

City of South Fulton Community Development Department

COSF Comprehensive Plan Presentation

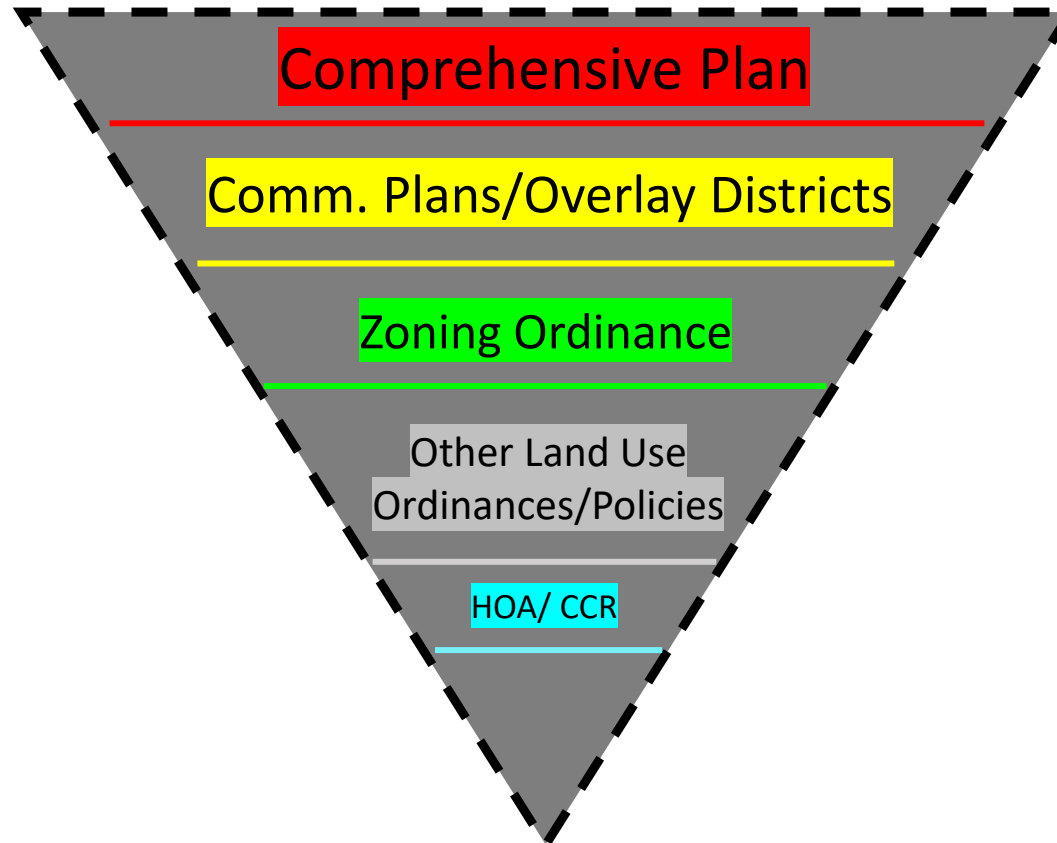


Derek R. Hull
Director

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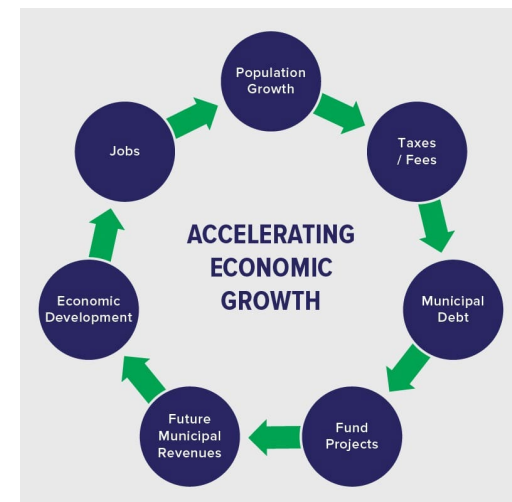
City of South Fulton | October 25, 2022

Hierarchy of Land Use Policy Documents



Comprehensive Planning in GA

- Stated regulations for Comp. Plans govern by the GA Dept. of Community Affairs (Chapter 110-12-1-.01)
- Plans reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity
- Local benefits: Fact base resource for local constituents that track implementation of community-based policies; creates an environment of predictability for business and industry, investors, property owners, taxpayers and the general public; helps local gov. to recognize and then implement important Econ. Development and revitalization initiatives.



General Requirements:

- 110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia.
- Those standards and procedures, emphasize preparation of plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future.
- In order to maintain qualified local government certification, and thereby remain eligibility for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.



Required Elements:

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03 (1)
Needs and Opportunities	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03 (4)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific areas or protect the character of specific parts of their community 	110-12-1-.03 (6)
Transportation Element	Portions of a local government's jurisdiction that are included in a Metropolitan Planning Organization	Communities: <ul style="list-style-type: none"> • With automobile congestion problems in selected areas • Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users 	110-12-1-.03 (7)

