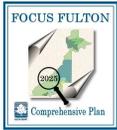




6. _____ LAND USE

Existing Land Use _____	6-2
Inventory _____	6-2
- North Fulton _____	6-3
- Sandy Springs _____	6-6
- Southwest Fulton _____	6-8
- South Fulton _____	6-10
Assessment _____	6-12
- Development Patterns _____	6-12
- Provision of Infrastructure _____	6-18
- Redevelopment and Transitional Areas _____	6-22
- Environmental Resources _____	6-25
- Infill Development _____	6-28
- Local Development Policies and Regulations _____	6-30
 2025 Land Use Plan _____	 6-31
Inventory _____	6-31
Assessment _____	6-36
- North Fulton _____	6-36
- Sandy Springs _____	6-40
- Southwest Fulton _____	6-47
- South Fulton _____	6-51





6.0.0.0 LAND USE

6.1.0.0 Existing Land Use

6.1.1.1 Inventory

This section provides an inventory of existing land uses in unincorporated Fulton County. This inventory is presented in both map and textual form and includes a description and depiction of the type, acreage, and net density of existing land uses. The written and map descriptions of existing land uses are based on the categories established by the *Minimum Standards and Procedures for Local Comprehensive Planning*. These are: Residential, Commercial, Industrial, Public-Institutional, Transportation-Communication-Utilities (TCU), Park-Recreation-Conservation, Agriculture, and Forestry.

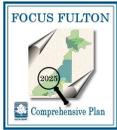
The existing land uses were calculated using a variety of sources including Tax Assessors data, current zoning and use permits, aerial photographs and other Geographic Information System data layers. Existing land uses in unincorporated Fulton County and in each of the four planning areas are shown in this section and the maps are included in Appendix B. The existing land uses in each of the planning areas are described in further detail below.

Table 6-1: Existing Land Uses in Unincorporated Fulton County in 2005

Land Use	North Fulton		Sandy Springs		Southwest Fulton		South Fulton		Unincorporated Fulton County	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Low Density Residential (<2 units/acre)	9,469	19.0%	7,048	28.4%	606	3.7%	11,194	11.1%	28,317	14.8%
Medium Density Residential (2-5 units/acre)	7,818	15.7%	4,201	16.9%	2,291	14.0%	4,869	4.8%	19,179	10.0%
High Density Residential (5+ units/acre)	1,207	2.4%	999	4.0%	19	0.1%	139	0.1%	2,364	1.2%
Office	467	0.9%	1,173	4.7%	47	0.3%	80	0.1%	1,767	0.9%
Retail	742	1.5%	715	2.9%	673	4.1%	818	0.8%	2,948	1.5%
Industrial	83	0.2%	17	0.1%	2,657	16.2%	1,181	1.2%	3,938	2.1%
Government	381	0.8%	57	0.2%	274	1.7%	314	0.3%	1,026	0.5%
Other Institutional	326	0.7%	292	1.2%	117	0.7%	710	0.7%	1,445	0.8%
School	429	0.9%	263	1.1%	34	0.2%	579	0.6%	1,305	0.7%
TCU	4,748	9.5%	3,797	15.3%	2,318	14.1%	8,373	8.3%	19,236	10.0%
Private Recreation	1,805	3.6%	401	1.6%	430	2.6%	74	0.1%	2,710	1.4%
Public Recreation	303	0.6%	678	2.7%	219	1.3%	1,253	1.2%	2,453	1.3%
Forest	12,757	25.6%	2,519	10.1%	2,922	17.8%	47,454	47.1%	65,652	34.2%
Agricultural - Vacant	4,674	9.4%	585	2.4%	1,589	9.7%	12,190	12.1%	19,038	9.9%
Floodplain	3,455	6.9%	1,336	5.4%	1,760	10.7%	9,100	9.0%	15,651	8.2%
Lake, Pond, Swamp	1,094	2.2%	735	3.0%	436	2.7%	2,173	2.2%	4,438	2.3%
No Data	22	0.0%	5	0.0%	13	0.1%	194	0.2%	234	0.1%
Total	49,780	100.0%	24,821	100.0%	16,405	100.0%	100,695	100.0%	191,701	100.0%

Source: Fulton County E&CD – GIS Section





North Fulton Planning Area

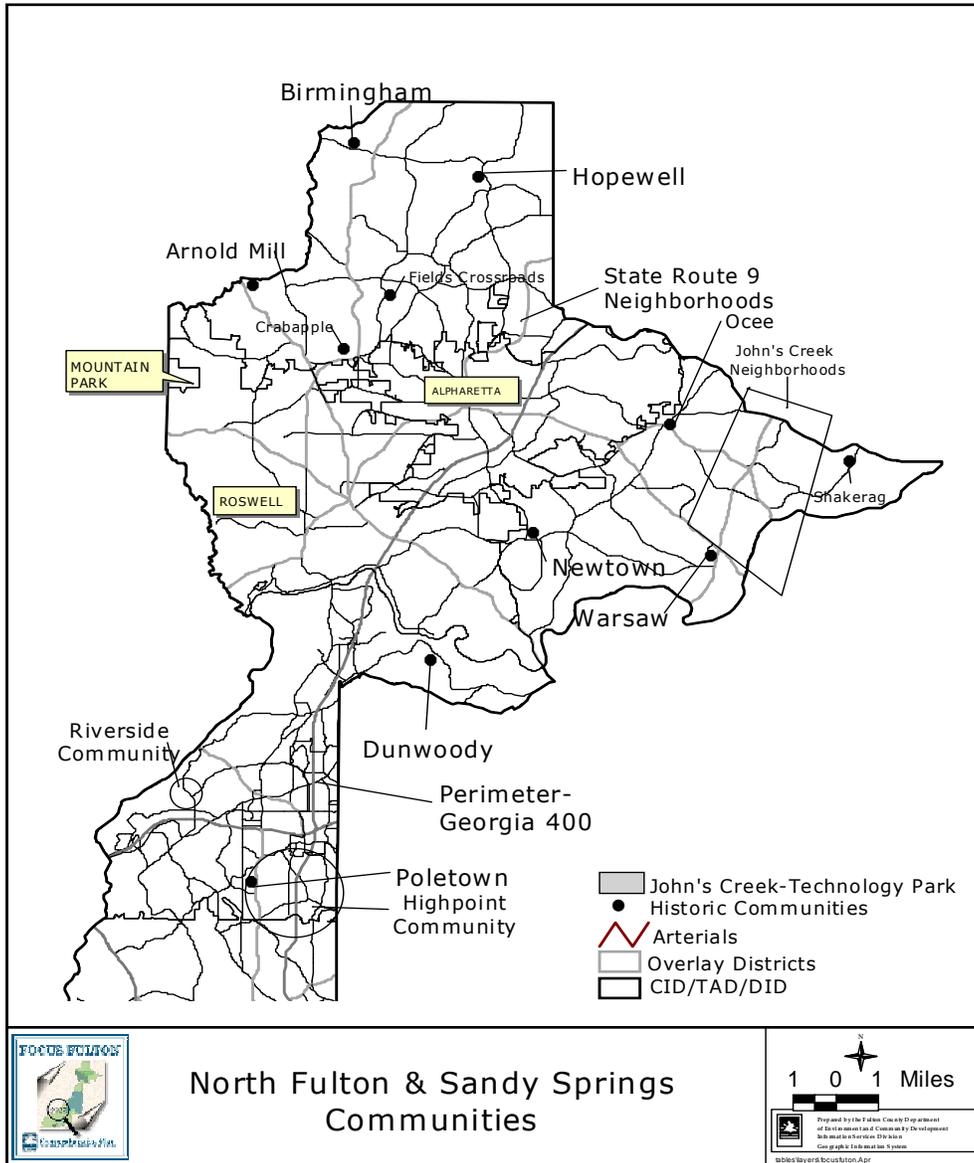
The North Fulton Planning Area consists of 79 square miles and as of 2005 has approximately 94,995 residents. North Fulton is composed of Northeast (NE) Fulton, which is the unincorporated area of Fulton County east of GA 400 and the cities of Alpharetta, Mountain Park and Roswell, and Northwest (NW) Fulton, which is the portion of unincorporated Fulton County north of the Cities of Roswell and Alpharetta. Smaller unincorporated communities are located in NE and NW Fulton. Map 6-1 shows the communities in Sandy Springs and in North Fulton.

The Northwest portion of North Fulton is an emerging area of development. Once an area with primarily rural agricultural land, it is now a mix of rural/agricultural uses, residential subdivisions, golf courses and small commercial nodes at Arnold Mill Road (SR 140), Crabapple Crossroads, Birmingham Crossroads. Regional employment corridors have formed along Georgia 400 and State Route 9. The northeast portion of North Fulton is characterized by medium density residential areas in the east and central part and by retail/office corridors on State Bridge Road, Medlock Bridge Road, and Jones Bridge Road. Portions of the western part of the area, in the Shakerag Community, retain some of their rural character. Johns Creek Technology Park, a regional employment center, is located along Medlock Bridge Road and McGinnis Ferry Road.

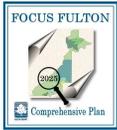
Table 6-2 summarizes the existing land uses for North Fulton. This table provides the acres for the categories stated above as well as more detailed sub-categories

Table 6-2: Existing Land Use in the North Fulton Planning Area		
Land Use Classification	Area in Acres	Percent of Total
Low-Density Residential (less than 2 units per acre)	9,469	19.0
Medium-Density Residential (2 to 5 units per acre)	7,818	15.7
High-Density Residential (more than 5 units per acre)	1,207	2.4
Office	467	0.9
Retail	742	1.5
Industrial	83	0.20
Government	381	0.8
Other Institutional	326	0.7
School	429	1.01
Communications/Utility/Transportation	4,748	9.5
Private Recreation	1,805	3.6
Public Recreation	303	0.6
Forest	12,747	25.6
Agricultural/Vacant	4,674	9.4
Water bodies & Flood Plain	4,549	9.1
Total	49,779	100.00





Map 6-1: North Fulton and Sandy Springs Communities



Residential: Residential land use, accommodating approximately 36,508 households in 2004, represents almost 37% of the land uses (18,494 acres). High density residential land uses occupied only 6.54% of residential land uses (2.4% of the total land area of North Fulton County). Medium density residential land uses occupied 39.5% of residentially used land (16% of the total land area in North Fulton). Most of the medium density and high density residential land uses are located in Northeast Fulton. In Northwest Fulton, medium density and high density residential uses are located along the State Route 9 and Georgia 400 corridors. In Northeast Fulton, medium density residential is located along the city limits and along major corridors. Low density residential land uses occupied 54.2% of residential land uses (19% of the total land area of North Fulton County). Low residential land uses are located in Northwest Fulton and in Shakerag.

Commercial: Office and retail land uses occupy 2.4% of the North Fulton land area. Of this area, over a third of the commercial land use is office space (467 acres). The balance of the commercial land use is retail (742 acres).

In Northwest Fulton, a mix of both office and retail development is centered on the Route 9-Windward Parkway-Georgia 400 area. Deerfield, the main office park development, is located along Windward Parkway. Further north, retail developments have been built over the past 10 years at Windward Parkway and Route 9. Older developments are mixed in with more recent retail developments north on Route 9 toward the Forsyth County boundary and similarly south toward downtown Alpharetta.

In Northeast North Fulton, office and retail developments are centered on major roadways: State Bridge Road, Jones Bridge Road, Old Alabama Road, State Bridge Road and Medlock Bridge Road. Retail uses are located on State Bridge road southeast toward the intersection with Jones Bridge Road. Nodal retail development is located along Jones Bridge Road from the boundary with Alpharetta in the south and toward Sargent Road near the Forsyth County boundary in the north. Both office and retail development are located on Medlock Bridge from the intersection with Old Alabama Road in the south to McGinnis Ferry Road in Forsyth County in the north.

Industrial: Industrial land uses occupy 83 acres of land North Fulton.

Public/Institutional: As a whole, Public and Institutional comprise 2.2% of the North Fulton land uses. There are several subcategories of uses within the Public/Institutional category including: Government uses (381 acres), Schools (429 acres), and Other Institutional uses (326 acres). In North Fulton, there are 37 public or private schools (15 in northwest, 22 in northeast). County facilities in North Fulton include 5 fire stations (3 in Northwest, 2 in Northeast), 1 Fulton County Arts Council facility (northeast), 2 libraries (northeast), 1 human services facility (northwest), and 2 police stations (northeast).

Transportation/Communication/Utilities: The Transportation/Communication/Utilities category represents 4,748 acres (9.5%). Most of this land is the water and waster treatment facilities such as Cauley Creek and the Atlanta Fulton County Water Resources Commission (AFCWRC) Water Treatment Plant.

Park/Recreation/Conservation: Park, recreation and conservation uses occupy 4.2% (2,108 acres) of North Fulton land uses. Of this amount, 1,805 acres is used for private recreation, primarily golf





courses. The remaining amount, 303 acres, is primarily public park land. Fulton County owns 11 parks (6 in Northeast, 5 in Northwest). The federal government owns land along the Chattahoochee.

Agriculture: Agriculture uses occupied 9.4% or 4,674 acres of North Fulton. This category includes vacant land (undeveloped, but cleared land) as well as agricultural land uses. North Fulton, and particularly NW Fulton, has numerous horse farms.

Forestry: Forestry occupied 25% or 12,757 acres of North Fulton. The forestry category represents forested land areas outside of public and private recreation areas, as well as forested areas outside of low and medium density residential areas. Much of the forestry land use acreages are found in places which are adjacent to low density residential development, especially in Northwest Fulton County.

Sandy Springs Planning Area

Table 6-3 summarizes the existing land uses for Sandy Springs. This table provides statistics for the categories in the Minimum Planning Standards as well as more detailed sub-categories

Table 6-3: Summary of Existing Land Use, Sandy Springs Planning Area		
Land Use Classification	Area in Acres	Percent of Total
Low-Density Residential	7,048	28.4%
Medium-Density Residential	4,201	16.9%
High-Density Residential	999	4.0%
Office	1,173	4.7%
Retail	715	2.9%
Industrial	17	0.1%
Government	57	0.2%
Other Institutional	292	1.2%
School	263	1.1%
Transportation, Communications & Utilities	3,797	15.3%
Private Recreational	401	1.6%
Public Recreational	678	2.7%
Forest	2,519	10.1%
Water Resources & Flood plain	2,071	8.3%
Vacant	585	2.4%
Total	24,822	100.0%

Residential: Approximately 49.3% of the land in Sandy Springs is used for residential purposes. A total of 28.4% of all land is used for low density residential uses in the range of two units per acre or less. Medium density residential, ranging from 2 to 5 units per acre, account for 16.9% of land uses while high density residential uses, over five units per acre, comprise 4% of land uses. High density residential land uses extend along the Roswell Road corridor, Glenridge Drive south of I-





285, and in the Perimeter area along Peachtree-Dunwoody Road, between Georgia 400 and the DeKalb County line.

Commercial: Retail and office uses comprise 1,888 acres or 7.6% of the total land area. Most of the retail and office uses are in three main business areas. Roswell Road, from the northern limits of the City of Atlanta to the Chattahoochee River, is a corridor characterized by strip retail-commercial and office uses, built beginning in the 1950's. The largest business area is the Living-Working corridor located between Georgia 400 and the DeKalb County line from the Glenridge Connector north almost to Spalding Drive. Higher intensity office and retail uses are concentrated here. The third business area, comprised mainly of office uses, is located at the intersection of I-285 and Powers Ferry/Northside Drive.

Industrial: Industrial uses comprise 17 acres or less than one percent of total land uses. The Coca Cola Bottling Plant located on Northridge Drive is the only manufacturing plant in Sandy Springs. There are some other businesses with industrial land uses.

Public/Institutional: Community and institutional uses comprise 612 acres or 2.4% of land uses. These uses include public and private schools, churches and cemeteries, and public facilities, such as fire stations, police and government facilities, libraries, public health and mental health facilities, and hospitals. Schools, both public and private, take up 263 acres while 292 acres are devoted to places of worship and other institutional uses. Government uses take up 57 acres, or less than one percent of the total land area. Fulton County community facilities in Sandy Springs include the North Fulton Service Center, four fire stations, the Abernathy Arts Center, the Sandy Springs Regional Library, the Dorothy Benson Senior Center, the Sandy Springs Health Center and a developmental disability training facility.

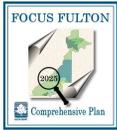
Transportation, Communications and Utilities: Transportation, communications and utility land uses comprise 3,796 acres or 15.3% of the total land area. These acres include major utility stations transportation facilities and three MARTA Rapid Rail Stations. There are approximately 124 acres of land dedicated to utilities (electrical power generation, telephone switching station, electrical substations).

Park/Recreation/Conservation: Private recreation uses, mainly private golf courses, consist of 401 acres or 1.6% of the land uses. Public recreation uses cover 678 acres and approximately 2.7% of the total land uses. The largest areas for public recreation are three sections of the Chattahoochee River National Recreation Area. There are eight county parks in Sandy Springs. These are Abernathy Park, Allen Road Park, Big Trees Forest Preserve, Hammond Park, Morgan Falls, North Fulton Tennis Center, The Sandy Springs Historic Site and Ridgeview Park.

Agriculture: There are no agricultural uses in Sandy Springs. However, there are 585 acres identified as vacant.

Forestry: Forestry accounts for 2,519 acres or 10.1% of land uses in Sandy Springs. There are stands of wooded areas in large residential lots that contribute to the land designated as forestry.





