City of Fairburn
Work Session
Agenda

June 9, 2025
6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Alex Heath	The Honorable Linda J. Davis
The Honorable Samantha Hudson	The Honorable Hattie Portis-Jones
The Honorable Ulysses J. Smallwood	The Honorable James Whitmore
Mr. Tony Phillips	City Administrator
Mr. Rory Starkey	City Attorney
Ms. Brenda B. James	City Clerk

I. Meeting Called to Order: The Honorable Mayor Avery

II. Roll Call: City Clerk

III. Agenda Items:

1. Fairburn University Presentation **(Communications)**
2. Moratorium on Multifamily Development **(Planning & Zoning)**

IV. Adjournment:

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

CITY OF FAIRBURN
WORK SESSION AGENDA ITEM

SUBJECT: Fairburn University Presentation

ITEM TYPE: Presentation

SUBMITTED: 06/02/2025 **WORK SESSION:** 06/09/2025 **COUNCIL MEETING:** N/A

DEPARTMENT: Communications

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

The purpose of Fairburn University is to provide residents and local business owners with a behind-the-scenes look at the City of Fairburn's operations through an engaging, five-week civic education series. Each week highlights different departments and services—from public safety and infrastructure to economic development and communications—allowing participants to interact directly with city staff, tour facilities, and learn how their local government serves the community. The program aims to strengthen public understanding, increase participation in civic life, and develop ambassadors who support the city's mission and vision.

HISTORY:

Fairburn University was developed in response to a growing need for increased transparency, community trust, and civic education among residents and business owners. Many community members have expressed interest in better understanding how city government functions, how decisions are made, and how to more effectively engage with departments. This program is a proactive effort to foster a more informed, involved, and empowered public.

FACTS AND ISSUES:

Fairburn University will help cultivate a more knowledgeable and engaged citizen base, leading to increased public trust and stronger relationships between the City and its stakeholders. Participants will walk away with a clearer understanding of municipal operations, a greater appreciation for the role of city staff, and actionable ways to stay involved. Additionally, the program is expected to generate a pipeline of future volunteers, board members, and civic leaders—contributing to a more connected and collaborative Fairburn.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Fairburn University Presentation 6.9.25

FAIRBURN
UNIVERSITY

2025 FALL COHORT

Jacqueline Howell

Welcome to Fairburn University

- A civic engagement program for residents and business owners
- Duration: 5 weeks
- Objective: To connect the public with the departments that keep our city running

Why Now? Why This Program?

- Residents want transparency and access
- Strengthens understanding of city services
- Builds community ambassadors and future leaders
- Aligns with strategic goals for public engagement

Goals That Serve Our City

Offer an insider perspective on local government

Promote civic education and transparency

Build trust and meaningful community relationships

What Participants Will Learn

WEEK 1

Government 101 – Leadership & Budget

WEEK 2

Public Safety & Infrastructure

WEEK3

Parks, Planning, Business, Building Ops

WEEK 4

Courts, Utilities, General Services

WEEK 5

Communications, Engagement & Graduation

How Departments Are Involved

- Each featured department will present and engage residents
- Presentations should be resident-friendly, visual, and interactive
- Communications team supporting logistics and prep

Why This Matters

- Creates informed, engaged residents
- Enhances trust in city leadership
- Increases visibility for city services and staff
- Supports volunteerism and civic participation

Your Support Makes This Possible

- Promote the program to your constituents
- Attend graduation and show your support
- Recognize participating staff and residents

THANK YOU FOR YOUR TIME

AND ANY QUESTION?

FAIRBURN UNIVERSITY

CITY OF FAIRBURN
WORK SESSION AGENDA ITEM

SUBJECT: Moratorium on Multifamily Development

ITEM TYPE: Presentation

SUBMITTED: 05/29/2025 **WORK SESSION:** 06/09/2025 **COUNCIL MEETING:** 07/14/2025

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Mayor and City Council to evaluate a moratorium on multifamily development applications, allowing time for staff to complete a thorough review of housing trends and alignment with the City's 2040 Comprehensive Plan.

HISTORY:
N/A

FACTS AND ISSUES:
As part of the 2025 update to the 2040 Comprehensive Plan, the city is actively revising its growth policies based on extensive community input and technical analysis. The proposed moratorium on multifamily development is a strategic response to:

- Rapid and concentrated growth in multifamily housing
- Ongoing efforts to refine zoning regulations through the Comprehensive Plan update
- Community desire to shape future development with greater input and clearer expectations

By pausing new multifamily applications, the city is ensuring that future projects are aligned with Fairburn's long-term vision, land use priorities, and housing capacity goals.

FUNDING SOURCE:
N/A

RECOMMENDED ACTION:
N/A

ATTACHMENTS:

1. City Council _PZ_05292025

Fairburn

Situated to Succeed

PLANNING AND ZONING DEPARTMENT

Multifamily Development Moratorium

Background: Why Now?

