



# **FULTON COUNTY COMPREHENSIVE PLAN UPDATE**

**Board of Commissioners  
Public Hearing  
February 19, 2025**

# AGENDA

- Project Purpose – Why is It Necessary?
- What Area of the County is Impacted?
- Plan Development Process – What We Heard
- Preparation of Final Document
- Next Steps



AGENDA ITEM  
24-0229 Public Comment - Citizens are allowed to voice County related opinions, concerns, requests, etc. during the Public Comment portion of the Commission meeting. Priority for public comment will be given to Fulton County citizens and those individuals representing businesses...

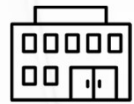
FULTON COUNTY  
CURRENT SPEAKER  
00:01:03

# WHO IS GOODWYN MILLS CAWOOD?

We are engineers, architects, planners, scientists, designers and more, working together to **"Build Communities."**

GMC is a multidisciplined architecture and engineering firm, with several different groups with various qualifications and expertise under one roof:

- Architecture
- Civil & Municipal Engineering
- Environmental
- Transportation Engineering
- Landscape Architecture & Planning
- Geotechnical Engineering
- Electrical Engineering
- Disaster Recovery



Founded  
**1947**

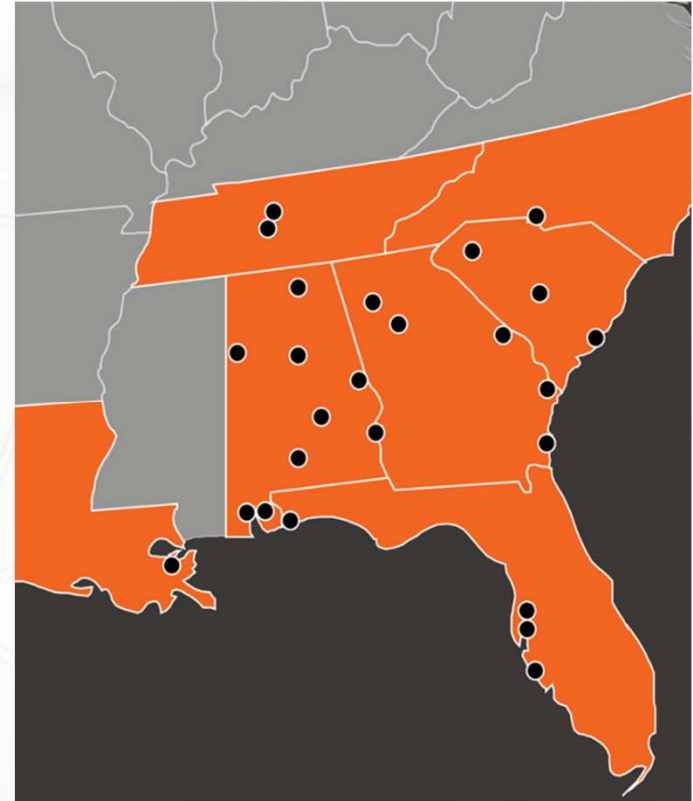


**150+**  
Architects

**600+**  
Professionals



**26** Offices



# PROJECT PURPOSE

The purpose of the Comprehensive Plan Update is to:

- Satisfy the Minimum Planning Standards of the Georgia Department of Community Affairs (DCA)
- Attain a Qualified Local Government (QLG) status
- Become eligible for state funding
  - GDOT
  - GEFA
  - CDBG
- Serve as a guiding document for the future
- Build upon the last update in 2016



AGENDA ITEM  
24-0223 Public Comment - Citizens are allowed to voice  
County related opinions, concerns, requests, etc. during  
the Public Comment portion of the Commission meeting.  
Priority for public comment will be given to Fulton County  
citizens and those individuals representing businesses...

FULTON  
COUNTY

CURRENT SPEAKER 00:01:03

# COMPREHENSIVE PLAN UPDATE

- Inventories what exists today and outlines a community's vision for the future
- Describes concrete action steps to achieve the vision
- Is regulated by the Georgia Department of Community Affairs (DCA)

## WHAT IS A COMPREHENSIVE PLAN?

"A long-term plan for how the community wants to grow and develop in the future"

# COMPREHENSIVE PLAN PROCESS - LOCATION

- Unique circumstances due to new cities
- Small unincorporated area along FIB, north of I-20, east of the Chattahoochee River
- Streamlined the traditional process
- Study area consists of 114 parcels covering over 1.6 square miles, with no permanent residents



County, Georgia



GMC

Goodwyn Mills Cawood



0 0.13 0.25 Miles



FULTON  
COUNTY

# OPPORTUNITIES FOR PUBLIC INVOLVEMENT



# KICK-OFF PUBLIC HEARING SEPTEMBER 24TH

Held at the beginning of the planning process.

The purpose of this hearing is to:

- Brief the community on the process to be used to develop the plan;
- Highlight opportunities for public participation in development of the plan; and
- Obtain input on the proposed planning process





# KICK-OFF PUBLIC HEARING RESULTS SUMMARY – SEPTEMBER 24TH

## **Station #1: Establishing Needs and Opportunities Exercise**

### Highest Ranking Priority:

- 1<sup>st</sup> – Commercial, Office and Industrial Development
- 2<sup>nd</sup> – Economic Development
- 3<sup>rd</sup> – Broadband Access/Transportation

## **Station #2: Map Exercise**

### Favorite Places:

- Fulton County Airport
- Areas for Gateway plans, beatification/placemaking
- Chattahoochee Master Plan/potential trails
- Parcels with RFI Authority–county owned parcels
- Business Park – economic generator
- Closing 2nd runway for new hangers–increased capacity

