



City of Fairburn Work Session

Agenda

July 24, 2023

6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Linda J. Davis
The Honorable Alex Heath
The Honorable Hattie Portis-Jones

Mr. Tony Phillips
Mr. Rory Starkey
Ms. Brenda B. James

The Honorable Pat Pallend
The Honorable Ulysses J. Smallwood
The Honorable James Whitmore

City Administrator
City Attorney
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
 - 1. Planning and Zoning Update **(Planning & Zoning)**
- IV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:
(1) Personnel (2) Real Estate or (3) Litigation



CITY OF FAIRBURN WORK SESSION AGENDA ITEM

SUBJECT: Planning and Zoning Update

ITEM TYPE: Presentation

SUBMITTED: 07/17/2023 **WORK SESSION:** 07/24/2023 **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

The Planning and Zoning department will provide an update on the Zoning Procedures Law (ZPL). Staff will also discuss requests for changes to the Highway 74 overlay district, and residential development standards.

HISTORY:

N/A

FACTS AND ISSUES:

N/A

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Presentation_Council _Zoning Update_07.18.2023

A grayscale photograph of a city street scene in Fairburn, Georgia. The street is lined with historic brick buildings. A sign for 'FAIRBURN PAWN' is visible on one of the buildings. Several cars and trucks are parked along the street. The sky is cloudy. The image is used as a background for the title slide.

Fairburn

The Fairburn logo is a red diamond shape with a white 'X' inside, formed by two intersecting diagonal lines.

Situated to Succeed

Zoning Division Update
Presented by: Denise Brookins
Planning & Zoning Director

The vision for the City of Fairburn is to be an **economically thriving community** and a **desired destination** for residents and visitors of all ages.



ZPL Update

AGENDA ITEM :

ZPL Text Amendment – Text amendments to Chapter 80 for the purposes of reconciling City ordinances with State mandated procedural updates

House Bill 1405
amended the Zoning
Procedures Law

House Bill 916 amended
Title 5 of the Official
Code of Georgia

CHANGES :

ARTICLE I.

ARTICLE II. ZONING
DISTRICTS

ARTICLE IV.
ADMINISTRATIVE
PERMITS AND USE
PERMITS

ARTICLE VI.
APPEALS

ARTICLE VII.
PLANNING AND
ZONING
COMMISSION

ARTICLE VIII.
AMENDMENTS TO
ZONING CODE AND
MAP

ARTICLE XV.
DEFINITIONS

FEEDBACK



PARKING LOTS
(GRAVEL)

