and covers approximately two-thirds of the sewered area in South Fulton. The Camp Creek collection system consists of approximately 550 miles of sewer lines and 12 pumping stations. Wastewater flows from the Cities of East Point, College Park, Union City, Fairburn, and a portion of Palmetto are also treated by the Camp Creek WPCP.

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LITTLE BEAR CREEK

The Little Bear Creek WPCP plant serves the Crossroads subdivision in South Fulton County. The plant was originally constructed in 1977 with an average design capacity of 100,000 gpd. The plant currently serves all homes in the subdivision. The Little Bear Creek distribution system consist of an 8-inch diameter collection sewer and a below-ground package pump station. Sludge from the facility is treated at the Camp Creek WPCP. The plant is currently operating at approximately 40% capacity and meets all permit requirements.

UTOY CREEK

Utoy Creek Water Reclamation Center, operated by the City of Atlanta, provides service to approximately 13 square miles within Fulton County. Although the facility is located outside the Atlanta city limits, the Utoy Creek WRC is owned and operated by the City of Atlanta. Approximately 75 percent of the flows treated at the facility are generated within Atlanta. The City is responsible for maintaining the collection system within the entire service area. The Great Southwest Pump Station is the only facility operated and maintained by the County which conveys flow to the Utoy Creek WRC.

Other Facilities and Services

POLICE

The Fulton County Police Department is one of only a handful of police departments to be nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA). The Fulton County Police Department is supported by two (2) funds, the General Fund and the Special Services District Fund. Services provided out of the General Fund are provided County-wide and include Library Security and Building Security. The Special Services District Fund serves Unincorporated South Fulton County. The Fulton County Police Department provides four (4) general categories of services to the citizens of Fulton County, as described in the top table. The police department has 191 personnel: 113 sworn officers and 78 civilian employees.

The Fulton County Public Safety Training Center is a regional public safety training center that serves numerous agencies in the surrounding area. With the projected increases in population, it is anticipated that these agencies will add additional personnel. This will result in increased demands for basic, advanced and in-service training by agencies utilizing the Training Center.

Service Area	
Service	Geographic Service Area
Uniform Patrol	Unincorporated South Fulton County comprised of 4 sections: South, Southwest, Old National and Fulton County Airport
Criminal investigation	Unincorporated South Fulton County
Library Security	31 branches in Fulton County
Building Security	541 facilities in Fulton County

Service Standards	
Service	Adopted Level of Service
Uniform Patrol	Average response time of 9 minutes
Criminal investigation	Maximum of 32 cases per month assigned to each investigator (20) 640 cases per month
Library Security	Minimum of 1,546 library patrols per year
Building Security	Reduce reported incidents to less than 210 per year

Source: Fulton County Police Dept.



Figure 10C

Police Department Services	
Service	Description
Uniform Patrol	Patrol designated beats and provide for the safeguarding of persons and property against crime and traffic offenses
Criminal investigation	Protect the citizens of Fulton County by conducting investigations of incidents of murder, rape, robbery, burglary, larceny, aggravated assault motor vehicle theft and controlled substance violations in order to arrest and convict responsible persons
Library Security	Patrols and provides crime prevention services at Atlanta-Fulton County Libraries
Building Security	Provides county-wide security support at Fulton County facilities

Source: Fulton County Police Department

FIRE RESCUE AND EMERGENCY SERVICES

Unincorporated South Fulton County is supported by 10 Fire Stations and 149 personnel. Fulton County Fire Services are generally limited to Unincorporated South Fulton County. In addition, the Department is a member of the Georgia Mutual Aid Group (GMAG), a state-wide fire department mutual aid group. The Department provides the following services: Fire Prevention Education, Fire Suppression Mitigation, Emergency Medical Service, Hazardous Material Response, Technical Rescue Response, Fire Inspections and Code Enforcement, Fire Investigations, and Community Emergency Response Training.

Fire and emergency equipment includes 9 fire engines, 2 ladder trucks, one aviation crash truck and one mobile air unit. With the exception of Fulton Industrial (#11) and Charlie Brown Airport (#19), which provides service to a major industrial area and a small airport, most Fulton County fire stations serve residential areas. Fulton County Fire also has one Hazardous Material Response Truck at Station 11 and a Georgia Search and Rescue Truck at Station 23.

