



Fulton County 2025 Comprehensive Plan

By

Fulton County
Environment and Community Development Department

2005Z-0036
Approved November 2, 2005

Fulton County Board of Commissioners





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Special thanks to the Steering Committee members who devoted many hours learning about Fulton County and helping to shape this plan; to the residents, property owners, community leaders and business owners who attended many public meetings and provided comments which made the Plan a document which addresses their concerns and goals for Fulton County; and to the many staff of Fulton County departments, City staff and adjacent governments who assisted in the effort, providing information and sharing their professional knowledge which made this document relevant and accurate. There are too many people to name but please know that your efforts and participation are greatly appreciated by the stakeholders and staff of Fulton County.

Special thanks to the staff of the E&CD Technical Services Division for their assistance in the preparation of the computerized Land Use Plan Maps and other plan maps and in creating and updating the Focus Fulton web site. Special thanks also go to the staffs of the E&CD Environment, Community Development, and Current Planning divisions who made contributions and attended community meetings. Many thanks go to J.J. Anderson, Lieutenant, Fulton County Police Department who attended every steering committee and every community meeting. Thanks to former staff member, John Maximuk, for his efforts in the preparation of this plan.





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Introduction

Focus Fulton, Fulton County's Comprehensive Plan, is a 20 year policy plan (2005-2025) designed to articulate and implement a vision of how Fulton County will grow in ways that sustain its stakeholders' values. Focus Fulton is the first county-wide planning process undertaken since 1988. The face of Fulton County was changed dramatically over the last 15 years. Quality of life, employment opportunities and the County's natural beauty continue to make Fulton one of the premier places to live, work and play. The key to maintaining this quality of life and shaping future development is the Comprehensive Plan.

The Comprehensive Plan establishes policies and provides a framework for adapting to the changing conditions over time. The building blocks of the Comprehensive Plan are the elements required by the state's Department of Community Affairs (DCA). The vision, goals, policies and strategies for each element in the plan were developed over an 18 month process working with the citizens of the county, a 50 member steering committee comprised of neighborhood representatives, developers, attorneys, and business representatives and Fulton County staff. Regular Steering Committee meetings were held with presentations by experts in the field of the plan elements. Subcommittees, corresponding to the plan elements, were formed to focus in depth on each element.

The Georgia Planning Act

In 1989, the State of Georgia adopted the Georgia Planning Act. The Act establishes Minimum Planning Standards and Procedures for Local Comprehensive Planning by local governments (counties and cities) in the State of Georgia. The Minimum Standards call for the development of 20 year Comprehensive plans every ten (10) years. The Minimum Planning Standards also established the three step planning process in developing comprehensive plans. The three steps are: Inventory of Existing Conditions, Assessment of Current and Future Needs and, Articulation of Goals and an associated implementation program.

Furthermore, the Minimum Planning Standards establishes the elements to be included in Comprehensive Plans. These elements are listed below.

- Element 1. Population: This element includes historic, current and forecast population, households, age distribution, educational attainment, and income.

- Element 2. Economic Development: This element includes historic, current and forecast economic base, employment and earnings by sector, income, labor force, employment rates, labor force participation by sex, economic development resources, economic development strategies, retention/expansion and incentives.

- Element 3. Housing: This element includes historic, current and forecast of housing types, housing units, age & condition of housing units, owner & renter characteristics, housing cost, cost burden, and occupancy levels.

- Element 4. Natural and Cultural Resources: This element includes discussion of public water supply sources, water supply watersheds, ground water recharge





areas, wetlands, protected rivers, flood plains, soil types, steep slopes, prime agricultural & forest land, plant & animal habitats, major park & conservation areas, scenic views and cultural and historic resources.

- Element 5. Community Facilities and Services: This element includes information on general government, water supply, sewer and wastewater, solid waste, public safety, recreation & parks, hospitals & health care, libraries & cultural facilities and stormwater management.
- Element 6. Land Use: This element includes identification of existing land uses, assessment of current and future land use needs based on population and employment forecasts and the 2025 Land Use Map.
- Element 7. Intergovernmental Coordination: This element includes an inventory of intergovernmental coordination mechanisms with adjacent local governments, school boards, special districts, independent development authorities, utilities and interrelated state programs.
- Element 8. Transportation: This element includes an inventory, assessment of current and future needs of transportation facilities (streets, roads, highways, bridge, bicycle and pedestrian facilities), public transportation and services, railroads and airports.
- Element 9. Implementation: This element includes vision, policies, and strategies for each of the plan elements and an implementation schedule.
- Element 10. Community Participation: This section describes the planning process undertaken for the development of this plan.
- Element 11. Capital Improvements Element and Short Term Work Program: This element includes the capital projects that could be funded with impact fees over the next twenty years as well as countywide capital projects and other initiatives scheduled for the next five years.

One of the main purposes of this Comprehensive Plan is to provide policies that guide the development of the County in the context of future growth. The plan reflects the community's vision, establishes a long term plan to implement policies and improve coordination at the City, County, Regional and State levels. These policies can be looked to by stakeholders and by all levels of government in planning for growth. Specifically, the plan will be used by the County to guide decisions about proposed ordinances, policies and programs and to assist departments in the development of the scope of the County's short term work program.

