



Fulton County

Legislation Details (With Text)

File #: 25-0132 **Version:** 1 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 1/29/2025 **In control:** Board of Commissioners
On agenda: 2/19/2025 **Final action:** 2/19/2025
Title: Public Hearing for the Fulton County 2045 Comprehensive Plan Update and request for approval to transmit the 2045 Comprehensive Plan for Unincorporated Fulton County to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for their required review. (APPROVED)

PUBLIC HEARING CONDUCTED

1 Speaker: J Wesley Day

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Fulton County Draft 2045 Comprehensive Plan, 2. Exhibit B - Resolution to Transmit Draft, 3. 2025-0132 Public Hearing Presentation, 4. 2025-0132

Date	Ver.	Action By	Action	Result
2/19/2025	1	Board of Commissioners	approve	Pass

Department

Public Works

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Public Hearing for the Fulton County 2045 Comprehensive Plan Update and request for approval to transmit the 2045 Comprehensive Plan for Unincorporated Fulton County to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for their required review. (APPROVED)

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Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

The Georgia Planning Act (O.C.G.A. Section 36-70-1, et seq.), as amended, requires Fulton County develop a comprehensive plan for the unincorporated area based on minimum standards established by the Georgia Department of Community Affairs.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Infrastructure and Economic Development

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Scope of Work:

In August 2016, Fulton County adopted the 2035 Comprehensive Plan for Unincorporated Fulton County. Since that time, the majority of unincorporated Fulton County has become the City of South Fulton. This has left a small area around the Fulton County Executive Airport as the only remaining unincorporated area (39 acres) where Fulton County continues to have planning and zoning responsibilities.

Fulton County is required under the Georgia Planning Act to develop a comprehensive plan based on minimum standards for local comprehensive planning for the unincorporated area of Fulton County. In accordance with "Standards and Procedures for Local Comprehensive Planning" (Chapter 110-12-1-.04 - Procedures), the Fulton County Board of Commissioners must transmit the Comprehensive Plan for Unincorporated Fulton County to the Atlanta Regional Commission (ARC) and the Georgia Department of Consumer Affairs (DCA) for their official review.

Once ARC and DCA have submitted their findings and recommendations, Fulton County may adopt the completed document. It is anticipated that the 2045 Comprehensive Plan will be transmitted via BOC resolution in February 2025 after the Public Hearing is held on February 19, 2025. Once ARC and DCA complete their review, the final Comprehensive Plan is expected to be presented for BOC adoption in the summer of 2025.

Community Impact:

An approved Comprehensive Plan for unincorporated Fulton County is required by state law. As part of the planning process, a public open house was held to solicit public comments about the current unincorporated area. A steering committee met several times during the development of the Comprehensive Plan to ensure consistency with other Fulton County plans and programs, and a Public Hearing is to be held on February 19, 2025.

Department Recommendation:

The Department of Public Works recommends the Board of Commissioners submit the 2045 Comprehensive Plan to ARC and DCA for their review.

Project Implications:

Without an approved Comprehensive Plan for the unincorporated Fulton County, Fulton County may not be eligible for certain state funding including Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies.

Community Issues/Concerns: None have been raised to Public Works by the Community.

Department Issues/Concerns: The Department of Public Works has no issues or concerns with the Comprehensive Plan.

Fiscal Impact / Funding Source

Funding Line 1:

N/A - no funding is required