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Figure 10D

Fire Rescue Service Standards	
Service	Desired Level of Service
Fire Protection	4 minute response 90% of the time
Emergency medical services	4 minute response 90% of the time
Community Risk Reduction	No adopted level of service
Fire code enforcement	New structures inspected within 2 days & all existing structures once/two years
Hazardous material response & mitigation	On demand
Technical rescue	On demand
Service response calls	On demand
Permit inspection	No adopted level of service



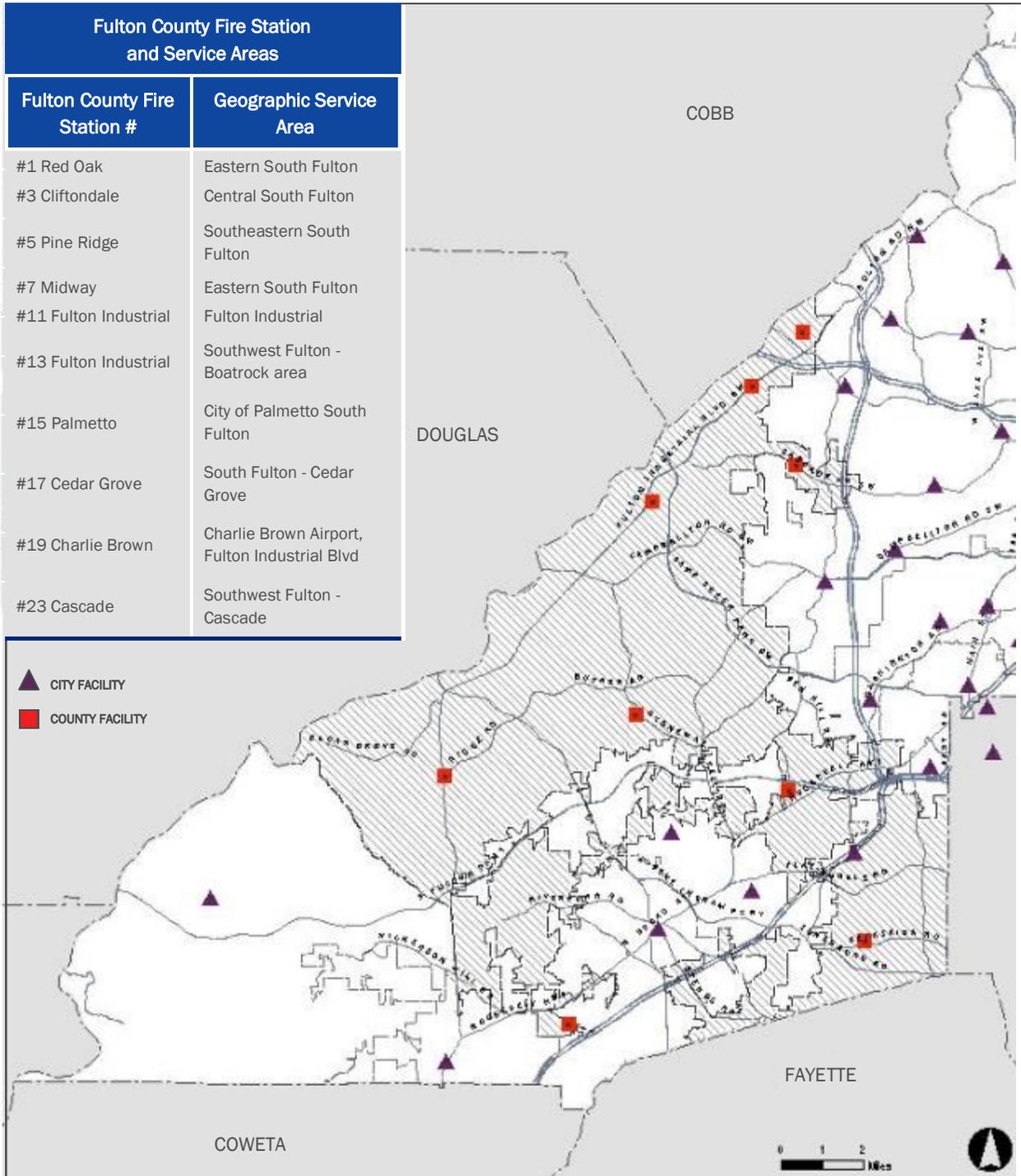


Figure 10E

Fire Stations and Service Areas

PARKS AND RECREATIONAL SERVICES

The current population of Unincorporated South Fulton County area is 87,478. The national Recreation and Park Association (NRPA) established guidelines for minimum park service levels for local governments. On the most general level, the NRPA suggests 6.25-10.25 acres of park space for every 1,000 persons. By this measure, with Unincorporated South Fulton County’s current population, Fulton County should be providing between 547 to 897 acres of parkland. Currently, Fulton County offers 770 acres of parkland in Unincorporated South Fulton County. It should be noted that this acreage does not include the 480 acres of reclaimed landfill known as the Wolf Creek Facility.

The NRPA provides definitions for park types and service areas. As shown in the table below, the NRPA categorizes parks into 4 types:

130

Unincorporated South Fulton County currently has four Neighborhood Parks, seven Community Parks, and five Specialty Parks. Fulton County no longer owns a Regional Park in Unincorporated South Fulton County as Cochran Mill Park (778 acres) was sold to the City of Chattahoochee Hills in March of 2010.

Figure 10F

NRPA Standards for Parkland			
Park Type	Desirable Size	Service Area Radius	Desirable Site Characteristic and Facilities
Neighborhood Park	5 - 25 acres	.5 mile/12 minute walk	Serves surrounding neighborhoods with open space and facilities such as basketball courts, and children's' play equipment.
Community Park	25+ acres	1 - 2 miles/5 minute drive	May include areas suited for intense recreation facilities such as athletic complexes and swimming pools. Easily accessible to nearby neighborhoods.
Regional Park	200+ acres	30 miles/1 hour drive	Contiguous acreage with or encompassing natural resources.