MODULAR
BUILDING

ELECTRIC
VEHICLE

AUTOMOTIVE
USE/ TIRE

MIXED USE
DEVELOPMENT

HOUSING

DESIGN
STANDARDS

FARMING
/CHICKENS

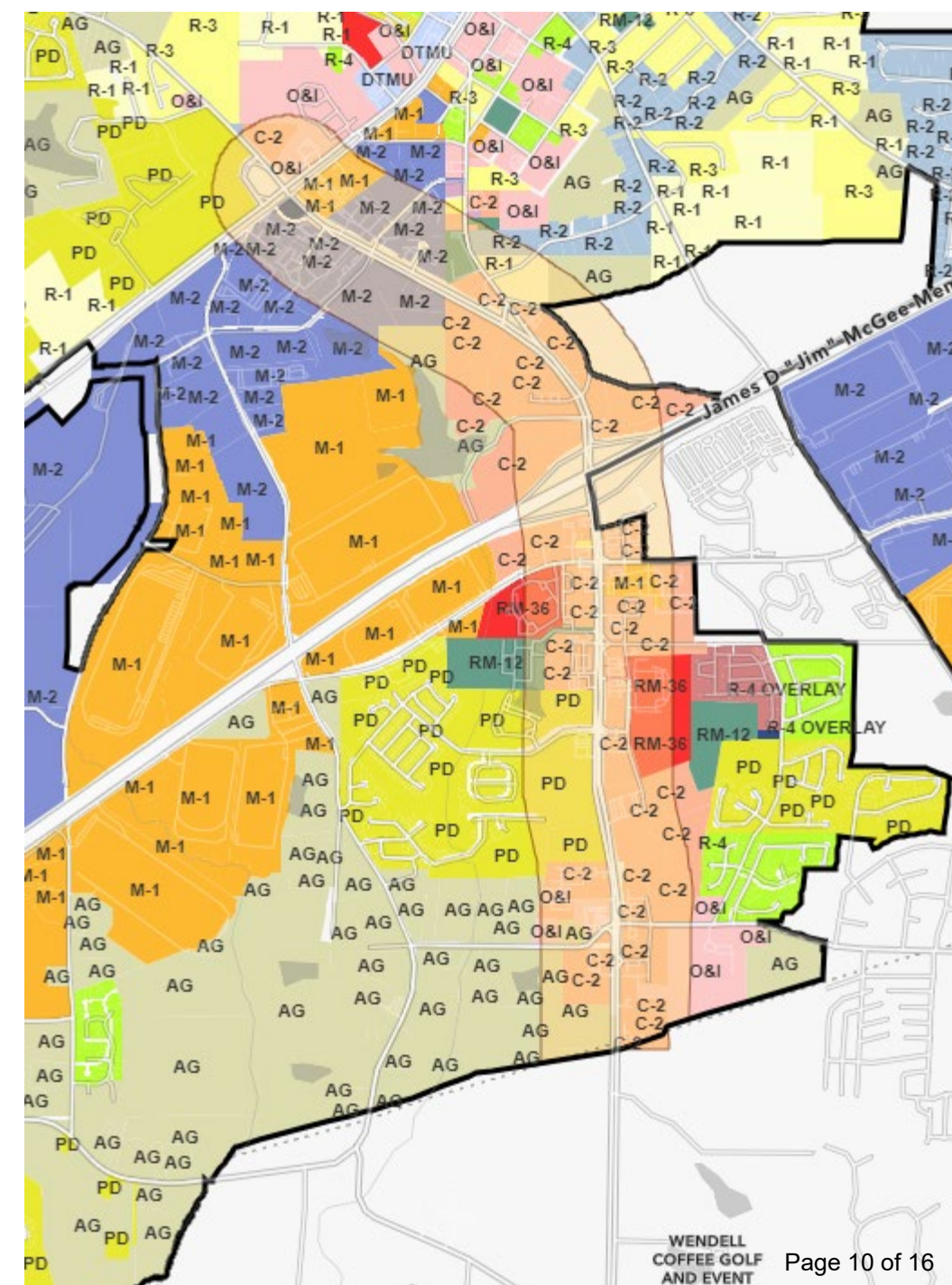
OUTDOOR
DINING/DRIVE
THRU



HWY 74

OUTDOOR DINING/DRIVE THRU

On Georgia Highway 74, no new drive-through fast food restaurants shall be permitted within 1,500 feet of any other drive-through fast food restaurant, except where the gross floor area of a restaurant **exceeds 4,000 square feet and at least 50 percent of the gross floor area is designated for a dining area**. All measurement of distances shall be along a straight route from the nearest point on any property line to the nearest point on any property line used as a drive-through fast food restaurant.





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- Retrofits of existing drive-through fast-food restaurants with a new establishment may be approved with an administrative use permit within one year of the closure if the request will not reduce the existing footprint of the dining area or include any new drive-through lanes.

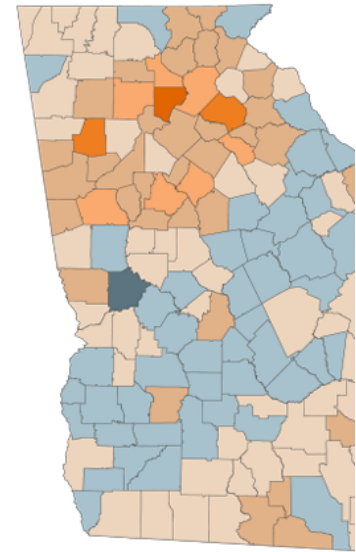


HOUSING

- We are not building enough housing
- It's causing affordability issues for households of all income levels
- We have a "mismatch" in our homes vs. our household composition
- This is causing shifts in the types of homes we seek
- Georgia is realizing that HOUSING = ECONOMIC DEVELOPMENT
- Many public perceptions of housing are not accurate

Population Growth/Loss/Shifts

- Georgia is projected to grow by **2.6 million** people by 2050
- Change will look different across the state, with many communities experiencing contraction
- Map: 2050 population change as % of total pop. since 2020