Southwest Fulton

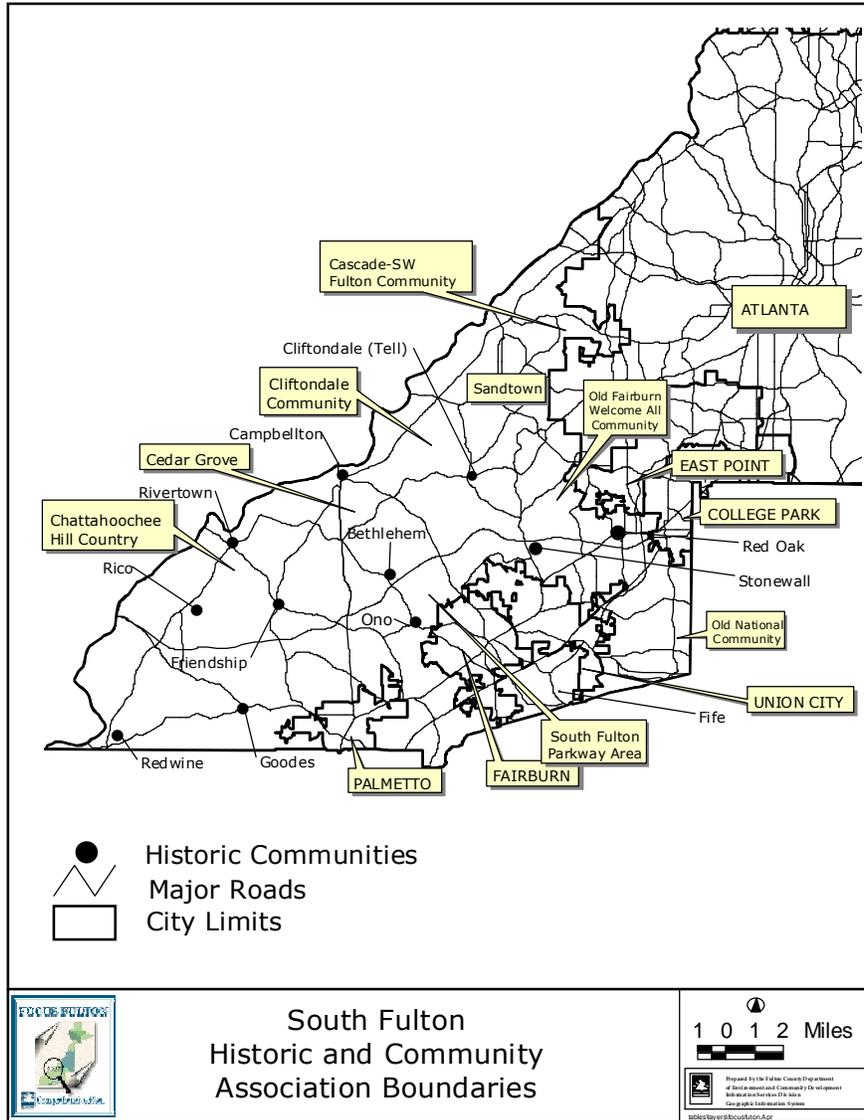
Table 6-4 summarizes the existing land uses for Southwest Fulton. Southwest Fulton can be categorized as a suburban community. However, the Fulton Industrial District comprises a large portion of the area. Map 6-2 shows the location of cities and unincorporated communities in South and Southwest Fulton.

Table 6-4: Summary of Existing Land Use for the Southwest Fulton Planning Area		
Land Use Class	Area in Acres	Percent of Total
Low-Density Residential	606	3.7
Medium-Density Residential	2,291	14.0
High-Density Residential	19	0.1
Office	47	0.3
Retail	673	4.1
Industrial	2,657	16.2
Government	274	1.7
Other Institutional	117	0.97
School	34	0.2
Utility	2,318	14.1
Private Recreational	430	2.6
Public Recreational	219	1.3
Forest	2,922	17.8
Agricultural/Vacant	1,589	9.7
Water & Flood Plain	2,196	13.4
Total	16,403	100.00

Residential: Residential land uses comprise approximately 18% of all land uses. Southwest Fulton is primarily a medium density residential area. Medium density residential uses take up 14%, or 2,451 acres, of land. These areas are located between Fulton Industrial Boulevard and Campbellton Road, close to Interstate 285 and along Cascade road. Low density land uses comprise 3.7% of land uses or 606 acres. They are scattered throughout Southwest Fulton with a concentration to the south of Campbellton Road. High density residential (over 5 units per acre) comprises 19 acres or 0.1% of land. These areas can be found near interstate 285 and Fairburn Road and along Camp Creek Parkway.

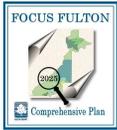
Commercial: There are approximately 673 acres (or 4.1%) of commercial land uses in Southwest Fulton. Pockets of commercial land uses are located along Cascade Road, Fulton Industrial Boulevard at I-20 and at Campbellton Road. Commercial uses are largely comprised of neighborhood commercial and retail services supporting surrounding communities. Office uses comprise 47 acres or 0.3%. Office uses are located primarily along the Cascade Road commercial corridor and in areas adjoining the Fulton Industrial Business District.





Map 6-2: Southwest and South Fulton Planning Area and Communities





Industrial: Located mostly at its western boundary, the industrial land use has a strong presence in Southwest Fulton. The industrial land use totals approximately 2,657 acres or almost 16.2%. Fulton Industrial is home to warehouse and light manufacturing companies. Heavy industrial uses are located along Fulton Industrial Boulevard (FIB) where there is access to I-20, rail and Hartsfield-Jackson Airport. Business parks buffer the single family residential from the heavy industrial uses along FIB. This land use is intended for community and regionally-oriented retail and service activities which include a transition, or locations which complement a transition into a more intense activity area.

Public/Institutional: The Public/Institutional land uses total approximately 425 acres or approximately 3% of the land. This category includes schools, hospitals, places of worship, museums, and other similar uses or facilities. Public and institutional facilities located in Southwest Fulton are: Westlake High School; Sandtown Middle School; Randolph Elementary School; Camp Creek Middle School; Southwest Regional Library; two Fire Stations, the SW Fulton Arts Center and as well as several churches, day care centers and health centers.

Transportation/Communication/Utilities: Southwest Fulton has 2,318 acres or 14% designated in the existing Land Use Plan Map for Transportation, Communications and Utilities. These acres include major utility stations, Charlie Brown Airport, which lies directly north of Fulton Industrial District and I-20 and the transportation network.

Park/Recreation/Conservation: There are approximately 649 acres set aside for private green space (lakes and golf courses), public parks (both County and Federal), and conservation areas purchased through green space funds. Public Parks include Sandtown Park; Welcome All Park; Trammell Crow Park, Cliftondale Park, Red Oak Recreation Center, and the Boatrock Recreation Center.

Agriculture: Agricultural and vacant lands comprise 9.7% of the land in the planning area, approximately 1,589 acres. There is no active farmland in Southwest. Land designated as agricultural is used for either single family residential (one unit per acre) or cemeteries.

Forestry: The Southwest planning area has 2,922 acres or 17.8% of forest land. These forested areas are located throughout the planning area. In many locations they serve as natural buffers between industrial uses (along Fulton Industrial Blvd) and adjoining single family neighborhoods. Several large forested areas also border the area’s southern boundary. The abundance of these forested lands provide for a semi-rural character to many areas of Southwest Fulton.

South Fulton Planning Area

Table 6-5 summarizes the existing land uses for South Fulton.

Table 6-5: Summary of Existing Land Use for the South Fulton Planning Area		
Land Use Class	Area in Acres	Percent of Total
Low-Density Residential	11,194	11.1%



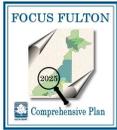


Table 6-5: Summary of Existing Land Use for the South Fulton Planning Area		
Land Use Class	Area in Acres	Percent of Total
Low-Density Residential	11,194	11.1
Medium-Density Residential	4,869	4.8
High-Density Residential	139	0.1
Office	80	0.1
Retail	818	0.8
Industrial	1,181	1.2
Government	314	0.3
Other Institutional	710	0.7
School	579	0.6
Utility	8,368	8.3
Private Recreational	74	0.1
Public Recreational	1,253	1.2
Forest	47,454	47.1
Agricultural/Vacant	12,190	15.72
Water and Flood Plain	11,273	11.2
Total	100,695	100.00

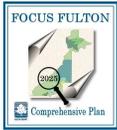
Residential: Approximately 16,202 acres are presently used for residential uses. The South Fulton planning area is characterized as low density residential. Approximately 11,194 acres or 69.4% of the residentially used acres are low-density residential (2 units per acre or less). Low density land uses are located between Camp Creek Parkway and the South Fulton Parkway, in the Cliftondale and Cedar Grove Communities.

Medium density residential development, categorized as 2 to 5 units per acre, represents 29.4% or 4,869 acres of all the residential uses currently developed. Medium density land uses are located on either side of Old National Highway and along portions of the South Fulton Parkway. High density residential development, categorized as 5 units per acre or greater, represents 1.09% or 139 acres of all the currently developed residential uses. These land uses are located along interstates 85 and 285 and the South Fulton Parkway.

Commercial: Approximately 80 acres of land are devoted to office and 818 acres to retail services, a combined total of 1%. There is a concentration of existing commercial/retail services and office along the Old National Highway Corridor. The next major retail/office development planned in South Fulton is located at the intersection of South Fulton Parkway and Highway 92.

Industrial: The industrial uses include manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, and/or excavation uses. There are approximately 1,181 acres or 1.2% of industrial uses. A small portion of the Fulton Industrial Boulevard District is in South Fulton. Oakley Industrial Boulevard, Roosevelt Highway and the easterly section of the South Fulton Parkway also have high concentration of industrial uses.





Public/Institutional: The public (government facilities & schools) and other institutional (libraries, hospitals, etc) uses make up approximately 1,603 acres of land or 1.6%. The Community Facilities Element section lists all of the public and institutional facilities.

Transportation/Communication/Utilities: Transportation, communication and utilities in the South Fulton planning area represent approximately 8,368 acres or 8.3% of land uses. South Fulton is highly accessible to major thoroughfares and interstates. CSX Transportation Incorporated has a transfer facility along Roosevelt Hwy. Moreover, Fulton County Public Works operates the Camp Creek and Little Bear Creek wastewater treatment facilities and 14 pump stations.

Park/Recreation/Conservation: South Fulton has approximately 1,327 acres of private and public recreational areas. Most of this land, 1,253 acres or 93% of all recreational areas, is owned, operated, and maintained by Fulton County. In addition Fulton County, through the State's Greenspace Program, purchased 241 acres of Greenspace in South Fulton.

Agriculture: Agriculture or vacant land uses equal to 12,190 acres or 12.1% of the land uses. The predominant use in this category is farming, including cultivation, cattle and horse farms.

Forestry: Forestry comprises 47,454 acres or 47.1% of land uses, the largest land use category. The predominant uses in this category are forests and some mineral extraction activities. The stands of forests are harvested for timber and cleared for grazing, cultivation or development. Most of the land used for agricultural and forestry is located west of Cascade Palmetto Highway in the 44,000 acre area known as the Chattahoochee Hill Country.

6.1.1.2 Assessment

Development Patterns

Fulton County adopted the *Zoning Resolution of Fulton County* in 1955. Through this resolution, unincorporated Fulton County was divided into zoning districts that regulate the type and location of land uses within each district. At that time, Fulton County assigned zoning district designations for all of the land within its jurisdiction that reflected the existing uses.

Development patterns are discussed in this section based on existing zoning. Table 6-6 depicts existing zoning districts in Fulton County by the time period they were zoned¹. Table 6-7 shows the acres in each of the zoning district by planning area. Table 6-8 shows the land use categories and the corresponding zoning districts that are used in Tables 6-6 and 6-7.

Growth and development in unincorporated Fulton County started to increase in the 1950s. As a result, most of the development can be characterized as suburban oriented. Currently, the county's development patterns are generally in accordance with the 2015 Land Use Map, the Fulton County Zoning Resolution and other development regulations.

¹ This analysis only addresses the dates of their classification. The County has no electronic record of rezoning activity by previous and current zoning classifications. Therefore, there is no way to document how many acres, for example, of agricultural zone land have been rezoned for more intense purposes.





The 2015 Comprehensive Plan policies and Land Use Map serve as a guide that indicate the most appropriate locations for residential, commercial, office and industrial uses as well as mixed-use development. In most cases, Fulton County’s approved rezoning applications have been consistent with the Land Use Map. In some cases, Fulton County’s land use designations reflect the underlying zoning categories.

Table 6-6 : Acres by Zoning District & Time Period Zoned in Unincorporated Fulton County						
Zoning District	1960 and earlier	1961 to 1975	1976 to 1989	1990 to present	Total zoning by acres	
	Number	Number	Number	Number	Number	Percent
Low Density Residential					30,254.7	17.4%
SUB-A, R-1, R-2, R-2A	7,405.4	2,320.8	1,908.2	353.9		
CUP	586.9	1,697.7	3,407.9	12,573.9		
Total	7,992.3	4,018.5	5,316.1	12,927.8		
Percent	6.7%	33.3%	25%	47.2%		
Medium density Residential					14,680.7	8.5%
R-3 to R-5	6,258.0	1,928.1	5,792.8	4,381.2		
SUB-C	1,820.0	2.5	27.3%	0		
NUP	0.0	0.0	0.0	290.6		
Total	8,078.0	1,930.6	5,820.1	4,671.8		
Percent	6.8%	16.0%	27.4	17.1%		
Residential - Attached & Higher Density					5,366.7	3.1%
A	24.7	803.1	1,098.4	285.5		
A-L	1.6	0.0	97.3	212.8		
R-6	83.0	0.0	7.1	100.7		
TR	0.8	273.1	1,206.8	1,139.0		
A-1	32.7	0.1	0.0	0.0		
Total	142.8	1,076.3	2,409.6	1,738.0		
Percent	0.1%	8.9%	11.4%	6.3%		
Agriculture and Forestry					107,772.6	62.1%
AG-1	99,442.0	45.4	3,911.5	437.7		
Percent	83.8%	<1%	18.4%	1.6%		
Mixed Uses					4,099.6	2.4%
Apartments-Office (A-O)	5.5	0.0	163.6	0.0		
MIX	0.0	0.0	0.0	3,936.0		
Total	5.5	0.0	163.6	3,936		
Percent				14.37%		
Business					5,238.8	3.0%
C-1 & C-2	301.8	490.1	774.0	1,371.6		
O-I	10.9	158.3	973.6	1,158.5		
Total	312.7	648.4	1,747.6	2,530.1		
Percent	0.3%	5.4%	8.2%	9.2%		
Industrial					10,050.4	5.8%
M-1, M-1A, M-2	2,705.9	4,340.1	1,857.6	1,146.8		
Percent	2.3%	36.0%	8.8%	4.2%		
Total	118,679.2	12,059.3	21,198.8	27,388.2	173,533.0	100.0%

Source: Fulton County E&CD Staff



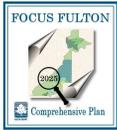


Table 6-7: Zoning by Acre in each Planning Area

	North Fulton		Sandy Springs		Southwest Fulton		South Fulton		Total	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
AG1	26,650	56.40%	1,509	7.00%	1,014	7.10%	67,575	72.70%	96,748	55.00%
Residential Low Density										
R1	201	0.40%	2,318	10.80%	35	0.20%	7	0.00%	2,561	1.50%
R2	1,520	3.20%	4,014	18.60%	2	0.00%	723	0.80%	6,259	3.60%
R2A	413	0.90%	1,870	8.70%	0	0.00%	400	0.40%	2,683	1.50%
R3	1,075	2.30%	3,306	15.30%	2,866	20.10%	1,919	2.10%	9,166	5.20%
R3A	396	0.80%	422	2.00%	179	1.30%	350	0.40%	1,347	0.80%
R4	1,788	3.80%	296	1.40%	363	2.50%	3,015	3.20%	5,461	3.10%
R4A	2,772	5.90%	129	0.60%	0	0.00%	613	0.70%	3,515	2.00%
CUP	7,657	16.20%	2,220	10.30%	1,398	9.80%	8,203	8.80%	19,478	11.10%
SUBA	0	0.00%	0	0.00%	1,007	7.00%	374	0.40%	1,381	0.80%
SUBC	0	0.00%	0	0.00%	0	0.00%	1,871	2.00%	1,871	1.10%
Total	42,472	33.50%	16,084	67.70%	6,865	40.90%	85,051	18.90%	150,472	30.50%
Medium Density										
NUP	111	0.20%	137	0.60%	16	0.10%	16	0.00%	280	0.20%
R5	154	0.30%	56	0.30%	513	3.60%	97	0.10%	820	0.50%
R5A	170	0.40%	39	0.20%	0	0.00%	292	0.30%	501	0.30%
R6	20	0.00%	11	0.00%	91	0.60%	73	0.10%	194	0.10%
MHP	0	0.00%	0	0.00%	0	0.00%	40	0.00%	40	0.00%
Total	454	1.00%	242	1.10%	619	4.30%	518	0.60%	1,834	1.00%
High Density										
A	385	0.80%	1,340	6.20%	185	1.30%	379	0.40%	2,289	1.30%
A1	32	0.10%	165	0.80%	62	0.40%	7	0.00%	265	0.20%
AL	0	0.00%	376	1.70%	20	0.10%	66	0.10%	462	0.30%
TR	1,174	2.50%	517	2.40%	179	1.30%	983	1.10%	2,853	1.60%
Total	1,591	3.40%	2,397	11.10%	446	3.10%	1,435	1.50%	5,869	3.30%
Business										
AO	0	0.00%	164	0.80%	0	0.00%	0	0.00%	164	0.10%
C1	1,059	2.20%	809	3.80%	178	1.20%	587	0.60%	2,634	1.50%
C2	34	0.10%	198	0.90%	146	1.00%	168	0.20%	547	0.30%
MIX	418	0.90%	131	0.60%	242	1.70%	40	0.00%	831	0.50%
OI	655	1.40%	1,414	6.60%	133	0.90%	191	0.20%	2,393	1.40%
Total	2,167	4.60%	2,716	12.60%	699	4.90%	986	1.10%	6,568	3.70%
Industrial										
M1	57	0.10%	71	0.30%	454	3.20%	1,865	2.00%	2,448	1.40%
M1A	504	1.10%	0	0.00%	2,194	15.40%	756	0.80%	3,453	2.00%
M2	0	0.00%	29	0.10%	3,012	21.10%	2,277	2.50%	5,318	3.00%