1 **Significant growth in multifamily development citywide.**

This indicates a rising demand for multifamily housing options across the city.

2 **Community feedback supports more context-sensitive growth.**

The input from the community emphasizes the need for development that aligns with local needs and character.

3 **Time needed to complete zoning and land use policy updates.**

Updating zoning and land use policies is essential for accommodating new developments and requires careful planning.

Exhibit 2
Summary of Recommended Market Rate For-Sale Residential Product Offerings

Detached:	870 Homes
Attached:	247 Homes

Product		Product Description	Lot Width	Garage Situation	Square Feet Range	Avg. SF	Typical Price Range	Average Price	Avg. $/SF	Target Market Audience	Estimated Demand Level (2024-2028)
Attached Products											
Entry Town-homes		2 - 3 Story Townhouse	18'-22'	Surface parked, or 1-2 car garage front loaded	1,600 2,200	1,900	$275,000 $325,000	$300,000	$158	First time buyers, Single-parent families, singles, couples	16/year, up to 80 through 2028
Move-Up Town-homes		2 - 3 Story Townhouse	20' - 24'	Attached front &/or rear-loaded	2,000 2,600	2,300	$325,000 $400,000	$362,500	$158	Mix of working singles & couples	26/year, up to 130 through 2028
Upgrade Town-homes		2 - 3 Story Townhouse	24'-28'	Attached front &/or rear-loaded	2,500 3,500	3,000	$400,000 $525,000	$462,500	$154	Mix of working singles & couples, retirees	7.5/year, up to 37 through 2028
Detached Products											
Small Lot - Detached Villa		1.5-Story SFD	26'	Attached rear-loaded	1,900 2,400	2,150	$300,000 $350,000	$325,000	$151	Varies from move-downs (master down) to young couples	Up to 70/year for a total of 350 through 2028
Small Lot - Cottage		2-Story Cottage Product	40' x 150'	Attached rear-loaded	2,200 3,000	2,600	$325,000 $400,000	$362,500	$139	More working couples and families	
Conventional SFD		Two-Story 3-4 BR product on average lot	55' - 70'	Two-car garage, front-loaded	2,000 2,900	2,450	$375,000 $475,000	$425,000	$173	Mostly families with children, some couples	Up to 75/year for a total of 375 through 2028
Estate/ Rural SFD		Two-Story 4 - 6BR detached homes on larger lots	100'+	Side loaded, 2 or 3-car garage	2,600 5,000	3,800	$500,000 $575,000	$537,500	$141	More established couples and families with children	Up to 29/year for a total of 145 through 2028

SOURCE: Noell Consulting Group

Noell Consulting Group

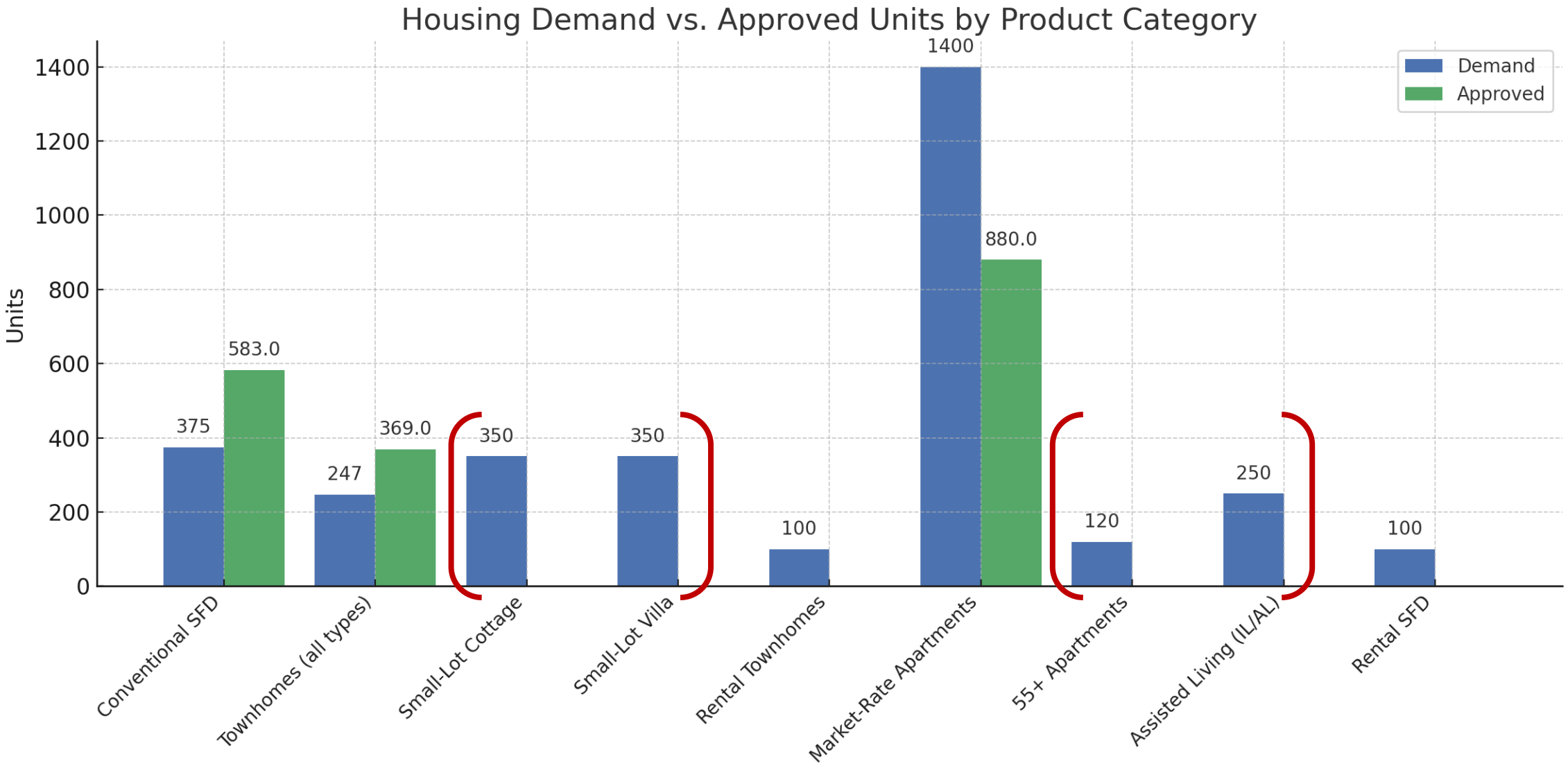
Exhibit 3
Summary of Recommended Market Rate Rental Residential Product Offerings

