

FOCUS FULTON



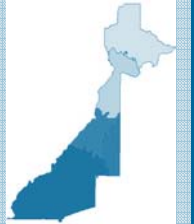
Comprehensive Plan

FOCUS Fulton 2025

Comprehensive Plan

Community Participation

Chapter 10





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10.0.0.0 Community Participation

This Comprehensive Plan was developed from November 2003 to June 2005 and in creating the 2025 Comprehensive Plan, Fulton County sought to develop a plan that reflected the community's vision and goals. To accomplish this, the planning process was designed as a participatory process from the onset. The development of the Plan was guided by a fifty member Steering Committee. In addition to the Steering Committee, Fulton County residents were provided several opportunities to contribute to the plan's development during several rounds of community meetings held throughout the 20 month planning process. Moreover, E&CD staff worked closely with Fulton County staff and with the staff from the city planning departments.

10.1.0.0 Steering Committee

The fifty member Steering Committee was composed of residents, land owners, business owners, and civic leaders, representatives from various planning related professions, the Fulton County Board of Education, several County planning boards and the development community. The names of the Steering Committee members, their affiliation and their sub-committee are listed in Table 10-1.

Table 10-1: Focus Fulton Steering Committee and Sub-Committees			
First	Last Name	Occupation/Affiliation	Sub-Committee
Michael	Adamson	Home Builder	Housing
Pinney	Allen	Birmingham Hopewell Alliance	Natural & Cultural Resources
April	Atkins	Home Builder Association / planner	Housing
Gene	Baumgaertner	Transportation Planner	Transportation
Roger	Blichfeldt	Sandy Springs/Realtor / Smart Growth Commission	Natural & Cultural Resources
Tad	Braswell	Developer	Community Facilities
Darren	Brown	South Fulton small business owner	Housing
Patrick	Burke	Fulton County Board of Education	Community Facilities
Tamara	Carrera	Sandy Springs Community Action Center	Community Facilities
Corliss	Claire	Code Enforcement Board	Housing
Ron	Comacho	FCCCE / SSRI/ Smart Growth Commission	Natural & Cultural Resources
Stan	Conway	Industrial Developer	Transportation
Dean	Cowart	Developer / North Fulton	Housing
John	Davis	Sandtown Resident / Attorney	Community Facilities
Ben	Erlitz	Land Use Attorney	Housing
Tom	Flanagan	Industrial Developer	Economic Development
Ivan	Figueroa	Northeast Fulton resident	Transportation
Tommie	Garner	Old National Merchant	Economic Development
Anna	George	Hapeville Main Street Manager	Economic Development
George	Hart	South Fulton Resident / Line Creek	Natural & Cultural Resources
Cindy	Hollingsworth	North Fulton Resident / Hwy 9	Natural & Cultural Resources
Lynn	Jarret-Gude	Southwest Fulton Resident / Cascade	Economic Development
Shannon	Kettering	Planner, private consulting	Natural & Cultural Resources
Kimberly	King	South Fulton Community	
David	Kirk	Planner/ Land use attorney	Transportation
Jay	Knight	Home Builder / South Fulton	Housing
Joseph	Mayson	Sandy Springs Conservancy	Natural & Cultural Resources
Rose	McCain	Board of Zoning Appeals / NE Fulton Resident	





Table 10-1: Focus Fulton Steering Committee and Sub-Committees

First	Last Name	Occupation/Affiliation	Sub-Committee
Charles	Miller	South Fulton Resident, / Cedar Grove	Natural & Cultural Resources
Harriett	Mills	Sandy Springs Resident	Transportation
Adam D.	Orkin	Developer / North Fulton	Economic Development
Stacy	Patton	Chattahoochee Hills County Alliance President	Transportation
Kelly	Pringle	South Fulton Resident / Cedar Grove	Economic Development
George	Ragsdale	NW Fulton Resident / Birmingham	Community Facilities
Harold	Reid	South Fulton Resident / Cliftondale	Economic Development
Curtis	Releford	Parks Planning Committee	Community Facilities
Myles	Smith, FAICP	Planner / Ga Power	Housing
Patrick	Stafford	Fulton Industrial Business Association President	Community Facilities
Reggie	Tatum	Code Enforcement Board/SW Fulton Resident	Community Facilities
Trisha	Thompson	Sandy Springs Council of Neighborhoods	Economic Development
Dolores	Thompson	SW Fulton Resident / Sandtown	Transportation
Toni	Thornton	South Fulton Resident / Bear Creek	Transportation
Karen	Thurman	Board of Zoning Appeals/Crabapple Resident	Economic Development
Quovadis	Tumlin	SW Fulton Resident / Sandtown	Natural & Cultural Resources
Mike	Venable	Old National Resident	Housing
Richard	Wernick	Developer / North and South Fulton	Community Facilities
Tom	Williams	Chattahoochee Hills/Developer Advisory Council	Economic Development
Tennyson	Williams	Real Estate broker	Housing
Don	Winbush	Old National Merchants Association	Economic Development
Larry	Young	Sandy Springs Council of Neighborhoods	Transportation

Focus Fulton Steering Committee members were divided into subcommittees of 8 to 10 to work along with county staff to address each of the following planning elements: Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Transportation. Committees assisted staff in developing vision, goals, policies, and strategies for implementing each element. Additionally, committee members also reviewed and provided feedback on plan element drafts prepared by county staff.