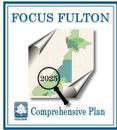


Table 6-7: Zoning by Acre in each Planning Area

	North Fulton		Sandy Springs		Southwest Fulton		South Fulton		Total	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Total	561	1.20%	100	0.50%	5,660	39.60%	4,898	5.30%	11,220	6.40%
TOTAL	47,245	100	21,540	100	14,290	100	92,888	100	175,962	100

Source: EC&D

Table 6-8: Zoning District and Land Use Category

Zoning District	Description	Land Use Category
A	APARTMENTS	HIGH DENSITY Residential-Multi-family
A1	APARTMENTS	HIGH DENSITY Residential-Multi-family
AL	APARTMENTS	HIGH DENSITY Residential-Multi-family
AO	APARTMENT OR OFFICE	BUSINESS
AG1	AGRICULTURE, USE PERMIT, SINGLE FAMILY	LOW DENSITY Residential - Single Family
C1	COMMERCIAL	BUSINESS
C2	COMMERCIAL	BUSINESS
CUP	COMMUNITY UNIT PLAN	LOW DENSITY Residential - Single Family
M1	INDUSTRIAL	INDUSTRIAL
M1A	INDUSTRIAL	INDUSTRIAL
M2	INDUSTRIAL	INDUSTRIAL
MIX	MIXED USE	BUSINESS
MHP	MOBILE HOME PARK	MEDIUM DENSITY Residential-Single Family
NUP	NEIGHBORHOOD UNIT PLAN	MEDIUM DENSITY Residential-Single Family
OI	OFFICE-INSTITUTIONAL	BUSINESS
R1	SINGLE FAMILY	LOW DENSITY Residential - Single Family
R2	SINGLE FAMILY	LOW DENSITY Residential - Single Family
R2A	SINGLE FAMILY	LOW DENSITY Residential - Single Family
R3	SINGLE FAMILY	LOW DENSITY Residential - Single Family
R3A	SINGLE FAMILY	LOW DENSITY Residential - Single Family
R4	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R4A	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R5	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R5A	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R6	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
SUBA	SINGLE FAMILY	LOW DENSITY Residential - Single Family
SUBC	SINGLE FAMILY	LOW DENSITY Residential - Single Family
TR	TOWN HOME RESIDENTIAL	HIGH DENSITY Residential-Multi-family





Residentially Zoned Land: Single family residential development has been the largest factor in shaping the development patterns of Fulton County. Approximately 26% of land in unincorporated Fulton, about 45,000 acres, is zoned for low to medium density residential development. Of the 27,388 acres that were rezoned over the past 15 years, 47% has been rezoned to a low density residential zoning district. Residential developments have a suburban lay out and are characterized by curvilinear streets, multiple cul-de-sac streets and limited entry points.

During the late 1980s and mid 1990s, residential development accelerated in North Fulton, particularly east of GA 400 and in Sandy Springs. Currently, about 34% of the land in North Fulton and 70% of the land in Sandy Springs is zoned for low to medium density residential uses.

Residential rezoning and development in South and Southwest Fulton has increased since the late 1990s. Currently, 45% of the land in Southwest Fulton and 19% of the land in South Fulton is zoned for low to medium density residential. Because of the increase in development in South Fulton, county planners are implementing smart growth policies principles.

A total of 5,869 acres, 3.1%, are zoned for high density residential uses in unincorporated Fulton. Between 1990 and 2004, 6.3% of the land rezoned was rezoned to high density residential uses. Sandy Springs has the highest percentage of high density residential zoning, accounting for 11% of land. North Fulton and Southwest Fulton each have a little over 3%. South Fulton has the lowest with 1.5%.

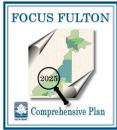
Agricultural Zoned Land: Over 96,000 acres, or 55%, of unincorporated Fulton County are zoned for agricultural uses. This land use category and zoning district not only allows for agricultural uses such as farming, timbering, etc. but allows for residential uses at one unit per acre. South Fulton has the largest number of acres zoned for agricultural uses, 67,575 acres, which accounts for 72% of land in this planning area. North Fulton follows with 26,650 acres, or 56%, of land zoned AG-1. Most of the agriculturally zoned land is in the portion of Northwest Fulton not served by sewer.

A land use category such as this has been attractive to developers and buyers who are looking for a house built on a large lot or for those who would like to live in a rural area. These large-lot developments have been built in areas not well served by infrastructure, they have contributed to the need for expansion of infrastructure systems, reliance on septic systems, and increased consumption of natural resources. To address these issues, large-lot developments could be limited to areas where protection of open space is required, therefore only allowing the construction of a house and placing the remaining portion of the parcel in conservation.

Commercial, Office and Industrial Development: Business uses, both commercial and office, and mixed use zonings account for 3.7% of all land zoned. Mixed use zonings have increased over the past 15 years. Commercial uses are mostly located on arterials and collectors and are developed in an auto oriented pattern. Industrial uses are 5.8% of zonings in unincorporated Fulton County.

In North Fulton, Medlock Bridge Road (SR141) is developed with institutional, office, commercial, and business park uses from its intersection with Old Alabama Road north to McGinness Ferry Road. On SR 141, John's Creek-Technology Park is a large campus style multi-use development which includes hotels, commercial, office and limited manufacturing uses. Large office and commercial developments are also located along SR 9 and Georgia 400. Commercial uses are also located at intersections of major roads such as Jones Bridge Road, Old Alabama, State Bridge,





Abbotts Bridge, Arnold Mill Road and SR. 9. Commercial, office and industrial zoned land accounts for 4.6% of zonings.

In Sandy Springs, the primary development pattern is linear along Roswell Road. Commercial, office and high density residential developments are built along both sides of Roswell Road. In addition, there are two regional activity nodes – the Perimeter area bordering Georgia 400 from the Glenridge Connector to north of Abernathy Road and the Powers Ferry area bordering I-285. Both have large amounts of office uses; the Perimeter area also has substantial commercial development. Commercial, office and industrial zonings account for 13% of zoned land.

In Southwest Fulton, commercial and office developments are located along Cascade Road from I-285 to Fairburn Road. In South Fulton, Old National Highway, SR 279, is developed in a linear pattern with a mixture of businesses and residential uses. Commercial and office account for 4.9% of zoned land in Southwest Fulton and 1.1% of zoned land in South Fulton.

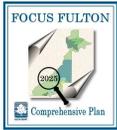
South and Southwest Fulton have several major industrial areas. The largest is the Fulton Industrial District, located along the Chattahoochee River from I-20 south to Campbellton Road. Industrial areas are also located in the Oakley Industrial District between the Cities of Fairburn and Palmetto, along Roosevelt Hwy and areas near South Fulton Parkway and I-285. These areas have access to major roads, railroads, interstate highways and Hartsfield-Jackson International Airport. Industrial zonings account for 39% of zoned land in Southwest Fulton and 5.3% of zoned in South Fulton.

Strip Commercial Development: Since the 1960s, commercial/office centers have been developed throughout Fulton County. Many of these centers are located along state roads, easily accessed by the interstate system and in close proximity to residential uses. Many of these commercial developments in unincorporated Fulton County can be characterized as strip commercial developments. These centers were coined “strip centers” because the elevation of the structure(s) spans the length of the site and includes large areas dedicated to parking (they were not constructed to be pedestrian oriented). The typical commercial center is spread across several acres of land and includes an anchor store with several smaller stores. As development continues to move to greenfields, these strip commercial centers have followed. In several areas, older strip commercial centers have declined, particularly when the anchor has closed. This has resulted in large amounts of vacant spaces. These older commercial developments are located primarily in Sandy Springs along Roswell Road and in South Fulton along Old National Hwy.

Strip commercial developments have their place in Fulton County. However, with respect to land use, there may be a better way to provide these uses without constructing potential future community eyesores. These types of spaces could be designed as flex spaces offering a variety of uses in one location, such as: housing, retail and office or they could be part of a mixed use development. Combining these uses reduces the impact on the County’s infrastructure and natural resources.

“Leap-Frog” Development: “Leap-frog” development is common throughout Fulton County as well as the metro-Atlanta. This type of development pattern is not always consistent with the availability of infrastructure. In Northwest Fulton and some portions of South Fulton there is no sewer available. However, developments there are under construction and thriving even though there are other locations that already have access to sewer, water and the road network. Some





reasons contributing to this pattern may be that land costs are cheaper or that there may not be a need to rezone to meet the desired results of the development. Because Georgia is a “property rights” state, there may always be “leap-frog” patterned developments in Fulton County.

“Large-lot” single family developments, “strip” commercial/office centers and “leap-frog” developments are development patterns that will always occur in Fulton County and other areas of metro-Atlanta. However, good land use policies can counteract the negative impacts of these patterns. For example, land use policies could support ideas such as: conservation subdivisions and mixed-use developments. Each of these, if used collectively, could promote higher densities in appropriate locations, protect existing natural resources and ensure that goods and services are delivered in an efficient and effective manner.

Provision of Infrastructure

The availability, capacity and lack of infrastructure are key factors in determining the shape, intensity and location of development. This section discusses transportation, water, sewer and stormwater infrastructure.

Transportation

North Fulton: In North Fulton, development was first concentrated along state roads. Downtown Roswell and Alpharetta are both located on State Route 9. Older communities in unincorporated Fulton County, such as Warsaw, are also centered on state highways. In the late 1980s and 1990s, construction of Georgia 400 and its extension south to I-85 increased access to North Fulton. This resulted in the construction of significant office space and of major commercial and retail centers along Georgia 400 interchanges. At the same time, construction of low density residential development accelerated.

Office and commercial activity is mostly linear along major thoroughfares, including Medlock Bridge Road, State Bridge Road and Jones Bridge Road. Holcomb Bridge and Old Alabama Roads have commercial activity primarily serving the surrounding neighborhoods. As a result of development, this area lost a significant amount of rural, agricultural and forestry acreage. The low density land uses and the lack of an interconnected street network, and a limited transportation network has increased congestion of the road network, and lowered the level of service by which these roads operate. To enhance the operation of the roads, many of the roads are programmed for widening, and/or improvements.

The lack of sewer services in Northwest Fulton has resulted in the construction of residential developments with a minimum of one acre lots. Due to this very low density development pattern, residents are heavily dependent on the automobile for shopping, school and work trips and have limited transportation alternatives. Moreover, residents from adjacent counties travel through this limited road network to reach GA 400 or employment centers along GA 400. These factors have led to congested roads.

Sandy Springs: Sandy Springs is the most urbanized and populated planning area in unincorporated Fulton County. Transportation infrastructure has shaped the development pattern in Sandy Springs. Roswell Road (State Route 9) was the first catalyst for commercial, office and residential developments. The construction of I-285 spurred major office and commercial





developments along interchanges, particularly at Powers Ferry, Roswell Road and along the border with DeKalb County. The construction of Georgia 400 and the extension of the MARTA heavy rail line along led to the expansion of office, commercial and higher density residential uses in the Perimeter area and along the Georgia 400 interchanges.

Although Sandy Springs has high density developments, diversity of uses, transit service and highway infrastructure, there are limited transportation choices (e.g. such as providing more pedestrian/bicycle facilities, parcel interconnectivity, etc). The residential development and commercial/retail services in Sandy Springs, like those in North Fulton, developed largely in a suburban oriented pattern. This development pattern forces drivers into their cars for most trips. To address the transportation and development issues facing Sandy Springs, Fulton County adopted the Sandy Springs Revitalization Plan. To assist in its implementation, the Sandy Springs Revitalization Inc. was formed. Sandy Springs Revitalization and Fulton County have partnered in efforts to promote redevelopment along Roswell Road to encourage pedestrian oriented development, to build a streetscape along Roswell Road and to develop a street grid.

Southwest Fulton: The transportation system has played an important role in the development pattern in Southwest Fulton. Proximity to the Hartsfield-Jackson Airport, rail lines, state roads and interstates I-285 and I-20 has supported industrial uses along Fulton Industrial Boulevard. Commercial development is concentrated along major corridors and intersections, including I-285 and Cascade Road, Fulton Industrial Boulevard (State Route 70) and Camp Creek Parkway (State Route 6), and the intersections of Campbellton Road (State Route 166) with Old Fairburn, Butner, Enon roads. Like Sandy Springs and North Fulton, an interconnected street network, improved transit services, among other improvements are needed in Southwest Fulton to facilitate mobility and to provide transportation options to the single occupancy vehicle. With the fast pace of development in Southwest Fulton, continued road maintenance/improvements, access management planning, and traffic controls, will be essential to help reduce congestion.

South Fulton: South Fulton has perhaps the most diverse land uses in unincorporated Fulton. It has older historic crossroads communities, new and established residential developments, newly developed commercial and office centers, areas in need of redevelopment, developing mixed-use villages, hamlet type developments, and rural areas with farming activities. All of the cities in South Fulton grew around the rail lines. The rail lines have also been a catalyst for industrial development particularly along Roosevelt Highway and more recently on Oakley Industrial Boulevard. Moreover, warehousing and airport related services have located in South Fulton due to proximity to Hartsfield-Jackson airport. Interstate I-85 and State Highways - especially Roosevelt Highway (State Route 29) and Old National Highway (State Route 279) spurred linear suburban type development. The construction of South Fulton Parkway, a developmental highway, increased the accessibility of South Fulton to the region's transportation system. Since its construction, development activity, industrial, residential and commercial, has dramatically increased along the Parkway.

South Fulton is a car-oriented community, largely due to the low-density of land uses and dispersed location of uses. However, recent land use designations which encourage mixed used and higher densities along major thoroughfares, particularly the South Fulton Parkway, promote compact pedestrian oriented development.





Since 1998, South Fulton has experienced unprecedented growth. Like North Fulton prior to its rapid population and employment growth, South Fulton has substantial amount of undeveloped land, which had been historically zoned for agricultural uses. Recent development has increased traffic volume on roads, which were not originally designed to accommodate such capacity. These once rural roads will have to be improved to adequately handle the existing and projected growth. New collector roads may have to be built to keep the transportation systems operating in a managed, efficient and safe manner. Moreover, access management tools, traffic studies, pedestrian/bicycle facilities, and public transit service must be evaluated to provide a series of transportation options for South Fulton.

Water Treatment Facilities

The degree of capacity in water and wastewater infrastructure is largely monitored by the permitted capacity (legal limit) levels of the plants. The Board of Commissioners may enforce moratoria when the rate of development threatens to exceed the permitted level of capacity.

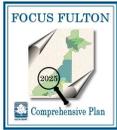
Areas of rapid growth in Fulton County are tracked by monitoring water demand, sewer flows, the increase in number of new accounts added to the system, zonings, increases in population and households as well as population and household forecasts. The Georgia 400 corridor in North Fulton, located in the Big Creek Basin, and the Palmetto-Fairburn corridor in South Fulton County have been identified as two high growth areas. Growth in these areas was continuous over the five year period prior to the 2004 CIP and continues in 2005.

The current capacity and the capacity needs of water treatment facilities that serve unincorporated Fulton County are shown in Table 6-9. The Atlanta Fulton County Water Treatment Plant (AFCWTP) has a current capacity of 90 mgd which is equally divided between Fulton County and the City of Atlanta. The net capacity requirement for North Fulton to meet future needs is 27 to 42 mgd. Currently, the plant does not have sufficient capacity to meet the needs in 2020. In contrast, there appears to be a surplus of 8 to 14 mgd for the Sandy Springs area. South Fulton receives its water from the Hemphill and Chattahoochee plants, which have a total capacity of 201 mgd. The Public Works Department estimates and plans indicate that the South Fulton area can be supplied adequately by these plants through 2020. The issue in South Fulton is the limited water distribution system.

Table 6-9: Water Treatment Capacity			
Service Area	Current Supply Capacity (mgd)	Water Demand Range: permit level at mgd	Net Supply Capacity Needs in 2020
North Fulton	45 (a)	87 to 72	-42 to -27
Sandy Springs	45	37 to 31	8 to 14
South Fulton	(b)	31 to 23	Adequate
a: Fulton County and Atlanta share at 45 mgd b: The capacities of the Hemphill and Chattahoochee plants are 137 and 65 mgd, respectively (total of 202 mgd). The existing intake permit for the plants is 180 mgd. Source: Fulton County Public Works			

In order to meet future needs, the Public Works Department has prepared a two phase Capital Improvement Program. Phase I of the 2004 CIP for water infrastructure includes booster pump





stations, general water system projects, water allocation, water mains, water storage, water treatment facility work, and program/construction management services. The plan will increase the capacity of the AFCWTP to 145 mgd. This should meet the forecasted demand for North Fulton. More information is available in the Community Facilities Element and in the Short Term Work Program.

Increases in land use density would generally increase the strain on infrastructure for water and sewer facilities due to the required increase in sizes of interceptors and treatment facilities. While lower density development would reduce the strain on infrastructure, costs would increase for private developers who are responsible for new segments of the network. Areas without water service rely on wells for water supply and in general develop at a lower density.

According to a report in the Atlanta Journal and Constitution, a 2003 report by the Metropolitan North Georgia Water Planning District estimates that the 16 county Atlanta Region will have a shortfall of 284 millions gallons a day of water if water conservation and storage facilities are not put in place.

Wastewater Treatment

The Fulton County wastewater system currently serves a land area of more than 280 square miles. Six wastewater treatment facilities are currently permitted to treat a combined total average flow of approximately 45 million gallons per day. The extensive collection system consists of more than 1,600 miles of gravity sewer pipelines and 42 wastewater pump stations with associated force main pipelines. Long term plans are to decommission both Little Bear Creek and Little River plants.