Market-Rate: Est. 1,400 units, 250 after pipeline
55+ Rentals: Est. 120 units
Senior (IL/AL): Est. 250 units

Product	Product Description	DU/Ac.	Home Square Feet	Avg. SF	Typical Rent Range	Average Rent	Avg. $/SF	Target Market Audience	Estimated Demand Level
Attached Products									
Rental Townhomes	1-2 Stories, garage or driveway parked	4-10	1,200 1,800	1,500	$2,000 $2,400	$2,200	$1.47	Starter families, Couple w/dogs, Empty Nesters	Potential for up to one average size community of 100 units. However, the price band is comparable to conventional MF flats, as shown below, so demand can be reallocated from flats.
Garden Apartments	3-4 Stories, surface parked	10-30	750 1,350	1,050	$1,500 $2,100	$1,800	$1.71	Garden, G-Urban, and Midrise all attract similar audiences, but the lower the density the lower the cost, and thus more affordable to attract more moderate incomes. In this market Garden = $50-85k, Garden-Urban $70-100k, and Midrise $70-150k+	Demand for approximately 1,400 rental units, **however estimated at 250 units of additional demand beyond the current pipeline** (OSLO, Grand Preserve, Vida, Meadow Glen) through 2028.
Garden-Urban Apartments	3-4 Stories, surface parked, typically with elevators	40-60	700 1,250	867	$1,550 $2,300	$1,925	$2.22		
Midrise Apartments	4-5 Stories, around or adjacent to structured parking	60-100	600 1,200	800	$1,400 $2,500	$1,950	$2.44		
55+ Apartments	3-4 Stories, surface parked, typically with elevators	40-60	800 1,400	1,100	$1,600 $2,800	$2,200	$2.00	Typically 60-80 years old, 70% female, 70% couples	Demand for one smaller scale facility, under 120 units, through 2028.
IL/AL	3-4 Stories, surface parked, typically with elevators	40-60	650 900	775	$3,000 $4,000	$3,500	$4.52	Typically 70-90 years old, heavily skews to single female	Demand for two facilities - up to around 250 units through 2028.
Detached Products									
Rental SFD	1-2 Stories, garage parked	3-4	1,800 2,400	2,100	$2,500 $3,000	$2,750	$1.31	Starter families, Couple w/dogs, Empty Nesters. HHs waiting to build/buy	Potential for up to one average size community of 100 units. However, the price band is comparable to conventional MF flats, as shown below, so demand can be reallocated from flats.

SOURCE: Noell Consulting Group

8/30/2024


Housing Demand vs. Approved Units by Product Category
Units
0
200
400
600
800
1000
1200
1400
Demand
Approved
375
583.0
247
369.0
350
350
100
1400
880.0
120
250
100
Conventional SFD
Townhomes (all types)
Small-Lot Cottage
Small-Lot Villa
Rental Townhomes
Market-Rate Apartments
55+ Apartments
Assisted Living (IL/AL)
Rental SFD

6