For the Land Use element, Steering Committee members were divided into four groups based on the county’s planning areas: North Fulton, Sandy Springs, Southwest Fulton, and South Fulton. Committee members developed recommendations on land use policies and the 2025 land use map.

The Steering Committee met thirteen times from November 17, 2003 until April 2005 (see dates and meeting topic below). The meetings were held at the Juvenile Court conference room from 4:00 – 7:00 pm. A presentation and discussion regarding one of the planning elements was made during the first portion of each meeting while subcommittee or planning area land use meetings were held during the second portion of the meeting. Steering Committee Meeting dates are listed below.

- | <u>Date</u> | <u>Topic</u> |
|---------------------|--|
| • November 17, 2003 | Kick-off meeting |
| • January 26, 2004 | Orientation, Demographics and Visioning |
| • March 22 | ARC, Land Use/ Smart Growth |
| • May 24 | Transportation / Public Works |
| • June 28 | Sam Olens, Metro Atlanta Growth Quality Task Force |
| • July 26 | Fulton County Board of Education |





- August 23 Natural and Cultural Resources
- September 27 Economic Development / Housing
- October 25 Community Facilities
- November 15 Land Use Existing Conditions and Policies
- January 24, 2005 Land Use
- March 7, 2005 Land Use
- April 25, 2005 Draft Plan Review

10.2.0.0 Fulton County Staff

Environment and Community Development staff worked closely with Fulton County staff from other departments in the in the research and analysis of the relevant plan elements. Moreover, county staff attended the Steering Committee meetings and presented information at the meetings. E&CD staff worked with staff from The County Manager’s Office: Intergovernmental Affairs, Office of Housing and Ryan White, Economic Development, General Services, Arts Council, Cooperative Extension, Health and Wellness, Human Services, Atlanta Fulton County Public Library, Parks and Recreation, Emergency Services, Emergency Management, Fire, Police, Public Works and the Superior Court. Throughout the planning process, Fulton County Environmental and Community Development staff met on a regular basis with the staff from the city planning departments from the cities in Fulton County. The planning standards, planning process, demographics, the intergovernmental coordination element and land use maps were some of the topics discussed with the city planning staff. Parallel to this planning process, the County Managers staff worked with the City Administrator’s staff to review and update the Service Delivery Strategy.

10.3.0.0 Community Meetings

To encourage public participation, community meetings were held in Fulton County’s four planning areas: North Fulton, Sandy Springs, Southwest Fulton, and South Fulton. Community meetings were conducted in several rounds during the planning process to provide residents with updates on the planning process as well as to provide opportunities for comment. The meeting dates and topics are listed below.

- | <u>Date</u> | <u>Topic</u> |
|-----------------------------------|--|
| • February 24, March 4 & 30, 2004 | Initial Community Public Meeting, Community visioning |
| • April 4 & May 5, 2004 | Fulton County Youth Commission Visioning & land use workshop |
| • October 7, 12, & 18, 2004 | Comprehensive Plan Update & Land Use Workshop |
| • February 10, 17, 22 & 23, 2005 | Plan Update and Land Use policies and map |
| • February 1-28, 2005 | Land Use Map change requests |
| • March 16 & 31, 2005 | Comprehensive Plan Draft presentation |





- March 29 & April 12, 2005 Community Zoning Board Hearing
- May 18 & June 15, 2005 Board of Commissioners Hearing

The first round of community meetings in February and March 2004 introduced the 2025 Comprehensive Plan process to Fulton County residents. An overview of the minimum planning standards and a general plan schedule were given. The initial public meetings also introduced demographic information and provided residents the opportunity to articulate their vision for Fulton County, as well as discuss the county's strengths and weaknesses. Approximately 105 people attended these meetings (NF&SS-37, SW-16, SF-52). Official meeting notice was printed in Fulton County Daily Report on February 10, 2004.