Table 6-10 demonstrates wastewater flows projected for each service area. Current permitted treatment capacity or capacity under construction is also shown. The project net treatment capacity required for Big Creek, Johns Creek, and Little Creek ranges from 0.3 to 10.4 mgd while Camp Creek could have capacity of 3.6 to 9 mgd in 2020 depending on the rate of population growth.

Service Area	Wastewater Treatment Capacity (mgd)	2020 Wastewater Projections (mgd)	Net Treatment Capacity (mgd)
Big Creek WRF	40	35.5 to 29.3	4.5 to 10.7
Johns Creek WPCP	15	17.2 to 14.2	-2.2 to 0.8
Little River WPCP	1.0	2.5 to 2.1	-1.6
Subtotal	56.0	55.7 to 45.6	0.3 to 10.4
Camp Creek WPCP	24.0	20.4 to 15.0	3.6 to 9

Source: Fulton County Public Works Department

In order to meet current and future needs, the Public Works Department has prepared a two phase Capital Improvement Program. Phase I of the 2004 CIP for wastewater infrastructure includes general wastewater system projects, infiltration and inflow work, pump stations, relief sewers, wastewater allocation, water reclamation facilities, and program/construction management services.





During the 1990s, rapid development in North Fulton was not matched by additional water and wastewater infrastructure. Moratoriums were enacted in the Big Creek and Johns Creek basins. The 2004 CIP anticipates future growth areas based on the future land use plan and other studies, however if the County begins to approach the permitted levels for water treatment or wastewater treatment, the Department of Public Works would recommend additional moratoriums.

Availability of sewer affects the density of development. Areas without sewer service must rely on septic system. Fulton County Health Department regulations for residential septic require one acre of usable land. Northwest Fulton and the Chattahoochee Hill area of South Fulton are not served by sewer. However, the area east of Cascade Palmetto Road is expected to be served by sewer within 2005 and 2025.

Stormwater Facilities

Stormwater management facilities and programs have been implemented and planned for quality of life, health and safety needs, and regulatory standards in Fulton County. Existing land development patterns has resulted in substantial amounts of impervious surfaces, and have created a significant stormwater management challenge in most parts of the County. A threat to adequate future stormwater management is the lack of a dedicated capital improvement budget from the County. To address this challenge, the Public Works Department is working to create a stormwater utility and continue the County's collaboration with the U.S. Army Corps of Engineers. Future stormwater requirements may affect the development patterns and densities.

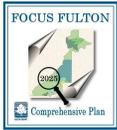
Redevelopment and Transitional Areas

Although much of the growth in Fulton County has occurred over the past 20 to 30 years, areas in need of redevelopment, and transitional areas undergoing shifts in predominant land uses are located throughout unincorporated Fulton County.

Residential, commercial, office and industrial development started to increase in Fulton County in the 1960s. These older commercial and industrial properties were developed to meet market conditions and development standards dictated during the 1960s, 1970s and 1980s. These buildings may lack the configuration, space and storage needs required by today's tenants; older site layouts may offer little street visibility and orientation. Location, the cost of redevelopment, dated materials, building design and configuration, site design and the lack of landscaping may not meet today's needs or expectations. Similarly, older homes may be too small and not have many of the sought after amenities and design. Moreover, lack of maintenance and investment in properties may limit the economic use of these industrial, commercial and residential facilities. Finally, changes in the surrounding land uses create pressure to redevelop property and leads to disinvestment of existing buildings.

Sandy Springs along Roswell Road and GA 400, Fulton Industrial Boulevard, Roosevelt Hwy, Old National Highway are all locations where redevelopment of residential, commercial and industrial uses have been taking place and should be encouraged to continue. Redevelopment of older properties presents many opportunities since the infrastructure is mostly in place and services such as public safety, fire stations, schools, libraries, are generally available.





Sandy Springs: Sandy Spring’s growth as a residential community started in the 1950s with the construction of ranch style subdivisions followed by strip commercial centers along Roswell Road to serve this new residential community. Table 6-11 shows the zonings and the acreage of property zoned before 1979.

In response to the decline of commercial, office and residential properties along Roswell Road, Fulton County approved the Sandy Springs Revitalization Plan in 1992. Subsequently, the Sandy Springs Overlay District was adopted and a design review board created to ensure that new development and redevelopment along Roswell Road meet specified design standards. A demonstration streetscape project was built along a section of Roswell Road to improve the pedestrian environment. Moreover, a Livable Centers Initiative study, conducted in 2001, focused on creating a Sandy Springs main street and town center between Abernathy Road to the north, Glenridge Drive to the south and east and Sandy Springs Circle to the west. There has been some re-development of properties within this area but there are still many opportunities for older commercial and office site to be redeveloped. With regards to residential uses, some of the older apartments have been converted to condominiums while others have been rehabilitated.

Table 6-11: Zonings Approved 1979 and Older Sandy Springs Planning Area			
Land Use	Zoning	Acres	Percent
Multi-Family	A-1, A	967.0	50.6%
Other	A-O	163.6	8.6%
Commercial	C-1, C-2	548.5	28.7%
Industrial	M-1, M-2	54.9	2.9%
Office	O-I	178.0	9.3%
Total		1,911.9	100.0%

Source: Calculated by E&CD

The area between Roswell Road and GA 400 has experienced redevelopment pressures over the last two decades with the construction of Perimeter Mall, the extension of GA 400 and the opening of four MARTA stations. In the mid 1990s, this area was designated as Live Work in the Land Use Map to promote mixed use developments. Older ranch homes on large acreage and single family neighborhoods have been demolished and redeveloped with higher density residential uses as well as office and commercial uses.

South and Southwest Fulton: The rail lines along South Fulton and later the interstate highways served as the catalyst for industrial development. In the 1960s, proximity to interstate highways and location of rail lines spurred the construction of the Fulton Industrial Business District along the Chattahoochee River in Southwest Fulton. Industrial uses also extend along Roosevelt Highway and Oakley Industrial Boulevard. By 1970, 8,000 acres in South and Southwest Fulton were zoned industrial (See Table 6-12 and Map 6-3). These older zonings in South Fulton are concentrated in the Fulton Industrial District and along Roosevelt Highway and I-85 corridors.



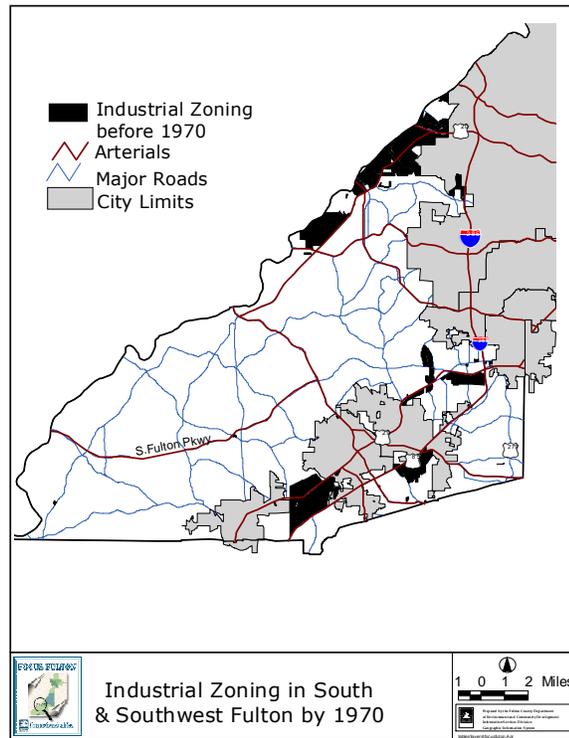
Table 6-12: Zonings Approved 1979 and Older South and Southwest Fulton Planning Areas			
Land Use	Zoning	Acres	Percent
Multi-Family	A, A-1	641.4	6.4%
Commercial	C1, C2	678.1	6.7%
Industrial	M1, M2, M1A	8,650.2	86.0%
Office	O-I	89.0	0.9%
Total		10,058.8	100.0%

Source: Calculated by E&CD

Many of these older industrial buildings are experiencing decline due to the decrease in the manufacturing base of Fulton County, antiquated buildings, lack of maintenance, public safety issues along Fulton Industrial and competition from newer industrial parks in nearby counties and along the South Fulton Parkway.

Fulton County’s Economic Development Department, in partnership with the Fulton Industrial Business Association, is working to promote and maintain the competitiveness of Fulton Industrial. With a 30% vacancy rate, there are many redevelopment opportunities in Fulton Industrial. Recently, new and more up to date buildings have been built on the southern end of Fulton Industrial Boulevard.

According to an industrial developer, construction of industrial uses on greenfields is more economical than redevelopment of older industrial buildings. In the developer’s opinion, the cost of land has to double or triple in order to make redevelopment feasible.



Map 6-3: Industrial Zoning in South and SW Fulton By 1970

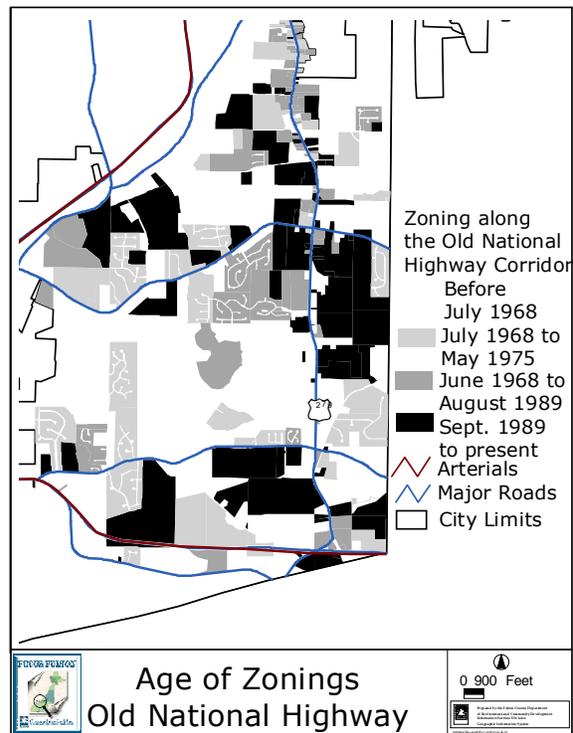
The Old National Highway (SR 279) in South Fulton County is a corridor in transition. It begins at Sullivan Road in the City of College Park and extends south into Fayette County where it ends at State Route 85. Development along Old National is characteristic of typical of suburban corridors. Residential development, first scattered, began in the 1950s. During the 1960s and 1970s, residential subdivisions adjacent to Old National were constructed. Strip commercial and business development followed, providing services to commuters and nearby residents. Map 6-4 and Table 6-13 show the zoning districts and acres zoned prior to 1980.

Table 6-13: Old National Highway Corridor Zoning cases before 1980

Land Use/Age	# of Acres	Percent
Residential Before 1980	2,035	60.6%
Residential Since 1980	674.4	20%
Non-Residential Zoning Before 1980	116	3.4%
Non-Residential since 1980	533	16%
Total	3,358.4	100.00%

Source: E&CD

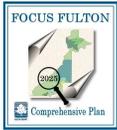
The expansion of Hartsfield-Jackson airport, airport noise, the lack of maintenance and investment has led to the decline and underutilization of properties along Old National Highway. In the 1990s, several of the large commercial tenants closed. In response to this, Fulton County has undertaken several studies to promote the revitalization of Old National Hwy. During the 1990s, the Fulton County Board of Commissioners adopted the Old National Highway Overlay District which established design standards to improve the overall visual appearance of Old National Highway. Most recently, an ARC Livable Centers Initiative study was completed. It was designed to chart development strategies for the corridor and to promote mixed use development. Moreover, the Old National Merchants Business Association was established to involve businesses in improvement of older buildings and sites and to promote Old National Highway. The improved look of the corridor and increased interest in South Fulton has encouraged re-zoning activity and re-development along Old National Highway, bringing new businesses and new residential development.



Map 6-4: Old National Highway Zonings

Environmental Resources

Many scientists, including the authors of *Limits to Growth* (1972), *Beyond the Limits* (1992), and *Limits to Growth: The 30-Year Update* (2004), feel that current world policies have led to population levels which are unsustainable. The term “ecological footprint” is used to calculate the amount of land that would be required to provide the natural resources consumed by the world’s population and to absorb their wastes. The World Wide Fund for Nature (WWF) tabulates the ecological footprint of more than 150 nations in its Living Planet Report. Measured are marine species, carbon dioxide generation, water withdrawal, cropland reduction, etc. These data indicate that since the late 1980s the earth’s population has been using more of the planet’s resource



production each year than could be regenerated. Currently this data indicates that population and industrial production growth have overshoot resources by 20%.

Fulton County has experienced a tremendous amount of growth and development during the past several decades. Land development pressures associated with population and economic growth are expected to continue throughout the present decade and through 2025. Acres of land have been converted from woodlands and agricultural land to residential subdivisions, commercial, office, institutional and industrial land uses. Many environmental challenges that the County is experiencing today are directly or indirectly related to land development occurring partially in response to the population and job growth.

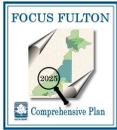
Major environmental problems associated with rapid land development include the loss of trees and other vegetation, loss of wildlife habitat, reduced water quality, poor air quality, and creation of severe micro-climates (heat-islands caused by surfaces such as pavement that absorb sunlight and turn it into heat). Trees Atlanta estimates that 60% of Atlanta's natural tree cover has been removed over the last 20 years and according to NASA, Metro Atlanta is losing trees at the rate of 54 acres a day. This has resulted in the increase in the size of the urban heat island. Although Fulton County has one of the most comprehensive tree protection ordinances in the Atlanta Region, many trees, including specimen trees, are cut down during the development process. The loss of the tree canopy, clear cutting and the loss of specimen trees are some of the concerns expressed by Fulton County citizens during the Comprehensive planning process.

In addition, conversion of undeveloped land to impervious surfaces has increased storm water runoff, which directly impacts the quality and flow of Fulton County's streams. In fact, nonpoint source pollution (runoff from parking lots, city streets, roofs, and lawns) is now responsible for 75% of the pollution in 3,400 stream miles in Georgia that do not meet water quality standards (Georgia Conservancy, 1997).

Development patterns have had as much of an impact on the environment as the amount of development. Fulton County and the surrounding area began experiencing the most intense development at the height of dependency on the automobile for transportation. As a result, land uses in Fulton County are decentralized, low density and fragmented. Decentralized land development patterns are characterized by leap-frog development, large-lot residential subdivisions and separation of land uses. Low-density development patterns influence every facet of the environment, particularly transportation choices and air quality.

An increasing amount of natural resources, primarily land, is consumed to build roads and parking areas for automobiles which are an essential mode of transportation in the absence of compact development. It is estimated that a minimum of 0.18 acres of paved land for parking and roads is needed to accommodate each automobile in the United States (Earth Policy Institute, 2002). Another study contends that low density automobile-dependent development is the leading factor in the construction of impervious surfaces and accounts for over sixty percent of the total impervious surface coverage in suburban areas (Smart Growth America, American Rivers, Natural Resources Defense Council, 2002). As more acreage is paved with concrete and asphalt to accommodate roads and parking, less land will be available for agriculture, wetlands, forests, wildlife habitats and open space which are needed to maintain a healthy eco-system. Moreover, under the Clean Air Act, the US Environmental Protection Agency (EPA) designated 20 counties in metropolitan Atlanta, Fulton being one of them, as an ozone non-attainment area (8 hour





standard). Ground level ozone is created by the presence of volatile organic compounds and nitrogen oxides in the presence of sunlight. Automobile emissions are one of the main sources of nitrogen oxides in the Atlanta Region.

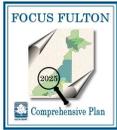
A 2000 study, conducted by the Brookings Institute, compared population growth with increases in urbanized land in the Atlanta Metropolitan Area and found that land development is outpacing population growth. From 1982 to 1997 population increased 46%, while land development increased 81%, as a percent of 1982 developed land, during the same period (Brookings Institute, 2001). This data confirms that development in the region is decentralized and is consuming more land than is warranted by the population growth.

It is anticipated that land development pressures in unincorporated Fulton County will continue for the next decade. Every land disturbing activity in Fulton County has an ecological impact. Minimizing the ecological impact of development and other human activities upon the land is critical and ultimately determines air and water quality, the availability of land for food production, recreation, wildlife habitats and the presence of undisturbed land to sustain natural cycles that support life. Fulton County has decreased the impact of certain land disturbing activities by adopting and implementing land protection policies, particularly for environmentally sensitive areas. In general, wetlands, steep slopes, floodplains, stream/river corridors such as the Chattahoochee River Corridor, groundwater recharge areas, watersheds and stands of specimen trees are considered ecologically significant and/or environmentally sensitive areas.

A recent inventory of ecologically sensitive areas has not been conducted. However, based on historic data, ecologically sensitive areas are not concentrated in any particular area, but are found throughout the County, especially along the Chattahoochee River Corridor, streams, floodplains and ridgelines. In an effort to protect the land that is ecologically significant, Fulton County has adopted specific land protection policies, programs and ordinances. Fulton County participated in the Governor's Greenspace program by adopting The Fulton County Greenspace Community Plan. The plan called for permanently protecting 20% of the land in all of Fulton County, with its main goal of protecting water quality. With State and local funding, Fulton County was able to purchase and permanently protect approximately 200 acres of land.