Special Use/ Specialty Park	No Standard	Variable depending on use	An area for specialized or single purpose such as a nature center, historical site, etc.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT PROGRAM

Management of stormwater services in Unincorporated South Fulton County is provided primarily by the Public Works Department along with the Environment and Community Development Department in the areas of permitting and enforcement. Overall coordination of the stormwater program and services that relate to the County's National Pollutant Discharge Elimination System (NPDES) permit are the responsibility of the Surface Water Management Section within the Water Services Division of the Department of Public Works. Additional services in this area are also provided by other Fulton County departments such as the Fire Department and the Health and Wellness Department.

The NPDES permits require the implementation of regulatory and operational programs in order to limit the discharge of pollutants to receiving waters such as streams and rivers.

SOLID WASTE MANAGEMENT

The Department of Public Works provides oversight of solid waste collection and disposal in Unincorporated South Fulton County. Fulton County does not collect standard household waste in any part of Unincorporated South Fulton County. Most of the services are provided by private vendors utilizing private transfer and disposal facilities both in and outside of Fulton County. Each private solid waste provider is regulated by the Fulton County Solid Waste Collection and Disposal Ordinance of 1997. The County provides limited drop-off, composting, and recycling services at the Merk Miles Transfer Station in Unincorporated South Fulton County.

Coordinated with the update of 2030 Fulton County Comprehensive Plan, Fulton County is also updating the Fulton County Solid Waste Management Plan. This plan when adopted will meet Georgia Department of Community Affairs Minimum Planning Standards and Procedures for solid waste management plan as per chapter 110-4-3 requirements. It will provide guidance on source reductions, generation control, household hazardous waste as well as environmental compliance for collection, transportation and disposal methods. The plan will also focus on providing funding and resources for public education and involvement.