In an effort to reach and educate younger Fulton County residents, E&CD staff met with Fulton County's Youth Commission on April 4 and May 5, 2004. The Youth Commission is made up of 21 students from Fulton County's high schools representing 5 Commission Districts. The Commission is charged with creating a youth agenda and advocating/lobbying on behalf of Fulton County's youth. E&CD staff introduced the Comprehensive Plan, discussed the role of the Comprehensive Plan in guiding development and service delivery and provided the Youth Commission an opportunity to articulate their community vision and share county strengths and weaknesses and through discussions and a land use workshop.

In the second and third round of community meetings, participants were given updates on the planning process, were provided with information collected from the research and had opportunities to examine the land use policies and map. In October 2004, residents participated in a Land Use workshop. Attendees discussed and made recommendations to amendments to the county's Land Use map and policies. Approximately 95 people attended these meetings (NF-35, SS-26, and SW&SF-34). The February 2005 community meetings provided residents with opportunities to submit request on Land Use changes before the draft plan was formulated. Approximately 286 people attended these meeting (NF-85, SS-70, SW-31, and SF-100). During the month of February, request for changes to the land use map were accepted by Fulton County staff.

In March 16 and 31 the draft Comprehensive Plan policies and draft land use plan were presented at community meetings. The March 16th meeting was held at the North Fulton Service Center for North Fulton and Sandy Springs community (55 attended). The March 31st meeting was held at the South Fulton Service Center for Southwest and South Fulton community (50 attended). In addition to these meetings, E&CD staff attended smaller community meetings. In North Fulton, staff attended two meetings with the Hwy 9 residents. In Sandy Springs, staff attended nine meetings with the Sandy Springs Committee. In Southwest, planning staff met with community groups four times and in South Fulton, planning staff met with community groups five times.

10.4.0.0 Plan and Meeting Notification

Public information and notification is essential to obtaining community awareness and support for the planning process. The Environment and Community Development Department established a website for the Comprehensive Plan at www.fultonecd.org/focusfulton to provide access to





information on meeting dates and times, community visioning summaries, county demographic information, and the draft 2025 Comprehensive Plan and Land Use Plan. Moreover, drafts of the Comprehensive Plan and Land Use maps were available the Service Center and at libraries in the planning areas. Other methods of public meeting notification are included, but not limited to the list below.

- Official Notification in the Fulton County Daily Report on February 10, 2004 to announce start of the planning process.
- Official Notification in the Fulton County Daily Report to announce final public hearings on May 18 and June 15 at the Board of Commissioners meeting.
- Postcards, notices and announcements at:
 - Fulton County Board of Commission Meetings
 - Fulton County Government Website Homepage (www.co.fulton.ga.us)
 - Community Zoning Information Meetings (CZIM)
 - Fulton County Boards (CZB, BZA, FCCCE, DAC)
 - Posters (Downtown, North and South Service Centers, Tax Offices, Libraries)
- Email notifications to
 - Community groups and individuals
 - Fulton County's Registered Homeowner Associations
- Fulton County Government Television (FGTV)
 - Public Service Announcements
 - Comprehensive Plan Features and Interviews
- Community News Paper Articles and Public Meeting Notices via press releases
 - Newspapers – including
 - Atlanta Journal Constitution
 - Creative Loafin' community agenda
 - Neighbor Newspapers
 - Revue and News
 - Local Radio Stations
- Survey mailing to 850 property owners

10.5.0.0 Opportunity for Comments

During the planning process, there was ample opportunity to ask questions and provide comments. At all community meetings, there was an opportunity to provide verbal and written comments. Several of the community meetings had workshops and break-out sessions to allow for community input and small group discussions. Comments could be sent via email to comp.plan@co.fulton.ga.us or via fax. During the month of February 2005, request for land use map changes could be made. Comments on the plan could also be made at the Community Zoning Board Public Hearings and the Board of Commissioners meetings. As part of the land use element a survey was sent to 850 land owners who own 10+ acre parcels.





10.6.0.0 Approval Process

Community Zoning Board (CZB) Public Hearings

On March 29 and April 12, 2005, the draft 2025 Comprehensive Plan was brought before the CZB in a special called public hearing. The CZB is a seven panel citizen board appointed by the Board of Commissioners that provides recommendations on zoning cases. The CZB recommended approval of the 2025 Comprehensive Plan and Land Use Map. They directed staff to hold additional meetings with the Sandy Springs community and to address some of the concerns voiced during the public comment period.

Board of Commissioners (BOC)

The Board of Commissioners held a public hearing during their May 18 and June 15, 2005 meetings. At their June 1, 2005 meeting, E&CD staff gave a presentation on the 2025 Comprehensive plan findings and recommendations. At the June 15, 2005 meeting, the BOC approved a resolution to transmit the draft plan to the Atlanta Regional Commission for review and comment. Upon completion of ARC and DCA's review and comment, the Board of Commissioners will vote on the plan before October 31, 2005 for final approval of the 2025 Comprehensive Plan.