Given the County's existing development patterns, preserving and protecting the County's land will be challenging. The County recently completed a Conservation Subdivision ordinance, which encourages small-lot development in exchange for preserving significant areas of land for ecological and recreational purposes. The County worked with community members of the Chattahoochee Hill Country in South Fulton County to identify areas suitable for village and hamlet development. The village and hamlet development concept promotes more compact development and the preservation of open space thru the transfer of development rights. The proposed conservation subdivision ordinance, the transfer of development rights ordinance and village/hamlet development concepts are sound land use planning initiatives that have the potential to preserve and protect the County's natural resources. However, the magnitude of development occurring will require the County to strengthen existing land use regulations and devise additional land use control techniques. Most importantly, the County must put forth greater effort to more effectively coordinate environmental protection activities throughout the development process. For example, the County may want to consider the following land protection measures:





- Identify a few key ecologically sensitive and environmentally significant areas that the County intends to preserve or protect on the Comprehensive Land Use Plan Map. These areas will be designated as open space on the Land Use Map. Key properties should be included in the Capital Improvements Plan for acquisition, or be protected by restricting development using conservation easements, transfer of development rights and/or enforce stringent development standards;
- Restrict the amount of impervious surface coverage on land parcels and require more “soft” landscaping in areas designated as environmental sensitive areas, and/or develop a county-wide stormwater fee structure that is determined by the amount of impervious surface on a piece of property;
- Adopt low impact development techniques for managing stormwater runoff and decrease reliance on the traditional curb and gutter stormwater management techniques in developing areas;
- Designate Live work areas on the land use map that have the potential to be linked by mass transportation and direct compact development and infrastructure improvements to these areas;
- Strengthen the existing zoning resolution, which mandates the separation of land uses and inadvertently increases reliance on automobiles, policies and programs to facilitate mixed use development;
- Support innovative land use techniques that allow compatible mixed land uses on a similar scale to exist side-by-side in a pedestrian oriented community environment.
- Encourage water conservation along with the construction of water reuse facilities.

Moving forward Fulton County can minimize the impact of development activities by implementing effective and comprehensive land use protection measures. Development guidelines and other land use development standards that are directly linked to Comprehensive Plan policies and the land use map could have a positive influence protection of environmental resources and on land development patterns. Environmental planning policies can be adopted that encourage compact development nodes that can be served by public transit and make walking and biking more common modes of transportation. In short, the adoption of environmental planning policies that support and require well-designed development would allow the County to maximize infrastructure investments, reduce automobile dependency, decrease impervious surface coverage and protect ecologically sensitive areas.

Infill Development

Infill development occurs in older urbanized and suburban areas that are mostly developed and where services and infrastructure exist. Infill developments are often small in scale and are usually located either on previously undeveloped parcels that may have development challenges or on under-utilized parcels that often have older homes or businesses. Infill development often occurs at a higher density and intensity than the buildings that were replaced and the surrounding development. Infill development allows more people to live, work and conduct business in an



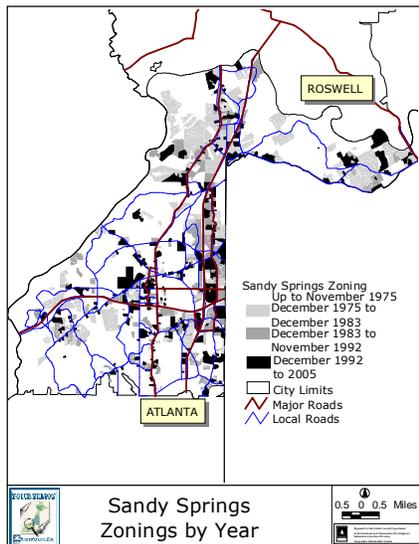
activity or town center by having a mix of uses and a more compact pattern of land use. Infill development often results in the construction of residential units in proximity of employment and commercial centers and in the construction of a diversity of housing types.

Infill development allows for the efficient use of existing infrastructure, leads to the reduction of commute distances and encourages all modes of transportation. Furthermore, redevelopment of activity centers and older suburban areas plays a role in the preservation of rural areas and environmentally sensitive areas. On the other hand, infill development often leads to loss of vegetation, new housing is at times out of scale in size and style with surrounding homes and the intensity of development places additional demands on existing infrastructure.

Older suburban oriented developments, particularly those experiencing strong development pressures, are areas where infill development is taking place in Fulton County and where the Land Use Plan encourages infill development. Infill development is taking place in Sandy Springs.

Zoning By Year	# of Acres	Percent of Total
Before 1960	13,887	64.4%
1960 - 1979	3,081	14.3%
1980-1989	2,566	11.9%
1990-2004	2,025	9.4%
Total Acres	21,559	100.0%
Calculated by E&CD Staff		

Table 6-15 and Map 6-5 show the decades when land was zoned or development took place in Sandy Springs. Over 60% of land in Sandy Springs was zoned and/or developed before 1960. Between the 1950s and 1970s, Sandy Springs became a suburban community to Atlanta.

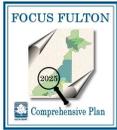


During this time period, Highways I-285 and Georgia 400 were built. In the 1980's, GA 400 was extended to the City of Atlanta and during the 1990's, four rapid transit stations were opened in and near Sandy Springs. During the 1980's a number of single family neighborhoods between Georgia 400 and DeKalb County, in the Perimeter Mall area, were re-developed for office and commercial activities which created jobs attracting workers throughout the region.

From 1990 to 2004, 69.6% of all re-zonings in Sandy Springs involved parcels of land less than five acres. Of 342 approved re-zoning petitions, the median parcel size was 2.25 acres. Some parcels represent areas which had never before been developed; others represent "tear downs" and re-development. Most of the development between 1990 and 2004 was concentrated along I-285, GA 400 and Roswell Road, the area best served with the transportation infrastructure.

Map 6-5 Sandy Springs rezonings





With three MARTA rapid rail stations; two major highways; diverse and numerous jobs; housing options ranging from apartments to condominiums and single family homes, Sandy Springs will continue its transition from a low density residential community to a major mixed use activity center.

Local Development Policies and Regulations

Fulton County policies and regulations affect land use patterns and development. The Comprehensive Plan policies provide guidance on development and the Land Use Plan Map suggests locations for development with recommended densities. The Land Use Map and policies are taken into consideration by the Board of Commissioners when they make zoning and infrastructure decisions. In addition, the Zoning Resolution, the Subdivision Regulations and other development regulations affect land use patterns and development. These development regulations and processes are detailed below.

Fulton County Zoning Resolution: Through this resolution, unincorporated Fulton County is divided into zoning districts that regulate the type and location of land uses within each district. Zoning designations are assigned to all of the land within Fulton County's jurisdiction. The zoning classification specifies the uses allowed on a parcel of land and includes development standards such as minimum lot size, setbacks, building height, landscaping, buffers and parking.

In order to change the current zoning designation, the property owner or his/her representative must take an affirmative action to do so. This action takes the form of filing a re-zoning application and public hearings before the Community Zoning Board (CZB) and the Board of Commissioners.

Land Development Regulations: Fulton County has many steps that must be met before a certificate of occupancy is issued.

- A. Land Disturbance Permits. Land Disturbance permits are required for land disturbing activity of 5,000 square feet or more.
- B. Subdivision Regulations. Property owners may create new lots according to the standards established in the Fulton County Subdivision Regulations. Subdivisions have to be in compliance with all development regulations, including zoning and health regulations.
- C. Building Permits. A building permit application is required for the construction of all structures. Building codes, fire codes and accessibility standards must be met.

3. Policies Applicable to various types, densities and intensities of land uses.

The Comprehensive Plan includes policies which provide guidance to the Board of Commissioners as they make decisions on re-zoning and use permit applications. In August 2002, the Board of Commissioners accepted policies called the Smart Growth Policies, which were prepared over an 18 month time period by a group of citizens, developers and organizations called the Fulton County Commission on Smart Growth & Citizen Participation. Policies were formulated for land use, environment, transportation, and development.





Conservation Subdivision Ordinance: A Conservation Subdivision Ordinance, a part of the subdivision regulations, was adopted in 2003 but only applies to South Fulton at this time. The conservation subdivision ordinance allows property owners to subdivide their property into smaller lots provided that a minimum of 40% of its total acreage is set aside as open space. The open space is designated on the conceptual plan and recorded on the final plat.

Transfer of Development Rights Ordinance: The transfer of development rights is a method for permanently conserving and protecting land by transferring the rights to develop from one property (sending area) to another (receiving area). This tool applies to the Chattahoochee Hill Country area of South Fulton and was adopted by the Board of Commissioners in April 2003.

Environmental Regulations: Numerous environmental regulations affect the development of land. These are detailed in the Natural and Cultural Resources Element.

Design Review Process: Fulton County’s zoning resolution establishes a number of overlay districts which are intended in part to “protect and enhance local aesthetic and functional qualities and to stimulate businesses”. These design review boards, whose members are appointed by the Board of Commissioners, provide review and comment to the Environment and Community Development Department Director prior to the issuance of a land disturbance, building or sign permit.

6.2.0.0 2025 Land Use

6.2.1.1. Inventory

The Land Use Map provides a framework for accommodating employment, service, retail, institutional and housing needs of Fulton County’s existing and future population and businesses, while maintaining the community character of individual neighborhoods and planning areas of the County.

Land Use Categories

The land use map is composed of land use categories for all land uses. These land use categories are listed below.

Residential: Residential uses include all properties where the principal structures are designed for human habitation. Several residential categories, listed below, are shown on the Land Use Map. The categories show the recommended densities per acre.

One Unit or Less per acre – This category consists of scattered single family homes, each on one or more acres or residential subdivisions with lots of one or more acres. These residential uses may be on public water and sewer or may be on wells and septic systems.

One to Two Units per acre – This residential category consist of one to two single family homes per acre served by public sewer and water.

One to Three Units per acre – This residential category consist of one to three single family homes per acre served by public sewer and water.





Two to Three Units - This residential category consists of two to three single family homes per acre served by public sewer and water.

Three to Five Units - This residential category consists of three to five single family homes per acre served by public sewer and water.

Five to Eight Units - This residential category consists of five to eight residential units per acre. This could be single family homes, duplexes, townhomes and low density apartments that are served by public sewer and water.

Eight to Twelve Units - This residential category consists of eight to twelve residential units per acre. This could be single family homes, duplexes, townhomes and low to moderate density apartments that are served by public sewer and water.

Twelve to Twenty Units - This residential category consists of twelve to twenty residential units per acre. This could be townhomes and moderate to high density apartments that are served by public sewer and water.

More than Twenty Units per acre - This residential category consists of more than twenty units per acre. This could be moderate to high density apartments that are served by public sewer and water.

Commercial: Retail, services and offices area appropriate uses in this category.

Retail and Service – Retail, service and office uses area appropriate uses in this category. These uses may be located in a single building or as part of a shopping center.

Office – Office uses, up to four stories, are appropriate for this category. The office uses may be in single office buildings as well as office parks.

Office: High intensity- Office uses, five stories and over, are appropriate for this category.

Business Park: The Business Park land use allows two or more business uses, primarily office uses along with warehouses for storage and distribution. Limited assembly can be included. Access to rail and truck routes are important to some business park sites.

Industrial: This land use category allows for processing, refining, manufacturing, warehousing (including mini-warehouses), distribution, truck and rail terminals, industrial parks and related support services.

Agricultural, Forestry and Estate Residential: This land use category allows for farming, including grazing and cultivation, timber production and harvesting, estate residential comprised of single family homes at a density of one acre or more. These residential uses may be on public water or on wells and septic systems.





Public, Semi-Public and Institutional:

Community Facilities – This land use includes public uses such as community centers, government facilities such as senior centers, health centers, fire and police stations, libraries, government centers, and schools, semi-public uses such as churches and cemeteries and institutional uses such as hospitals. The land use map designates the uses for the following: S- School, F – Fire station, L- Library, H- Health Center, SR – Senior Center, P – Police Station.

Transportation, Communications and Utilities – This land use included transportation uses such as airports, MARTA stations and MARTA park and ride lots, communication facilities, and utilities such as water treatment facilities, water storage tanks, pumping stations, wastewater treatment facilities and solid waste land fills.

Open Space: The open space category includes land that is mainly undeveloped, contains some recreational uses and some natural resources. It does not include land uses for buffers and landscaped strips. This is a new land use category developed as part of this plan.

Private Recreation – Privately owned recreational facilities such as golf courses and open space is included in this land use. Recreational amenities in subdivisions are not included.

Parks, Recreation & Conservation: This includes parks, open space and recreational facilities owned by Fulton County and other governments, such as the National Park Service. Fulton County Parks are designated as R in the Land Use Plan.

Water Bodies: This includes lakes and streams.

100 year Floodplain: The 100 year flood plain, as determined by FIMA maps, is shown in this category. The 100 year flood plain should remain undeveloped. In some cases, the land in the 100 year flood plain can be used toward calculating allowed densities.

Live Work: The purpose of the Live Work land use district is to allow an appropriate and balanced mix of uses to create a live work environment at a scale and character that is compatible with its surrounding community. Live Work areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses and incorporate open space. This will result in the protection of environmental resources, accessible open space, a balance of all modes of transportation, housing choices and civic interaction.

A majority of the forecasted population and employment growth should occur in the areas designated as Live Work. Moreover, Fulton County’s public facility and infrastructure investment should also be located in areas designated as Live Work.

Land Use: Live Work land uses should have a compatible mix of office, commercial, services, institutional, civic and residential uses. These uses should be integrated both vertically and horizontally. The uses within the live work areas should be in proximity to each other in order to encourage walking and to increase mobility to those who do not drive especially the elderly and the young.





Within the Live Work land use there should be transition of land uses, height and density. The Live Work land use should also serve the adjacent community.

Some areas are designated Live Work in order to encourage the redevelopment of underutilized commercial, office and residential areas and to reshape sprawling commercial corridors into a more compact mixed use pedestrian-oriented environment.

Transportation: Live Work areas should have an integrated transportation system. The transportation system should provide connectivity within the district and to and from the surrounding community. The transportation system should incorporate automobile, transit when available, bicycle, pedestrian facilities.

The streets should form an interconnected transportation network. This street network will create options, improve access and mobility, shorten auto trips and reduce congestion. Interconnected networks of streets should be designed to promote walking, biking and transit usage, where present. The pedestrian and bicycle facilities should facilitate safe, attractive and convenient pedestrian and bicycle circulation and minimize conflicts between pedestrians and vehicles.

Open Space: A range of parks and open space, from village greens to active recreation and passive open space, should be distributed throughout the Live Work district. Open space should be centrally located and accessible for the enjoyment of residents and workers. Open space and parks could be used to define and connect neighborhoods and uses. Environmentally sensitive areas should be protected and their fragmentation should be avoided. At least 20% of a development should be set aside as open space.

Housing: Live work areas should have a diversity of housing types to meet the needs of the workforce and of County residents. In Live Work areas located at employment centers, the housing should be affordable to those that work there.

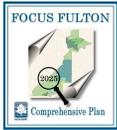
Types of Live Work Areas

Three Live Work districts are identified in the Land Use Map. The intent of each is described below.

1. Live Work Neighborhood: This is a low density residential and mixed use land use intended to serve a single neighborhood or small group of adjacent neighborhoods.
2. Live Work Community: This is a medium density residential and mixed use land use along corridors and nodes intended to serve a group of adjacent neighborhoods.
3. Live Work Regional: This is a high density residential and mixed land uses along major transportation corridors and/or rail transit stations intended to serve larger areas and provide larger commercial uses with a significant employment concentration.

Descriptions of the designated Live Work areas throughout unincorporated Fulton County are included in Table 6-16.





Neighborhood Live Work	Community Live Work	Regional Live Work
Residential Density: Up to 5 units per acre	Residential Density: Up to 9 units per acre	Residential Density: +9 units per acre
Commercial/Office Density: up to 10,000 sf per acre	Commercial/Office Density: up to 15,000 sf per acre	Commercial/Office Density: no limits
Up to 30,000 sf limit per tenant space or use	Up to 50,000 sf limit per tenant space or use	Up to 125,000 sf limit per tenant space or use
2 story height limit	4 story height limit	Per zoning district regulations or use permit
5% of total project area to be community gathering spaces	10% of total project area to be community gathering spaces	15% of total project area to be community gathering spaces

Live Work Policies

- 20% of the project shall be comprised of open space of which the community gathering spaces is a part.
- Projects that are 15 acres or less shall have two uses of which residential is one of the uses.
- Projects that are 15 acres or more shall have three uses of which residential is one of the uses.
- Mixed Use and/or Live work projects shall provide a balance of uses with a minimum of 20% of each of the uses on the site and or in the area.

Proposed 10 Acre Residential Land Use Designation

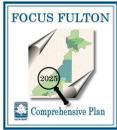
As Fulton County becomes increasingly developed, many rural parts of the county are experiencing the effects of suburban sprawl. In an effort to address community concerns about protecting open space, agricultural uses and rural character, E&CD proposed a new land use designation. The proposed designation limited one residential unit per 10 acres in some rural areas as a way of curbing the practice of one-acre residential development, a contributing factor of sprawl.

To gauge community interest in the proposed land use designation, E&CD distributed surveys to property owners with 10 or more contiguous acres in the unsewered portion of Northwest Fulton County and the Chattahoochee Hill Country (properties west of Cascade Palmetto Highway) in South Fulton. The results from the surveys are shown in Table 6-17.

Response	North Fulton	South Fulton
Yes	19	37
No	108	96
No Opinion	3	3
No Response	434	633

In North Fulton, while there were 19 citizens concerned with land conservation and protecting the rural character of their community, the majority of respondents (108) were against the 10 acre designation. Some reasons given by opponents were concerns of property devaluation, as well as the restrictions on property sales.





In South Fulton, 37 respondents were proponents of the new 10 acre minimum designation, almost twice as many as in North Fulton. Similar to North Fulton, property owners supporting the 10 acre minimum stated their interest in maintaining the rural character and agricultural uses. However, the majority of responses (96) were against the new land use designation. In South Fulton, many respondents who were opposed to the new designation cited their interest in wanting to leave land to their families, property devaluation, as well as the concern that a 10 acre minimum would only be affordable to a select group of individuals.