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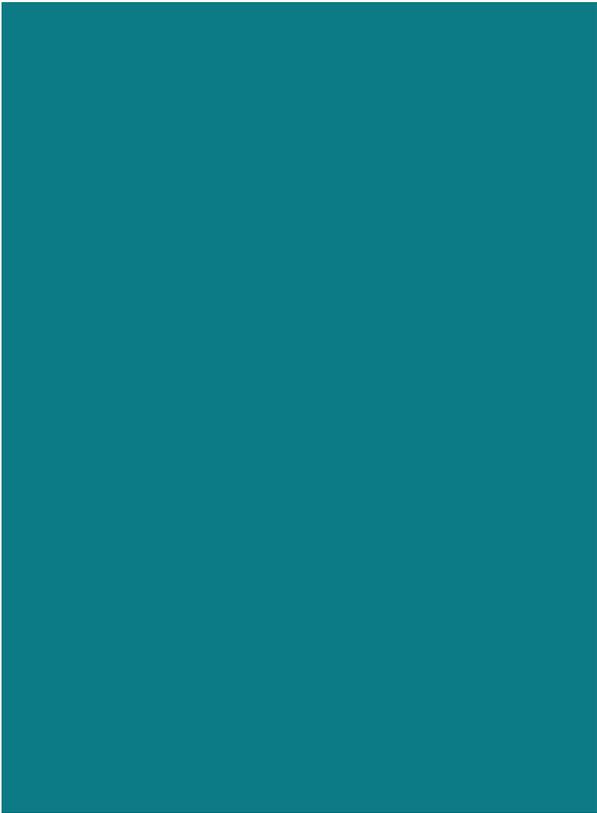


TRANSMITTAL AND APPROVAL RESOLUTIONS

Contents:

2030 Comprehensive Plan Adoption Resolution
ARC Community Agenda Approval Letter
Community Agenda Transmittal Resolution

DCA Community Assessment Approval Letter
Community Assessment Transmittal Resolution



The 2030 Fulton County Comprehensive Plan was developed in accordance with the Georgia Planning Act. This Act requires that local governments transmit draft its Community Assessment, Community Participation Program, Community Agenda upon completion to the regional development center (Atlanta Regional Commission) for review. Once these documents are certified as complete by the regional development council, the local government can adopt a final comprehensive plan.

This section displays copies of these approval resolutions and transmittals.

2030 Comprehensive Plan Adoption Resolution

Exhibit 1

1
2
3

**RESOLUTION TO ADOPT THE 2030 FULTON COUNTY
COMPREHENSIVE PLAN.**

4 **WHEREAS**, the Fulton County Board of Commissioners has completed a
5 draft comprehensive plan as part of the 20 year Comprehensive Plan Update;
6 and

7 **WHEREAS**, this document was prepared according to the Standards and
8 Procedures for Local Comprehensive Planning effective May 1, 2005 and
9 established by the Georgia Planning Act of 1989, and the required public hearing
10 was held on July 19, 2011;

11 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of
12 Commissioners does hereby adopt the 2030 Fulton County Comprehensive Plan.

134

13

14 **SO PASSED AND ADOPTED**, this 7th day of December, 2011.

15

SPONSORED BY:

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John H. Eaves, Chairman
District 1

26

ATTEST:

APPROVED AS TO FORM:

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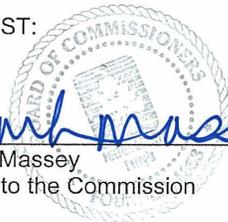
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Mark Massey
Clerk to the Commission



R. David Ware
County Attorney



Marvin Hawkins
Staff Attorney

ITEM # 11-1050 RM 12.7.11
REGULAR MEETING

ARC Community Agenda Approval Letter



ATLANTA REGIONAL COMMISSION

PLANNING • LEADERSHIP • RESULTS

September 26, 2011

The Honorable John Eaves, Chairman
Fulton County Board of Commissioners
141 Pryor St. SW
Atlanta, GA 30303

RE: Comprehensive Plan Update

Dear Chairman Eaves:

We have completed the regional review of Fulton County's Community Agenda. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update meets the Minimum Standards and Procedures for Local Comprehensive Planning requirements (see attached).

135

The scope of ARC's review focuses on the adequacy of issue identification and regional planning issues of the Community Agenda. Please note that ARC and DCA have provided comments regarding the Community Agenda. You do not need to re-submit the Community Agenda but we strongly recommend that you consider these comments as you move forward in the planning process.

I commend you and Fulton County for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink that reads "I. Emerson Bryan". The signature is written in a cursive style.