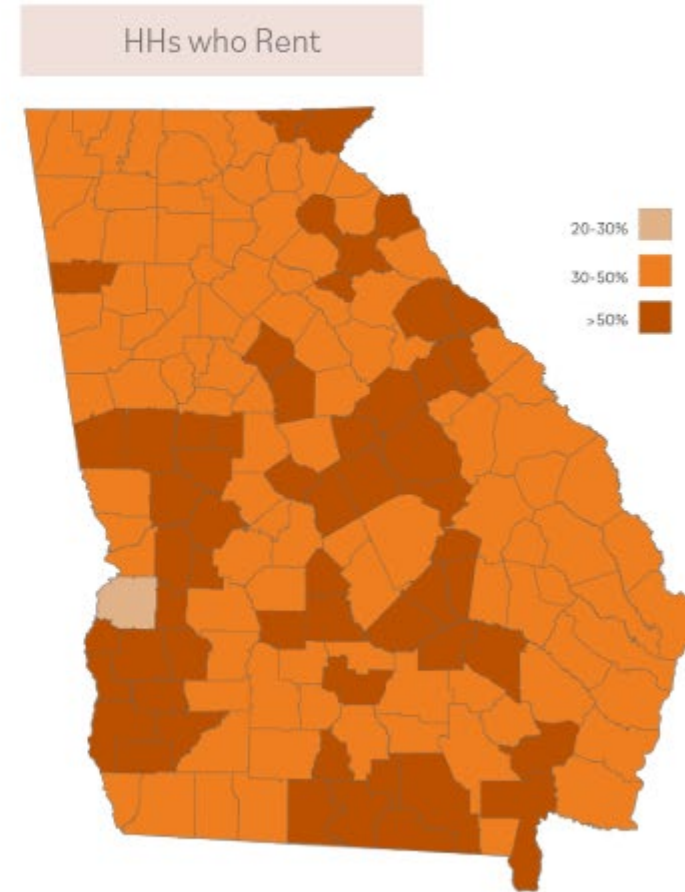
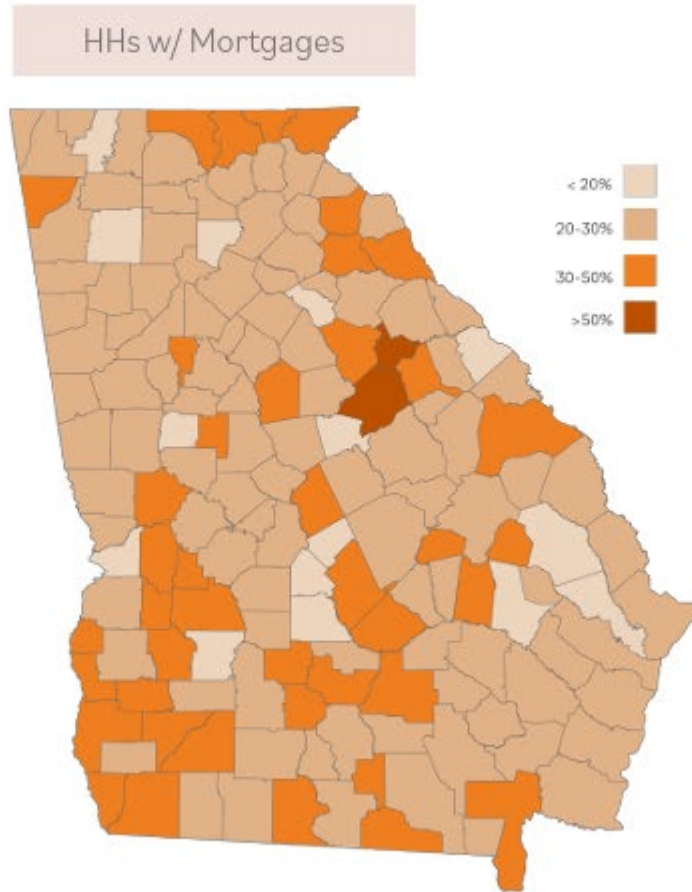


Projection source: Governor's Office of Planning & Budgeting



Cost Burden Estimates

- Households are considered “**cost-burdened**” if they pay more than 30% of their income on housing.



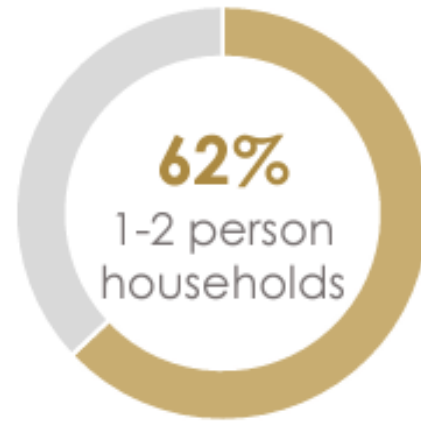
Projection source: ACS 2021 5-Year Estimates

Current Stock: Housing Mismatch

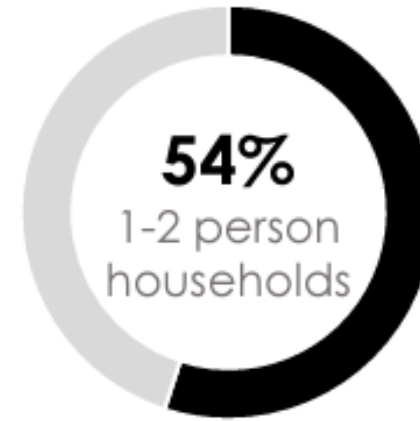
Bartow
County



Toombs
County



Jackson
County



Newton
County





Resilient Housing Strategy