A total of 6 respondents, in both North and South Fulton, had no opinion on the land use designation. These land owners would be agreeable to the majority interest of their surrounding community.

As a result of the survey, E&CD determined that there was no substantial community interest in a 10 acre land use designation to proceed with the proposed 2025 Land Use Map. E&CD will, however, continue to work with communities to identify strategies to protect open space, agricultural uses, and the character of rural areas.

6.2.1.2 Assessment

North Fulton

Projection of Future Land Use Needs

Table 6-18: Unincorporated North Fulton Land Use and Demographics				
2004			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
93,192	18,494	0.19	24,019	4,766
Households	Residential Acres	Acres/household	Households	
36,508	18,494	0.50	11,416	5,783
Employment	Employment Acres	Acres/job	Employment	
53,447	2,461	0.04	31,106	1,432
Source: Existing Land and E&CD forecasts				

Residential Population: North Fulton population is forecasted to grow by 24,019 residents and 11,416 households between 2005 and 2025. If North Fulton develops in the same pattern as it has to date, the additional households and population would require between 4,766 and 5,783 acres. This is equal to about a third of the land identified as forest and agricultural in the existing land use inventory (Table 6-18).

Commercial and Industrial Uses: Based on the employment forecast, the number of jobs will increase by 31,106 between 2005 and 2025. Based on current development patterns, the forecasted employment may require almost 1,432 acres. The 2025 Land Use Plan shows areas designated for Live Work and non-residential land use where future commercial and industrial uses could be located.

Land Uses Other than Residential, Commercial, and Industrial: Currently approximately 1,217 acres are used for institutional uses, equal to 0.013 acres per person. An additional 313 acres may





be needed for institutional uses. The land use map shows current institutional uses, this includes government facilities, public and private schools and churches larger than 5 acres.

Environmentally Sensitive Areas: The Chattahoochee River flows through the southern boundary of North Fulton and the Little River flows along the western boundary. The 100 year floodplains for stream bodies are shown on the Land Use Plan Map and are protected by current stream buffer ordinances.

2025 Land Use Map

The 2025 Land Use Map for North Fulton is included with this plan. The acres and the percentage of land in each of the land use categories are shown in Table 6-19. The North Fulton 2025 Land Use Map indicates the location, densities and type of uses that are appropriate for each parcel in unincorporated North Fulton County.

Table 6-19: 2025 Land Use Map - North Fulton		
Land Use Designation	Acres	Percent
Residential		
Residential 1 unit or less/acre	11,126	22.28
Residential, 1 to 2 units/acre	5,040	10.09
Residential, 2 to 3 units/acre	4,728	9.47
Residential, 3 to 5 units/acre	485	0.97
Residential, 5 to 8 units/acre	279	0.56
Residential, 8 to 12 units/acre	121	0.24
Commercial		
Retail & Service	514	1.03
Office	221	0.44
Live Work		
Live Work Neighborhood	1,137	2.28
Live Work Community	471	0.94
Business Park	741	1.48
Agricultural	12,575	25.18
Public, Semi-Public & Institutional		
Community Facilities	1,331	2.67
Transportation & Utilities	330	0.6
ROW	4,294	8.6
Open Space		
Parks, Recreation & Conservation	576	1.15
Private Recreation	1,978	3.96
100 Yr Flood Plain	3,961	7.93
Water	12	0.02
Total	49,935	100.00%



1. Growth Distribution: The number of households (low and high numbers) and the number of employment that can be accommodated in North Fulton if the area is developed following the land uses in the 2025 Land Use Map is shown in Table 6-20. According to these calculations, the number of forecasted households may be difficult to accommodate while there appears to be ample land use capacity for the forecasted employment.

Almost 5% of land uses are designated for Live Work, Office, Commercial or Business Park. The Live Work Land Use and associated policies promote a mix and integration of land uses, housing diversity, open space, transportation standards and developments that support pedestrian and transit uses. The Land Use Map directs new development to the Live Work designated areas. Medlock Bridge Road from Abbots Bridge to State Bridge Road and State Bridge Road from the Chattahoochee River to Medlock Bridge Road is designated as Community Live Work. The intersections of Jones Bridge Road with Old Alabama Road, State Bridge Road, and Abbots Bridge/Sargent Roads as well as Highway 9 between Webb Road and Bethany Road, and the Birmingham, Crabapple communities are designated as Neighborhood Live Work. Medlock Bridge Road, north of Abbots Bridge Road, is designated as Business Park and Highway 9/Windward Parkway south of Webb Road and east of Webb Road is designated as Commercial and Office. These areas can develop as employment centers.

Residential land uses comprise 45% all uses. Residential land uses of low, medium and high densities are located throughout NE Fulton. In NW Fulton, medium and high density land uses area located along Hwy 9 and Rucker Road. The rest of NW Fulton is designated as low density residential.

Table 6-20: North Fulton Population and Employment Forecasts in the 2025 Land Use Map

Land Use Classification	Acres	Household		Employment		Assumptions	
		Low	High	Low	High		
Residential							
Agricultural	12,575	6,288	12,575	0	0		
1 unit/acre or less	11,126	5,563	11,126	0	0	0.5-1 units/acre	
1 to 2 units	5,040	5,040	10,080	0	0	1-2 units/acre	
2 to 3 units	4,728	2,364	4,728	0	0	2-3 units/acre	
3 to 5 units	486	1,457	2,428	0	0	3-5 units/acre	
5 to 8 units	279	1,396	2,233	0	0	5-8 units/acre	
8 to 12 units	121	966	1,449	0	0	8-12 units/acre	
Business Park	741	0	0	21,181	21,181	10,000 sf/acre	1 job/350 sf
Community Facilities	1,331	0	0	0	0		
Live Work - Neighborhood	1,137	0	0	3,654	7,309		
Residential	379	379	1,895	0	0	1-5 units/acre	
Office	379	0	0	7,580	15,161	10,000 sf/acre	1 job/250-500 sf
Commercial	379	0	0	10,829	15,161	10,000 sf/acre	1 job/250-350 sf
Live Work - Community	471	0	0	0	0		
Residential	157	784	1,412	0	0		
Office	157	0	0	4,707	9,413	5-9 units/acre	
Commercial	157	0	0	6,724	9,413	15,000 sf/acre	1 job/250-500 sf





Table 6-20: North Fulton Population and Employment Forecasts in the 2025 Land Use Map

Land Use Classification	Acres	Household		Employment		Assumptions	
		Low	High	Low	High		
Office	221	0	0	7,374	8,849	15,000 sf/acre	1 job/250-350 sf
Retail	514	0	0	14,691	51,417	10,000-25,000 sf/a	1 job/350 sf
Total	40,378	24,237	47,927	76,740	137,905	10,000-50,000	1 job/500 sf
Minus 10% vacant Housing		21,813	43,134				

Govt jobs range from 2% to over 10%. Assume 5% low, 10% high to include other institutional uses also.

2. Annexations: The City of Alpharetta and Roswell have been developing their annexations plans. Fulton County has encouraged the Cities of Alpharetta and Roswell to annex all of the unincorporated islands. The City of Roswell has expressed interest in annexing the land around Rucker Road. The creation of new incorporated areas could occur between now and 2025. State Representatives for North Fulton have study committees to introduce legislation in the State House that would create the City of Milton in the area north of Alpharetta and the City of Johns Creek in the area east of GA 400.

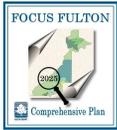
3. Infrastructure Improvements: The Community Facilities Element, the Implementation Element and the Short Term Work Program include information on the timing and sequencing of infrastructure and community facilities improvements. The Transportation Element includes a list and timing of programmed transportation projects. These improvements will support the proposed growth and growth patterns recommended in the Land Use Map. The collector distributor system along GA 400, widening on McGinnis Ferry Road and Old Alabama Road are some of the main transportation projects that will be completed. Expansion of the Atlanta Fulton County Water Treatment Plant and replacement of the Johns Creek Water Pollution Control Plant are two of the improvements planned.

4. Environmentally Sensitive Areas: The Natural and Cultural Resources Element identifies natural resources located in North Fulton. The Land Use Plan Map shows private recreational space, stream and water bodies, and 100 year floodplain as open space, this represents approximately 13% of the land uses. It is the intent of the Comprehensive Plan policies to maintain the integrity of undisturbed buffers and water courses in North Fulton.

5. Cultural Resources: Historic resources were documented in the North Fulton and Sandy Springs Historic Resources Survey. Details of this survey are included in the Natural and Cultural Resources Element. Many of the historic resources in North Fulton are dispersed and reflect the agricultural origins of the County. Over the past 20 to 30 years as development pressures increased, farms and large tracts were rezoned and subdivided to residential uses resulting in the loss of many of these historic resources. Historic resources are concentrated in crossroads communities. The plan recommends the creation of a Historic Preservation Plan and Ordinance. This can be used as a tool for the preservation of historic resources.

6. Traditional Development Areas: Several community plans have been adopted by the Board of Commissioners in North Fulton: the Warsaw Master Plan, adopted in 2001, the Crabapple Crossroads Plan, adopted in 2003, and the Birmingham Plan, adopted in 2004. In general, these plans call for mixed use and compact land uses, enhancement of the transportation network,





pedestrian oriented development, open space and a range of housing options. The 2025 Land Use Map shows these areas as Live Work. Activity nodes at major intersections and along Medlock Bridge Road are also designated as Live Work. Plan policies call for mixed use developments in the Live Work land use.

7. Transitional Areas: Transitional areas are usually located around Live Work land uses and activity nodes. Generally, office land uses are adjacent to commercial land uses. Residential land uses are adjacent to office and sometimes commercial land uses. The residential land uses transition in densities from the high to low.

8. Rural, Agricultural and Forested lands: 25% of the acres are designated as Agricultural Forestry and Estate Residential. The area north of Batesville, Providence and Bethany Road is designated in this category. This area has some farming, nurseries, landscape services, numerous horse farms and wooded parcels. Most of the land is zoned Agricultural which allows residential uses. Land in this area is being developed into residential subdivisions, many with golf course communities, at a density of at least one residential unit per acre. In 2001, it was calculated that almost 1/3 of the land in NW Fulton is developed in residential subdivisions. This trend is expected to continue in the future.

A portion of the area is served by public water however; none of it is served by public sewer. As a result, septic systems are required. The Fulton County regulations require one acre of usable land for the septic system serving one single family home. On gravel roads, three acre parcels are required. The lack of sewer and the reliance on septic systems may be of concern in the future if septic systems and the back up drain fields fail. Also septic systems that are not properly maintained may pollute groundwater and streams.

In an effort to preserve the area's rural character, E&CD staff worked with a steering committee to develop the plan entitled "Maintaining the Rural Character in NW Fulton County" in 2001. The plan includes goals, policies and strategies to preserve rural and agricultural uses. One of the strategies was to develop a large lot zoning category. As a result of this plan, in February 2005 a survey was sent to 564 property owners that own 10 acre plus parcels to determine the interest in developing a 10 acre residential land use category. Twenty-three percent responded to the survey. Of the responses received, 83% did not support the new land use category, 15% supported it and 2% did not have an opinion. As a result of the responses to this survey, E&CD staff decided not to create this new land use category.

The subdivision of parcels to one acre lot residential uses will result in the loss of the areas rural character as well as agricultural and forested uses. This plan recommends several strategies in the Implementation Element to preserve these agricultural uses.

Areas for Future Plans: Several areas in North Fulton will continue to experience growth and development. Transportation corridors, including Highway 9, Medlock Bridge Road, Arnold Mill Road, activity centers east of 400 and communities such as Shakerag could benefit from additional development guidance and policies that would result from area plans. Most of the development in North Fulton is relatively recent (within the last 20 years); as a result, areas for redevelopment have not been identified.

Sandy Springs





Projections of Future Land Use Needs

Table 6-21: Sandy Springs Land Use and Demographics				
2005			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
86,698	12,248	0.14	19,163	2,707
Households	Residential Acres	Acres/household	Households	
42,683	12,248	0.28	10,871	3,119
Employment	Employment Acres	Acres/job	Employment	
141,282	2,517	0.01	20,575	366

Source: Existing Land and E&CD forecasts

Residential Population: Sandy Springs is expected to grow from an estimated population of 86,698 in 2005 to 105,861 residents in 2025. This represents an additional 19,163 people and a growth rate of 22.1% (see Population Element). The number of households is forecasted to increase by 10,871 from 42,683 to 53,554. If Sandy Springs develops in the same pattern as it has to date, the additional households would require between 2,707 and 3,119 acres (Table 6-21). This is more than the land currently designated as Forest in the existing land use inventory. Population, household and employment growth can be accommodated in several ways in Sandy Springs:

- Existing neighborhoods will turn over. Aging households in existing single family homes will move out and be replaced by younger households, some of whom might be starting families. Some of the homes may undergo renovations and expansion.
- Infill and redevelopment will continue to occur. There will be places where a number of smaller, older homes will be torn down and replaced with more homes than there were before. Undeveloped pockets of land could be developed for the first time.
- Non-residential land uses that are under-utilized and have suffered from disinvestment can be part of a land assemblage for new development. Residential uses can be incorporated into these new developments, thus adding new housing to the planning area.

Commercial and Industrial Uses: It is difficult to identify acreage per employment type. Retail jobs are generally located in areas zoned for commercial purposes. The sectors of Finance, Insurance and Real Estate, and Services generally occupy office space but these occupations also take place in the field. Construction work varies and is not tied to a particular type of land use. The planning area has an abundance of land zoned and developed for office and commercial uses. The number of acres used for non-residential uses per job in Sandy Springs is 0.017 jobs per acre. To accommodate the additional jobs forecasted to be added by 2025 (20,575 jobs) may require an additional 366 acres. The absorption of existing vacant office square can also provide for the projected employment growth in the planning area (Tables 6-22 and 6-23).

Table 6-22: Sandy Springs Super District Employment Forecasts									
Year	CONST	MFG	TCU	WHOL	RETAIL	FIRE	SERVICES	GOVT	TOTAL
2000	1,970	1,671	11,803	9,598	10,925	16,091	53,649	1,817	107,524
2010	1,830	2,300	11,340	10,164	11,335	14,949	59,514	2,046	113,478





Table 6-22: Sandy Springs Super District Employment Forecasts

Year	CONST	MFG	TCU	WHOL	RETAIL	FIRE	SERVICES	GOVT	TOTAL
2020	2,330	2,942	11,321	10,321	13,600	14,168	66,396	2,437	123,515
2030	2,702	3,526	11,223	9,572	15,565	13,516	70,639	2,928	129,671

Source: Atlanta Regional Commission

Table 6-23: Sandy Springs Office Square Footage ²

Area	Total Built Square Feet	Vacant Square Feet	Percent Vacant	Total Est. Jobs at built out
Roswell Road Corridor	2,095,890	395,001	18.9%	8,384
Perimeter/GA 400 Area	13,088,253	2,140,728	16.4%	52,353
Powers Ferry/I-285	2,830,234	288,306	8%	11,321
Northridge/GA 400	247,449	27,259	11%	990
Dunwoody	115,000	24,777	21.5%	460
Total	18,376,826	2,876,071	16%	73,508
Planned	2,247,500	0	0	8,990

Source: Dorey's Office Guide, Fourth Quarter 2004. Number of employees estimated by E&CD staff based on 250 square feet allotted per office worker. This number does not include all office locations, such as offices in single family homes zoned to allow such uses in existing residential structures.

Land Uses Other than Residential, Commercial, and Industrial: Currently approximately 612 acres are used for institutional uses, equal to 0.008 acres per person. An additional 135 acres may be needed for institutional uses. According to the Recreation Master Plan, by 2015 there will be a 218 acre parks deficit in Sandy Springs. Acreage needed for public recreational and institutional uses are not shown on the land use map unless the land is owned by Fulton County, in the case of schools, the Fulton County Board of Education or the property has a use permit. Land for all future uses must come from land that is currently used for other purposes. For example, a new subdivision or a new school may have to find property owners willing to sell their property. There are older, homes on large size lots which can be assembled and redeveloped. This occurred during the 1980's when the business bought out entire neighborhoods along Georgia 400 to build corporate campuses and office parks

Environmentally Sensitive Areas: The Chattahoochee River flows through Sandy Springs separating its boundaries with Cobb County and the City of Roswell. The Metropolitan River Protection Act (MRPA) limits impervious surface within a 2,000 foot boundary on either side of the river to protect drinking water supplies. The 100 year floodplains for stream bodies are shown on the Land Use Plan Map and are protected by current stream buffer ordinances of 50 feet. There are steep slopes which need protection and a steep slope ordinance is under development.

² Various industry sources suggest that, on average, there are 250 square feet of net leasable area set aside per office worker, 500 square feet of gross leasable area for retail employees, 300 square feet of net leasable area for industrial plants, and 750 square feet of gross leasable area per employee for warehouses. Source: Page 138, Burchel and Listokin, The Fiscal Impact Handbook, Center for Urban Policy Research, New Jersey, 1978.





2025 Land Use Map

The 2025 Land Use Map for Sandy Springs is included with this plan. The acres and the percentage of land in each of the land use categories are shown in Table 6-24. The Sandy Springs 2025 Land Use Map indicates the location, densities and type of uses that are appropriate for each parcel in Sandy Springs.