## **Station #2: Map Exercise**

### Places Needing Improvement:

- Crosswalk is dangerous (Wendell Drive @ FIB)
- Undesirable land uses/ rundown hotels
- Tires/illegal dumping (Distribution Drive SW)
- GDOT Improvement – Left turn lane East bound– high accident point (MLK, Jr. Blvd @ National Drive SW)
- Illegal Dumping–easement owned by colonial pipeline (Wendell Drive)

## **Station #3: General Comments**

Possible Innovation District for Schools, Electronic Vehicles, and Parks

# ONLINE COMMUNITY SURVEY RESULTS

Conducted from October 14<sup>th</sup> – November 14<sup>th</sup> 2024

- **4 Total Respondents**
- **Top Priority:**
  - Housing, Economic Development, Transportation, Community Facilities and Services, and Broadband Access
- **Medium Priority:**
  - Commercial, Office and Industrial Development; Parks & Recreation; Environmental Protection & Conservation; and Cultural/Historic Resources
- **Favorite Places:** The Fulton County Airport and 4060 MLK, Jr Drive SW
- **Least Favorite Places:** The Fulton County Airport; 4155, 4075, 4105 Fulton Industrial Blvd; All of the empty lots on Fulton Industrial Blvd should be developed
- **General Comments:** More restaurants and shopping centers, a banking location, more lighting at night, more road blocks from the Police Department, and help the existing property owners develop

# COMPREHENSIVE PLAN UPDATE

## 6-Month Process

### Comprehensive Plan Elements include:

- Transportation
- Land Use
- Housing
- Broadband
- Parks and Recreation
- Environment
- Economic Development
- Community Facilities/Services



# PREPARATION OF FINAL DOCUMENT

Most Elements Already Exist; Used Existing Sources

1. **Goals** – Vision Statement and List of Goals from the Fulton County Strategic Plan
2. **Needs & Opportunities** – 5-Year Improvement Areas from the Fulton County Strategic Plan
3. **Economic Development** – Select Fulton
4. **Land Use** – 2016 Comprehensive Plan Update
5. **Transportation** – ARC's Long Range Transportation Plan
6. **Housing** – Fulton County Housing Authority's HUD Consolidated Plan
7. **Broadband** – Select Fulton
8. **Report of Accomplishments (ROA)** – From Previous 2016 Update
9. **Community Work Plan** – Short-Term Work Program 2026–2030



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COUNTY

FULTON COUNTY  
**2045**  
COMPREHENSIVE  
PLAN UPDATE

# PREPARATION OF FINAL DOCUMENT

- **Report of Accomplishments (ROA) from Previous 2016 Comprehensive Plan Update**
  - DCA requirement
  - From Previous 2016 Comprehensive Plan Update
  - Coordinated with Staff and Steering Committee on updating ROA
  - Leads into the Short-Term Work Program for current planning effort



# PREPARATION OF FINAL DOCUMENT - IMPLEMENTATION

- **Short Term Work Program (STWP)**
  - Identifies actions – projects, programs, or policies
  - Identifies timeframe – short, medium or long term
  - Identifies partnerships – public, private, and non-profit
  - Assists in aligning funding streams and identifying grant opportunities
  - Updated as circumstances and priorities change



# PREPARATION OF FINAL DOCUMENT - IMPLEMENTATION

## Community Work Program

2026-2030

| Work Program Activity   | Timeframe |      |      |      |      | Priority | Responsible Department | Potential Partners | Estimated Cost | Potential Funding Source |
|---|-----------|------|------|------|------|----------|------------------------|--------------------|----------------|--------------------------|
|   | 2026      | 2027 | 2028 | 2029 | 2030 |          |                        |                    |                |                          |
| <b>Land Use</b>   |           |      |      |      |      |          |                        |                    |                |                          |
| Continue to comply with the Land Use and Zoning recommendations from the 2016 Comprehensive Plan Update   | X         | X    | X    | X    | X    | Medium   | CD                     | FC, PC, DA         | Low            | FIB 301 Fund             |
| Convert existing residentially zoned properties to non-residential zones, i.e., industrial, through rezonings. This includes properties in the vicinity of the Fulton County Airport. | X         |      |      |      |      | Medium   | CD                     | FC, PC, DA         | Low            | FIB 301 Fund             |
| <b>Economic Development</b>   |           |      |      |      |      |          |                        |                    |                |                          |
| Support the recommendations of the Fulton County Economic Development and Workforce Initiative  | X         | X    | X    | X    | X    | High     | ED                     | FC, CD, PS, OT     | Medium         | General Fund             |
| Support the Infrastructure and Economic Development recommendations of the Fulton County Strategic Plan   | X         | X    | X    | X    | X    | High     | ED                     | FC, CD, PS, OT     | Medium         | General Fund             |
| <b>Transportation</b>   |           |      |      |      |      |          |                        |                    |                |                          |
| Support the Fulton County projects in the Atlanta Regional Commission's Metropolitan Transportation Plan  | X         | X    | X    | X    | X    | Medium   | PW                     | CD, PS, OT         | High           | FIB 301 Fund             |
| Support the Fulton County Executive Airport Master Plan   | X         | X    | X    | X    | X    | Medium   | PW                     | CD, PS, OT         | High           | Airport Fund             |

# PROJECT SCHEDULE

- ✓ Public Hearing Kick-Off.....September 24, 2024
- ✓ Steering Committee Meetings.....Sept & Nov 2024; Jan 2025
- ✓ Plan Development.....September 2024 – December 2024
- ✓ Draft Plan Review.....December 2024
- ✓ Final Draft Plan.....January 2025
- ✓ Public Hearing.....February 2025
- Submit to ARC and DCA.....February 2025
- Adoption of Comprehensive Plan Update.....March/April 2025