I. Emerson Bryan
Interim Director

Enclosures

cc: Jim Frederick, Georgia Department of Community Affairs (via email)
Michelle Maculey, Fulton County Department of Environment and Community Development



DCA Community Agenda Approval Letter

Nathan Deal
Governor



Mike Beatty
Commissioner

September 22, 2011

Mr. Emerson Bryan
Interim Executive Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the Community Agenda for Fulton County and finds that it adequately addresses the Local Planning Requirements. Please include the attached advisory comments with your report of findings and recommendations to the local governments.

The next step is for the local government to adopt the plan. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is October 22, 2011. As soon as your office provides written notice that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the County that its Qualified Local Government status has been extended.

Sincerely,

A handwritten signature in cursive script that reads "James R. Frederick".

James R. Frederick, Director
Office of Planning and Environmental Management

JF/nah
Attachment

cc: Dan Reuter, ARC Land Use Division, Director
Jared Lombard, ARC Land Use Division, Principal Planner
Jonathan Tuley, ARC Principal Planner



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Community Agenda Transmittal Resolution

Exhibit 1

1 **RESOLUTION TO TRANSMIT DRAFT COMMUNITY AGENDA PORTION OF**
2 **THE 2030 COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL**
3 **COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.**
4

5 **WHEREAS**, the Fulton County Board of Commissioners has completed a
6 draft Community Agenda as part of the 20 year Comprehensive Plan Update;
7 and

8 **WHEREAS**, this document was prepared according to the Standards and
9 Procedures for Local Comprehensive Planning effective May 1, 2005 and
10 established by the Georgia Planning Act of 1989, and the required public hearing
11 was held on July 19, 2011;

12 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of
13 Commissioners does hereby transmit the draft Community Agenda portion of the
14 20-year Comprehensive Plan Update, to the Atlanta Regional Commission and
15 the Georgia Department of Community Affairs for official review.

137

16
17 **SO PASSED AND ADOPTED**, this 17th day of August, 2011.

18 **SPONSORED BY:**

19 *J.H.E.*
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23 John H. Eaves, Chairman
24 District 1

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29 **ATTEST**

30 *Mark Massey*
31
32
33
34 Mark Massey
35 Clerk to the Commission

APPROVED AS TO FORM:

30 *M. J. Hartman*
31
32
33
34 ~~R. David Ware~~ Marvin J. Hartman, Staff Attorney
35 County Attorney

11-0675 RCS 8/17/11
RECESS MEETING

DCA Community Assessment Approval Letter

Nathan Deal
Governor



Mike Beatty
Commissioner

June 9, 2011

Mr. Emerson Bryan
Interim Executive Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the revised draft Community Assessment and Community Participation Program for Fulton County and finds that both adequately address the Local Planning Requirements. The County may therefore immediately proceed with development of its Community Agenda. Please include the enclosed listing of planning assistance resources with your report of findings and recommendations to the local government.

We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to begin the process of renegotiating their Service Delivery Strategy in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

A handwritten signature in black ink that reads "James R. Frederick".

James R. Frederick, Director
Office of Planning and Environmental Management

JF/nah
Enclosure

cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director
Jared Lombard, Atlanta Regional Commission Planner



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Community Assessment Transmittal Resolution

1 **RESOLUTION TO TRANSMIT COMMUNITY ASSESSMENT AND**
2 **COMMUNITY PARTICIPATION PROGRAM, PORTIONS OF THE 2030**
3 **COMPREHENSIVE PLAN, TO ATLANTA REGIONAL COMMISSION AND**
4 **GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.**
5

6 **WHEREAS**, the Fulton County Board of Commissioners has completed
7 the Community Assessment and Community Participation Program documents
8 as part of the 20 year Comprehensive Plan Update; and

9 **WHEREAS**, these documents were prepared according to the Standards
10 and Procedures for Local Comprehensive Planning effective May 1, 2005 and
11 established by the Georgia Planning Act of 1989, and the required public hearing
12 was held on January 18, 2011;

13 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of
14 Commissioners does hereby transmit the Community Assessment and the
15 Community Participation Program, portions of the 20-year Comprehensive Plan
16 Update, to the Atlanta Regional Commission and the Georgia Department of
17 Community Affairs for official review.

18

19 **SO PASSED AND ADOPTED**, this 20th day of April, 2011.

20

21

SPONSORED BY:

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ATTEST:

APPROVED AS TO FORM:

ITEM # 11-2335 RCS 4/20/11
RECESS MEETING