Table 6-24: 2025 Land Use Map - Sandy Springs		
Land Use Designation	Acres	Percent
Residential		
One unit per acre or less	6,437	25.9
1-2 units per acre	4,959	20.0
2-3 units per acre	1,314	5.3
3-5 units per acre	354	1.4
5-8 units per acre	242	1.0
8-12 units per acre	711	2.9
12 - 20 units per acre	325	1.3
20+ units per acre	29	0.1
Commercial		
Retail Commercial	298	1.2
Office	302	1.2
Office, High Intensity	43	0.2
Live Work		
Live Work Neighborhood	562	2.3
Live Work Community	829	3.3
Live Work Regional	915	3.7
Industrial	20	0.1
Business Park	33	0.1
Public, Semi-Public & Institutional		
Right of Way	3,459	13.9
Transportation, Communications & Utilities (TCU)	42	0.2
Community Facilities	19	0.1
Open Space		
100 Year Floodplain	1,875	7.5
Parks and Recreation	882	3.5
Private Recreation	573	2.3
Water Bodies	628	2.5
Total	24,852	100.0
Source: Fulton County E&CD – GIS Section		

Growth Distribution: The number of households (low and high numbers) and the number of employment that can be accommodated in Sandy Springs if the area is developed following the land uses in the 2025 Land Use Map is shown in Table 6-25. According to these calculations, the number of forecasted households may be difficult to accommodate. The number of forecasted employment could be accommodated depending on the type of employment and the square feet needed for each job.

Population and business growth is anticipated primarily along the Roswell Road and Georgia 400 Corridors. ARC and Fulton County forecast that the four census tracts (101.01, 101.09 101.10, and 102.07) along GA 400 and Roswell Road will have a 57.5% increase in population between 2000





and 2030 (out of a total of 15 census tracts in Sandy Springs). The remaining 11 census tracts are expected to each have less than ten percent increase in population.

Table 6-25: Sandy Springs Population and Employment Forecasts in the 2025 Land Use Map

Land Use Classification	Households		Employment		Assumptions		
	Acres	Low	High	Low			High
Residential						Units/acre	Jobs/square feet
1 unit/acre or less	6,438	3,219	6,438	0	0	0.5-1 units/acre	
1 to 2 units	4,959	4,959	9,918	0	0	1-2 units/acre	
2 to 3 units	1,314	2,628	3,942	0	0	2-3 units/acre	
3 to 5 units	354	1,062	1,770	0	0	3-5 units/acre	
5 to 8 units	242	1,210	1,936	0	0	5-8 units/acre	
8 to 12 units	711	5,688	8,532	0	0	8-12 units/acre	
12 to 20 units	325	3,900	6,500	0	0	12-20 units/acre	
20 Units / Acre or More	29	580	1,450	0	0	20-50 units/acre	
Business Park	33	0	0	943	943	10,000 sf/acre	1 job/350 sf
Community Facilities	19	0	0	4,826	9,652		
Live Work - Neighborhood	562			0	0		
Residential	187	374	935	0	0	2-5 units/acre	
Office	187	0	0	5,343	7,480	10000 sf/acre	1 job/250-350 sf
Commercial	187	0	0	5,343	7,480	10000 sf/acre	1 job/250-350 sf
Live Work - Community	829			0	0		
Residential	276	1,380	5,520	0	0	5-20 units/acre	
Office	276	0	0	19,714	27,600	25,000 sf/acre	1 job/250-350 sf
Commercial	276	0	0	13,800	27,600	25,000 sf/acre	1 job/250-500 sf
Live Work - Regional	915			0	0		
Residential	305	6,100		0	0	20-50 units/acre	
Office	305	0	0	17,429	52,286	20,000-60,000 sf/a	1 job/350sf
Commercial	305	0	0	12,200	36,600	20,000-60000 sf/a	1 job/500 sf
Industrial	20	0	0	1,333	3,429	20,000-60,000 sf/a	1 job/300 sf
Office	302	0	0	8,629	21,571	10,000-25,000 sf/a	1 job/350 sf
Office, high intensity	43	0	0	1,229	3,071	10,000-25,000 sf/a	1 job/350 sf
Retail	298	0	0	5,960	29,800	10,000-50,000	1 job/500 sf
Total	19,699	31,100	46,941	96,749	227,512		
Minus 10% vacant Housing		27,990	42,247				
Government jobs range from 2% to over 10%. Assume 5% low, 10% high to include other institutional uses also							





2. Annexation: During the 2005 General Assembly, legislation was approved to allow Sandy Spring residents to vote on becoming a city. Sandy Springs residents approved the referendum on June 22, 2005. Sandy Springs will become a City in 2006 and the entire planning area will be incorporated.

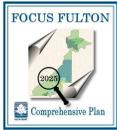
3. Infrastructure Improvements: Intersection improvements, sidewalks and bicycle paths have been made and continue to be planned, designed and built. Infrastructure improvements planned within the next 20 years include:

- GRTA is planning the route of a Rapid Bus Route which is proposed to go through the Town Center area.
- The Perimeter Community Improvement District is involved with road, bicycle path and sidewalk improvements, encouraging car pooling, and implementing shuttle buses.
- A Street Grid study was completed in 2004 by Sandy Springs Revitalization, Inc. with the support of Fulton County. The study recommendations have been incorporated into the County's Comprehensive Transportation Plan.
- Some areas of Sandy Springs were developed before storm water regulations were established. Stormwater facilities need to be built and/or upgraded when parcels are redeveloped and when stormwater programs are implemented by Fulton County. The Sandy Springs community supports a storm water utility and other mechanisms to fund these improvements.
- The Georgia Department of Transportation has plans to build a collector-distributor system along the Georgia 400 corridor. Right-of-way acquisition is underway. This improvement will alleviate traffic on Georgia 400 and provide greater access within this regional activity center.
- A major intersection improvement project is planned by the State DOT at Roswell Road and I-285. Currently, traffic backs up. Improving movement at locations which are at a traffic standstill will improve air quality and, when the improvement is complete, will allow for re-development.

4. Environmental/Natural Resources: The Land Use Plan Map shows almost 16% of the land uses designated as private recreational space, stream and water bodies, and 100 year floodplain as open space. It is the intent of the Comprehensive Plan policies to maintain the integrity of undisturbed buffers and water courses in Sandy Springs. The Plan also encourages the reclamation of stream banks and piped streams to a more natural state. These efforts are needed to improve water quality and provide habitat for animals.

5. Cultural Resources: Sandy Springs has 161 historic sites identified by Fulton County. Their original uses were churches (7), a school (1), single family dwelling (142), multiple dwelling unit (1), accommodation (1), industrial (1), and transportation related (8). It is the intent of Fulton County to preserve these resources through the development of a Historic Preservation Ordinance.





The Sandy Springs Historic Community Foundation is also interested in preserving Sandy Springs' history.

6. Traditional Development Areas: The following changes are proposed to implement community concerns and vision.

a. Traditional Development: A Transit Oriented Development (TOD) ordinance is recommended to be developed within ½ mile of the four MARTA Rapid Rail Stations. Furthermore, within the Perimeter Community Improvement District, residential uses are recommended for every five office and retail jobs created.

b. Live Work Land Use: Several Live Work land uses have been identified, primarily at major intersections of Roswell Road and within areas targeted for re-development and specific types of development along the Roswell Road corridor. The Georgia 400/Perimeter Community Improvement District is designated a regional Live Work area. The Powers Ferry-I-285 area is also designated a Live Work area but at the community and neighborhood level.

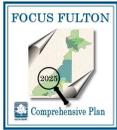
c. Protection of Single family Neighborhoods: Additional protection of single family neighborhoods was discussed at community meetings at length. Transitional areas are places where single family abuts very different uses, intensities and heights. New policies have been developed to address problems and strategies are proposed to address specific concerns.

7. Transitional Areas: There are many transitional areas in Sandy Springs. For the most part, a step down in land use and density is designated on the Land Use Map. In other areas, where transitions must be addressed on a case by case basis, one of Fulton County's strategies is to amend commercial standards in the Zoning Resolution to provide added protections. In the meantime, Fulton County includes conditions in re-zoning cases to protect single family neighborhoods when adjacent to higher density non-residential properties. There is a set of policies in the Implementation Element dealing with transitional land use policies.

8. Redevelopment: Most of Sandy Springs is already developed. There are many older apartment complexes and shopping centers which could be redeveloped to release needed land for new development close to areas already served by bus and rail lines; sewer and water services; libraries and public schools.

The community has expressed interest in the preparation of a Density Bonus Program to allow developers to build more square footage and residential units if they accomplish certain goals and provide certain amenities desired by the community. The following list includes actions which have been identified as qualifying for density bonuses and increases in height: (1) Creation of mixed use developments, (2) Provision of housing mix, (3) Installation of street grid segments, (4) Construction of sidewalks, bicycle and greenway paths above standards, (5) Restoration of piped streams, (6) Increased green space, (7) Provision and restoration of wider buffers to stream banks, (8) Reduction of surface parking, (9) Compliance with Main Street Architectural requirements outside the Main Street Zone, (10) Installation of sidewalks, street trees & pedestrian lights on internal roads, (11) Property assemblage, (12) Reduction of curb cuts on Roswell Road, (13) Connection of single family neighborhoods to nearby businesses through sidewalks & bicycle paths, and (14) Re-development of older properties (1980's and older) for mixed uses.





9. Agricultural/Forest Lands: The land use map doesn't show any agricultural and forest land use. There are wooded properties in Sandy Springs, largely on large acre residential tracts. These stands of trees could be cut as property is subdivided for smaller lot homes. To protect these wooded parcels, the Sandy Springs community has asked that the conservation subdivision ordinance be considered for the Sandy Springs Planning Area.

10. Other Factors: One of the issues facing Sandy Springs is property ownership. Property, especially commercial property, is owned by many different individuals, corporations and estates located all over the world. These family estates and leasing companies are happy with the cash flow from their tenants and have no incentive to assemble and redevelop according to the community vision. Absentee owners and multiple owners of small parcels result in properties remaining unimproved. When small parcels are proposed for redevelopment, there are often problems meeting current development standards resulting in numerous variance requests. Creating incentives to assembly property are a major strategy of the Sandy Springs community to fulfill their vision.

Southwest Fulton

Projections of Future Land Use Needs

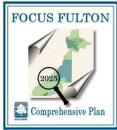
The 2025 land use map for Southwest Fulton County focuses on accommodating population and job growth over the next 20 years. The proposed map changes reflect the addition of new live work categories and a new open space category. The plan shows appropriate locations for future, residential, retail, office, commercial and industrial development and their densities where public facilities such as road, sewer and water are adequate (either in place or where improvements are planned) (Table 6-26).

Table 6-26: Southwest Fulton Land Use and Demographics				
2005			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
12,851	4,761	0.37	8,690	3,219
Households	Residential Acres	Acres/household	Households	
5,539	4,761	0.89	5,255	5,517
Employment	Employment Acres	Acres/job	Employment	
21,132	3,835	0.18	4,442	806
Source: Existing Land and E&CD forecasts				

Residential Uses: Table 6-26 provides a summary of the population and land use changes from 2005 to 2025. Southwest Fulton will have a population increase of 8,690 persons by 2025. Corresponding to population growth, the area is expected to add 5,255 more households. The area is also expected to add 4,442 jobs by 2025. If populations grows in a similar pattern, between 3,219 and 5,517 acres will be needed to accommodate the forecasted population growth.

Commercial and Industrial Uses: Based of employment forecasts, an additional 806 acres will be used for employment purposes in Southwest. Southwest has an abundance of land used for industrial uses. The 2025 Land Use continues to show Fulton Industrial Boulevard as Industrial and Business Park. New businesses can be accommodated in vacant industrial buildings and industrially





zoned land. Commercial uses can be located in the Live Work land use designations and those designated for commercial.

Land Uses Other than Residential, Commercial, and Industrial: Currently approximately 468 acres are used for institutional uses, equal to 0.036 acres per person. An additional 316 acres may be needed for institutional uses. This includes Charlie Brown Airport; therefore, the actual amount of land needed may be less. Acreage needed for public recreational and institutional uses are not shown on the land use map unless the land is owned by Fulton County, and in the case of schools, the Fulton County Board of Education. Land for all future uses must come from land that is currently used for other purposes. The land use map shows current institutional uses, this includes government facilities, public and private schools and churches larger than 5 acres.

Environmental/Natural Resources: Many areas adjacent to major transportation corridors are located within the 100-year floodplain. Land uses were changed to reflect protection and a limit to development in these natural hazard areas. The 2025 land use plan designates 16% of land uses as one of the open space categories.

2025 Land Use Map

The 2025 Land Use Map for Southwest Fulton is included with this plan. The acres and the percentage of land in each of the land use categories are shown in Table 6-27. The Southwest 2025 Land Use Map indicates the location, densities and type of uses that are appropriate for each parcel in unincorporated Southwest Fulton County.

Table 6-27: 2025 Land Use Map - Southwest Fulton		
Land Use Designation	Acres	Percent
Residential		
Residential 2 to 3 units/acre	5,972	35.6
Residential 3 to 5 units/acre	342	2.0
Residential 5 to 8 units/acre	48	0.3
Commercial		
Retail & Services	269	1.6
Office	39	0.2
Live Work		
Live Work – Community	750	4.5
Business Park	786	4.7
Industrial	3,860	23.0
Public, Semi-Public & Institutional		
Transportation & Utilities	428	2.5
Right-of-Way	1,476	8.8
Community Facilities	127	0.8
Open Space		
Flood plain - 100 Year	2,080	12.4
Parks, Recreation & Conservation	214	1.3



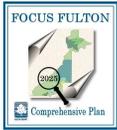


Table 6-27: 2025 Land Use Map - Southwest Fulton		
Land Use Designation	Acres	Percent
Water Bodies	398	2.4
Total	16,790	100.0

1. Growth Distribution: The number of households (low and high numbers) and the number of employment that can be accommodated in Southwest Fulton if the area is developed following the land uses in the 2025 Land Use Map is shown in Table 6-28. According to these calculations, the number of forecasted households and employment can be accommodated.

On the 2025 Land Use Map, the west side of Fulton Industrial Boulevard is shown as industrial from the City of Atlanta limits to the boundary of the planning area as well as the east side of the road until Camp Creek Parkway. South of Camp Creek, the land is designated as Business Park. Live Work land uses are shown a Cascade Road and I-285, along Camp Creek Parkway and at Campbellton Road and New Hope Road. The area between the City of Atlanta limits and Fulton Industrial is mainly designated for residential uses.

Table 6-28: Southwest Fulton Population and Employment Forecasts in the 2025 Land Use Map							
Land Use Classification	Households			Employment		Assumptions	
	Acres	Low	High	Low	High	Square feet/acre	Jobs/Square feet
Residential							
2 to 3	5,972	11,944	17,916	0	0	2-3 units/acre	
3 to 5	342	1,026	1,710	0	0	3-5 units/acre	
5 to 8	48	240	384	0	0	5-8 units/acre	
Business Park	787	0	0	22,486	22,486	10,000 sf/acre	1 job/350 sf
Community Facilities	127	0	0	6,555	13,110		
Live Work - Community	750	0	0	0	0		
Residential	250	250	2,250	0	0	1-9 units/acre	
Commercial	250	0	0	7,500	15,000	15,000 sf/acre	1 job/250-500sf
Office	250	0	0	10,714	15,000	15,000 sf/acre	1 job/250-350 sf
Industrial	3,860	0	0	77,200	77,200	15,000 sf/acre	1 job/750 sf
Office	39	0	0	1,671	2,340	15,000 sf/acre	1 job/250-350 sf
Retail	269	0	0	11,529	16,140	15,000 sf/acre	1 job/250-350 sf
Total	12,944	13,460	22,260	137,655	161,276		
Minus 10% vacant Housing		12,114	20,034				
Govt jobs range from 2% to over 10%. Assume 5% low, 10% high to include other institutional uses also.							





2. Annexation: The City of Atlanta plans to annex several parcels along Kimberly Road in the Cascade community. In addition, there is an island of vacant/agricultural land located in Southwest and surrounded by the City of Atlanta, which is likely to be annexed in the near future. Fulton County has encouraged the City of Atlanta to annex all unincorporated islands.

3. Infrastructure Improvements: The Community Facilities Element, the Implementation Element and the Short Term Work Program include information on the timing and sequencing of infrastructure and community facilities improvements. The Transportation Element includes a list and timing of programmed transportation projects. These improvements will support the proposed growth and growth patterns recommended in the Land Use Map. Currently one of the planned infrastructure improvements in Southwest is the sidewalk design along major roads in the Sandtown community. Sidewalks will be added on Boatrock, New Hope and Campbellton Roads.

4. Cultural and Historic Resources: Southwest's cultural and historic resources are scattered through out. They are mainly located along Cascade Road, Fairburn Road and Campbellton Road. Most of them are residential structures. Several family and church cemeteries are also located throughout Southwest Fulton.

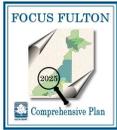
5. Traditional Land use Patterns: The 2025 land use plan map incorporates two Live Work areas, and redefines two existing Live Work nodes. One new node, located at the intersection of Cascade and Fairburn Roads, is envisioned as a community Live Work node. This is a Community Live Work node, intended to serve a group of adjacent neighborhoods. Residential densities should not exceed 9 units per acre. A second Live Work corridor is proposed extending from Camp Creek and Butner Roads east towards the City of Atlanta, along Camp Creek Parkway. This designation is also community Live Work. Several land use patterns account for the designation of this corridor, particularly the current development trends in the adjacent cities of Atlanta and East Point. Both cities either have current mixed use projects underway or are in the process of developing mixed used projects along the corridor.

6. Transitional Areas: Southwest is characterized as a suburban community with a strong industrial presence. Fulton Industrial Boulevard (FIB), the County's largest industrial corridor, forms the planning area's eastern boundary and accounts for 16% of existing land use. As the planning area prepares for additional population and job growth, buffering single family residential uses from new and existing industrial areas is important. Several parcels south along FIB were changed to the business park land use designation to serve as transition areas between the heavier industrial uses allowed in the industrial corridor and the residential uses in the mostly single family residential areas. The land use next to the business park is designated as Residential at 3 to 5 units per acre in order to provide transition to the Residential at 2 to 3 units per acre.