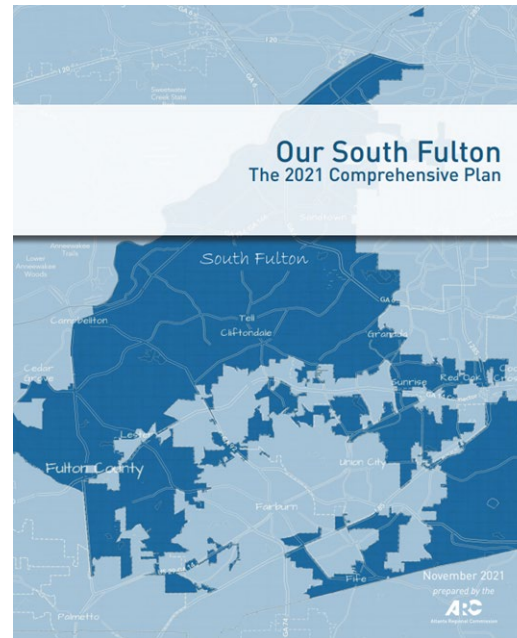
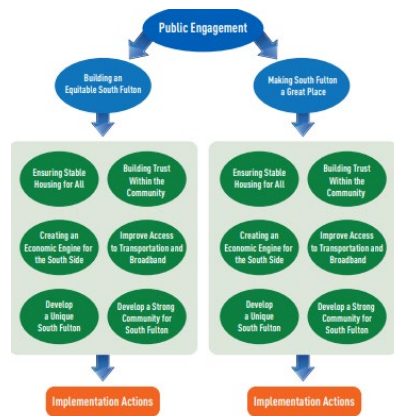
		<ul style="list-style-type: none"> • That may have too much or too little parking in specific areas 	
Housing Element	HUD CDBG Entitlement Communities required to have a Consolidated Plan	Communities with: <ul style="list-style-type: none"> • Concentrations of low-quality or dilapidated housing • Relatively high housing costs compared to individual/family incomes • A jobs-housing imbalance 	110-12-1-.03 (8)

Recommended Additions:

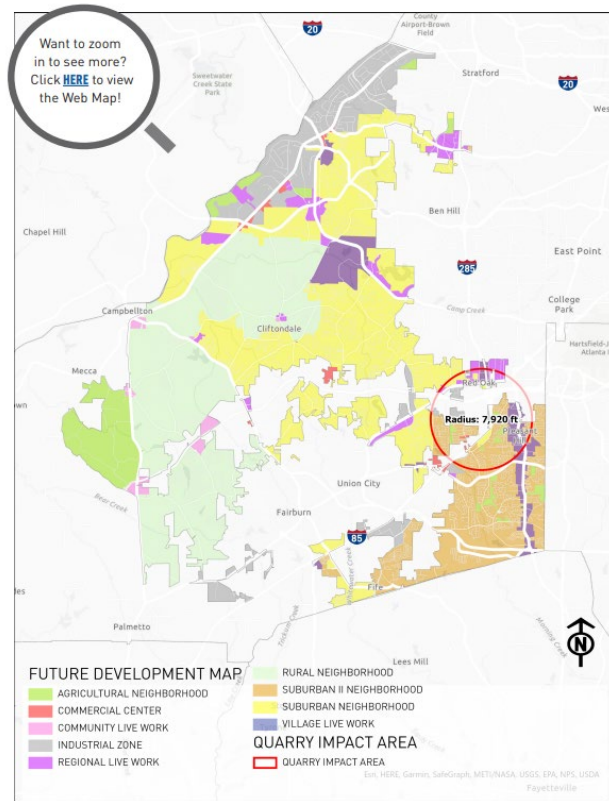
- Health Element
- Parks and Recreation Element

COSF 2021 Comprehensive Plan:

- (a) Community Vision and Goals
- (b) Community Work Plan
- (c) Future Land Use Map

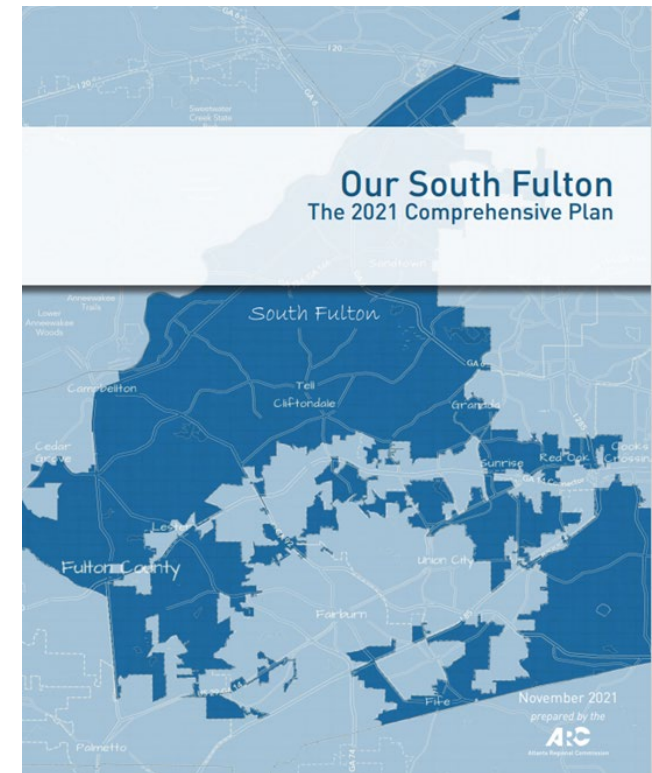


Future Land Use Map:



Proposed Update 2021 Comprehensive Plan:

- | | |
|---|------------------------|
| (a) Assess Best Elements of 2021 Comp. Plan | Dec. 2022 |
| (b) Identify Key Stakeholders | Jan. 2023 |
| (c) Establish Citywide Community Meetings Calendar | Jan. 2023 |
| (d) Conduct Participation Program | Feb. – May 2023 |
| (e) Synthesize Community Input and Formulate Policies and Community Work Plan | June – Aug. 2023 |
| (f) Prepare Draft Revisions | Sept. 2023 – Oct. 2023 |
| (g) Incorporate Final Changes | Oct. 2023 |
| (h) Publish for Public Review and City Council Consideration | Dec. 2023 |



Thank
You!