7. Redevelopment Areas: The proposed land use plan includes policies targeted at redevelopment for the industrial corridor along FIB. Most other areas of Southwest are new and developing residential and commercial areas.

8. Agricultural/Forest Lands: Southwest is primarily a suburban area. Forestry and agricultural land account for 27% of the existing land area in Southwest. There is no active farming in the district. Most of the vacant land is shown on the land use plan in order to low to medium density residential other vacant land is incorporated into Live-Work nodes and corridors.





9. Additional Community Plans: Since the adoption of the 2015 Comprehensive Plan, several community planning processes have been conducted in Southwest Fulton. In 2000, the Campbellton Road study was conducted. Two years later, in 2002, two additional planning studies were conducted: Blueprint Sandtown and the Sandtown LCI Study. The recommendations from each of these planning exercises helped inform the land use changes proposed in this comprehensive plan. In the future, community plans are recommended for Fulton Industrial Boulevard and Camp Creek Parkway.

South Fulton

Projection of Future Land Use Needs

South Fulton has the greatest amount of undeveloped land in the heart of the Atlanta Region. In addition it is in close proximity to downtown Atlanta, access to I-85, I-285 and Hartsfield-Jackson International Airport. Rolling hills, green landscapes, and tree lined roads are characteristics that capture the fundamental nature of South Fulton. In the last ten (10) years South Fulton has experienced unprecedented growth and development. In 2004, Fulton County led the Atlanta Metropolitan Statistical Area in residential building permits by issuing a sum of 16,921 permits. Sixty percent (60%) of the building permits were issued in South Fulton. The development boom occurring in South Fulton mirrors the development explosion that occurred in North Fulton twenty (20) years ago. Population projections for the next 25 years suggest an increase of 20,000 people or more in South Fulton.

Table 6-29: South Fulton Land Use and Demographics				
2005			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
52,439	16,202	0.3	55,050	17,008
Households	Residential Acres	Acres/household	Households	
16,955	16,202	0.95	17,395	16,622
Employment	Employment Acres	Acres/job	Employment	
20,949	3,682	0.17	16,282	2,861

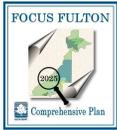
Source: Existing Land and E&CD forecasts

Residential Population: South Fulton is expected to grow from an estimated population of 52,439 in 2005 to 107,489 residents in 2025 (Table 6-29). The number of households is forecasted to increase by 17,395. If South Fulton develops in the same pattern as it has to date, the additional households would require between 16,622 and 17,008 acres. This is equals to about a 28% of the land currently designated as forest and agricultural in the existing land use survey.

Commercial and Industrial Uses: Based on the employment forecast, the workforce will increase by 16,282. Based on current development patterns, the forecasted workforce may require almost 2,861 acres. The 2025 Land Use Plan shows areas designated for Live Work and non-residential land use where future commercial and industrial uses could be located.

Land Uses Other than Residential, Commercial, and Industrial: Currently approximately 1,601 acres are used for institutional uses, equal to 0.03 acres per person. An additional 1,682 acres may





be needed for institutional uses by 2025. The land use map shows current institutional uses, this includes government facilities, public and private schools and churches larger than 5 acres.

Environmentally Sensitive Areas: The Chattahoochee River flows through South Fulton. The 100 year floodplains for stream bodies are shown on the Land Use Plan Map and are protected by current stream buffer ordinances of 75 feet.

2025 Land Use Map

The 2025 Land Use Map for South Fulton is included with this plan. The acres and the percentage of land in each of the land use categories are shown in Table 6-30. The South Fulton 2025 Land Use Map indicates the location, densities and type of uses that are appropriate for each parcel in unincorporated South Fulton County.

Table 6-30: 2025 Land Use Map - South Fulton		
Land Use Designation	Acres	Percent
Residential		
Residential, 1 unit or less	1,787	1.8%
Residential, 1 to 2 units/acre	17,726	17.6%
Residential 1 to 3 units/acre	3,900	3.9%
Residential, 2 to 3 units/acre	6,358	6.3%
Residential, 3 to 5 units/acre	3,994	4.0%
Residential 5 to 8 units/acre	255	0.3%
Residential, 8 to 12 units/acre	132	0.1%
Residential, 12 to 20 units/acre	130	0.1%
Commercial		
Retail & Services	318	0.3%
Office	97	0.1%
Live Work		
Live Work - Neighborhood	4,230	4.2%
Live Work- Community	1,370	1.4%
Live Work-Regional	1,677	1.7%
Business Park	2,217	2.2%
Industrial	3,645	3.6%
Agricultural	34,327	34.0%
Public, Semi-Public, Institutional		
Community Facilities	830	0.8%
ROW	6,684	6.6%
Transportation & Utilities	224	0.2%
Open Space		
Flood Plain - 100 Year	9,898	9.8%
Parks, Recreation, Conservation	1,249	1.2%
Water Bodies	399	



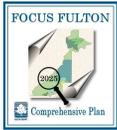


Table 6-30: 2025 Land Use Map - South Fulton		
Land Use Designation	Acres	Percent
Total	100,824	100.0%

The objective of the South Fulton 2025 Land Use Map is to:

1. Encourage the preservation of the natural pristine environment;
2. Direct growth to areas with transportation infrastructure (e.g. Major Arterials, parkways);
3. Promote mixed used development and pedestrian oriented communities;
4. Strategically increase density in areas where growth is projected to be located;
5. Provide transitional zones that buffer higher density development from established low-density communities;

1 Growth Distribution: The number of households (low and high numbers) and the number of employment that can be accommodated in South Fulton if the area is developed following the land uses in the 2025 Land Use Map is shown in Table 6-31. According to these calculations, the number of forecasted households and employment can be accommodated.

Table 6-31: South Fulton Population and Employment Forecasts in the 2025 Land Use Map							
	Acres	Households		Employment		Assumptions	
		Low	High	Low	High	Square feet per acre	Job/square feet
Residential							
1 or less	1,787	893	1,787	0	0	0.5 to 1 units/acre	
1 to 2	17,726	17,726	35,452	0	0	1-2 units/acre	
1 to 3	3,989	3,989	1,994	0	0	1-3 units/acre	
2 to 3	6,358	12,716	19,074	0	0	2-3 units/acre	
3 to 5	3,994	11,983	19,971	0	0	3-5 units/acre	
5 to 8	255	1,275	2,040	0	0	5-8 units/acre	
8 to 12	132	1,059	1,588	0	0	8-12 units/acre	
12 to 20	130	1,558	2,597	0	0	12-20 units/acre	
Agriculture	34,327	17,163	34,327	0	0	0.5 to 1 unit/acre	
Business Park	2,217	0	0	63	89	10,000 sf/acre	One job/250-350 sf
Industrial	3,645	0	0	49	49	10,000 sf/acre	One job/750 sf
Community Facilities	830	0	0	8,292	16,585		
LW-Neighborhood	4,230	0	0	0	0		
Residential	1,410	1,410	7,049	0	0	1-5 units/acre	
Commercial	1,410	0	0	28,198	56,395	10,000 sf/acre	1 job/250-500 sf
Office	1,410	0	0	40,282	56,395	10,000 sf/acre	1 job/250-350 sf
LW-Community	1,370	0	0	0	0		
Residential	457	457	4,109	0	0	1-9 units/acre	
Commercial	457	0	0	13,697	27,395	15,000 sf/acre	1 job/250-500 sf
Office	457	0	0	19,568	27,395	15,000 sf/acre	1 job/250-350 sf





Table 6-31: South Fulton Population and Employment Forecasts in the 2025 Land Use Map

	Acres	Households		Employment		Assumptions	
LW-Regional	1,677	0	0	0	0		
Residential	559	5,031	11,180	0	0	9-20 units/acre	
Commercial	559	0	0	16,770	89,441	15001-40,000 sf/acre	1 job/500 sf
Office	559	0	0	23,957	89,441	15001-40,000 sf/acre	1 job/350 sf
Office	97	0	0	4,171	11,123	15001-40,00 sf/acre	1 job/350 sf
Retail	318	0	0	19,093	50,914	15001-40,000 sf/acre	1 job/250 sf
Total	89,528	75,260	141,168	174,140	425,222		
Minus 10% as vacant housing units		67,734	127,052				

Government jobs range from 2% to over 10%. Assume 5% low, 10% high to include other institutional uses also.

The Cedar Grove and Clifftondale Communities, located North of South Fulton Parkway and South of Camp Creek Parkway are projected to receive a net migration up to 10,000 people. The Chattahoochee Hill Country, which is 40,000 acres of undeveloped land West of Cascade Palmetto Highway, is projected to receive a population of 20,000 or more. The Chattahoochee Hill Country (CHC) plan is an unconventional development strategy with a preservation emphasis through the use of Transfer of Development Rights. The plan identifies three (3) mixed use villages at 640 acres per village, with a maximum density of 14-units per acre. In order to develop within the village, development rights must be purchased outside the village and preserved in perpetuity. The CHC plan encourages that development be concentrated in the villages, while prohibiting the traditional sprawl-like patterns in areas designated as Agricultural on the land use plan or zoned Agricultural.

The 2025 Land Use Map is designed to distribute growth and accommodate development in an appropriate manner. These changes include:

1. Extending the Live Work land use designation west to Cascade Palmetto Highway (SR 154) from Stonewall Tell Road. Live Work promotes a diversity of housing options, a mix of non-residential uses, and alternative modes of transportation within the corridor.
2. Identifying three (3) Community Live Work nodes at major intersections along the South Fulton Parkway which allows a maximum of nine (9) residential units per acre. These nodes each have a ½-mile radius and are located at Stonewall Tell Road, Campbellton-Fairburn Road (SR 92), and Cascade Palmetto Highway (SR 154).
3. Providing a land use transition between the community live work nodes with a Neighborhood Live Work designation which has a maximum density of five residential (5) units per acre. Transitioning to a lower density between the major intersections limits the South Fulton Parkway from developing in a typical suburban strip-retail-like manner and keeps the higher density mixed use development at the intersections.
4. Classifying the Chattahoochee Hill Country Villages as Regional Live-Work Nodes which permit a maximum of fourteen (14) residential units per acre per village.





5. Establishing a transitional land use buffer adjacent to the South Fulton Parkway to serve as a buffer to the higher density on the north and south sides of the parkway from the lower density residential. This transitional buffer is a ½ mile band on the edge of the Live-Work corridor with a maximum density of three (3) residential units per acre.

2. Annexation: The municipalities in South Fulton have shared their preliminary plans for annexation; however, nothing to date as been formally submitted in a comprehensive manner describing specific parcels. The following annexation plans have been discussed but are not definitive until an official annexation request is submitted to the county:

1. The City of East Point- Potential plans to annex parcels south to Roosevelt Highway nearest Campbell Drive.
2. The City of Fairburn – Potential annexation plans on Spence Road, Senoia Road, and the South Fulton Parkway.
3. Future annexation plans for the remainder of the South County municipalities have not been expressed to the county.

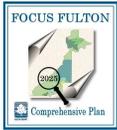
3. Infrastructure Improvements: Growth and development has a substantial impact on the county's infrastructure. Infrastructure must be in place and/or planned to prevent systems from exceeding their functional capacities. Mobility will be a critical issue for South Fulton as growth increases and development continues. An access management study is imperative for the South Fulton Parkway and its neighboring communities because it is a major east-west connector in South Fulton. The last segment of the South Fulton Parkway should be completed soon. Expansion (from 12 to 24 mgd) of the Camp Creek Water Pollution Control Plant was completed in June 2005 and it is expected to accommodate future growth. Limited water distribution network could be a challenge to meeting the needs for the forecasted population.

4. Environmental/Natural Resources: The 2025 Future Land Use Map is the most environmentally sensitive land use map to date. The 100 year flood plain accounts for almost 10% of the land uses. The objective is to show this environmentally sensitive area on the 2025 map to promote the protection of natural resources and to limit development in the flood plain areas.

5. Historic and Cultural Resources: A Historic Resources Survey of South Fulton was conducted from 1994 to 1997. A total of 403 sites were surveyed. The dates of construction ranged from early 1830's to 1940's. Most of the buildings (75%) were built after the 1900's. The majority of (80%) of the survey sites are in fair to good condition with a high level of integrity. Most of 65% are or may be eligible to the National Register of Historic Places. A third of the structures are considered to be threatened due to their deteriorated condition, use or change in land use. While many of these are rural resources and are scattered throughout South Fulton, some are concentrated at Crossroads Communities. The South Fulton Scenic Byways is located in the CHC area. This plan recommends developing a Historic Preservation Ordinance to protect, preserve and enhance the distinctive architectural and cultural heritage in Fulton County.

6. Traditional Development: The plan designates numerous areas as Live Work in the land use plan where traditional development patterns will be encouraged. These are the Live Work villages in the Chattahoochee Hill Country and along the South Fulton Parkway.





7. Transitional Areas: The 2025 plan also identifies specific segments along Roosevelt Highway as neighborhood Live Work and removes the existing retail/commercial land use designation. This is an older suburban community, where the retail and commercial development has declined over the last decade. The neighborhood Live Work will help redevelop and stimulate an economic synergy in the Red Oak Community to attract regional and national retail chains and a diverse housing mix.

8. Redevelopment Areas: The 2025 Land Use Plan promotes the infill and redevelopment of older urban corridors by designating the Old National Highway as neighborhood Live Work Corridor. The Live Work designation will provide the opportunity to bring buildings closer to the street, provide pedestrian oriented developments which include a housing component and help reignite older existing commercial/retail uses. This designation is consistent with the recommendations for the Old National Livable Centers Initiative Study which recommended Transit Oriented Development along the corridor, specifically, in areas requiring redevelopment.

9. Agricultural/Forest Lands and Alternative Land Use Patterns: Agricultural and Forest land uses account for 35% of land uses. Efforts to preserve agricultural land are being made in the Chattahoochee Hill Country (CHC). The CHC plan is a sustainable land use plan that protects the ecological health and quality of life of approximately 40,000 acres in South Fulton. The Chattahoochee Hill Country has created innovative ways to manage growth and preserve the environment through new land use tools that allow of higher density mixed use developments while preserving greenspace. Within the Chattahoochee Hill Country three (3) types of sustainable development options are available- Villages, Hamlets, or Conservation Subdivisions. All of these development types cluster the houses and preserve greenspace but each works in a very different way.

The Village (MIX-CHC zoning classification) allows for a mix of uses for residents to live work and relax. The Village provides a designated 'center' of continuous activity for the residents and will include residential, office, retail, commercial and civic spaces. It is a minimum size of 500 acres in which the density is increased to 14 units per acre maximum. MIX-CHC zoning accommodates diverse development types, a more pedestrian-friendly pattern, and encourages a mix of age groups and income levels in the community. In order to preserve the surrounding landscape, a rural protection buffer will surround the entire village site. There are numerous benefits to this type of development including less development cost, lower services cost and less land consumption. Transfer of Development Rights is necessary to construct a village and preserve the surrounding landscape existing rural culture.

The Hamlet (CUP-CHC zoning classification) is intended to provide a mix of dwellings and local services to the community in a compact pattern that promotes land conservation. A hamlet is a minimum of 200 acres with an overall density of one unit per acre, but development is clustered on a maximum of forty (40%) percent of the land while sixty (60%) is preserved as greenspace. There are no designated areas for hamlets and can occur in any area within the Hill Country. They encourage a mix of development types and sizes and can include residential, office, retail and commercial uses.

The Fulton County Board of Commissioners adopted a conservation subdivision ordinance for South Fulton County on April 21, 2004. In contrast to the MIX-CHC and CUP-CHC zoning districts, the conservation subdivision is not permitted to have a mix of residential and commercial uses. However, this ordinance does allow a developer to cluster homes on smaller lots so that a





minimum of forty (40%) percent of land is set aside as open space. A Conservation Subdivisions is permitted by right and does not require rezoning, unless the parcel(s) was zoned with conditions. The conservation subdivision is another voluntary option for development in the Chattahoochee Hill Country and south Fulton that will achieve greater protection of natural resources that the underlying AG-1 zoning.

10. Additional Community Plans: Since the last comprehensive plan update several community plans were developed in South Fulton. These plans include: the 2003 Cliftondale Community Master Plan, 2003 Cedar Grove Community Plan, 2003 Old National Highway Livable Centers Initiative Study, 2002 Chattahoochee Hill Country Livable Centers Initiative (LCI) Study, 2004 Chattahoochee Hill Country Supplemental LCI Study. Additional community plans are recommended for the South Fulton Parkway (access management plan), Roosevelt Highway and the Line Creek community.

Summary

Table 6-32 summarizes the number of households and employment forecasted for 2025 by planning area and for all of unincorporated Fulton County as well as the number of households (low and high numbers) and the number of employment that can be accommodated in unincorporated Fulton County if the area is developed following the land uses in the 2025 Land Use Map. According to these calculations, the number of forecasted households and employment can be accommodated in unincorporated Fulton County. However, in North Fulton and Sandy Springs, there may be difficulty in accommodating the forecasted households.

Table 6-32: 2025 Land Use Map and 2025 Population and Employment Forecasts						
		North Fulton	Sandy Springs	Southwest Fulton	South Fulton	Fulton County Total
Households	Low	21,813	27,990	12,114	67,734	129,651
	High	43,134	42,247	20,034	127,052	232,467
<i>2025 Projection</i>		<i>47,925</i>	<i>53,554</i>	<i>10,794</i>	<i>34,350</i>	<i>146,622</i>
Employment	Low	76,740	96,749	137,655	174,140	485,284
	High	137,905	227,512	161,276	424,200	950,823
<i>2025 Projection</i>		<i>84,553</i>	<i>161,861</i>	<i>25,574</i>	<i>37,231</i>	<i>241,081</i>
Source: Fulton County Department of Environment and Community Development, June 2005						