

Fairburn LCI Downtown Master Plan Update  
Community Meeting Event  
February 18, 2021 – via Zoom virtual conference

**COMMUNITY MEETING COMMENTS & QUESTION/ANSWER**

**Community Meeting #1 Questions/Responses by Category**

Category	Questions	Response
Streetscape	Does the plan include fixing Hwy 29 (Roosevelt) pot holes/condition in Fairburn (at least to John Rivers Rd)	The plan does not address maintenance like paving and potholes (it addresses new infrastructure)
	Does the plan include placing a light at John Rivers and Hwy 29 (Roosevelt) in Fairburn?	
	Are there any plans for Strickland Street? Speed bumps (much needed) or sidewalks?	There is proposed brick paver crosswalk and a small brick paver plaza area near the intersection of Strickland Street & W. Broad Street associated with the current LCI Streetscape Project. Speed bumps are not supported by City policy due to the potential negative impacts associated with them.
	Are they going to do any more road service in the lighting community?	Yes, both pedestrian and roadway improvements will continue in the Lightning District as recommended in the previous study. The proposed improvements will take place on Orchard Street, Golightly, Margaret Street, and Washington Street (Mullis Street).
	Are the sidewalks on Rivertown from 92 to the park going to be replaced or worked on?	

	Can you include sidewalk on W. Campbellton between Pinehurst and Sir Charles Dr.? This has been a request since 1996 to accommodate safe walking between the streets for persons walking in the community.	
<b>Mixed use</b>	Will there be any mixed use housing or facilities?	Plans for new mixed-use projects, including housing and facilities, in the Downtown Fairburn and throughout the study area will be considered a part of the urban design, land use, and market analysis sections of the LCI Plan Update.
	What is the plan, if any, for a mixed-use project in downtown?	Plans for new mixed-use projects in the Downtown Fairburn and throughout the study area will be considered a part of the urban design, land use, and market analysis sections of the LCI Plan Update.
<b>Schools</b>	Would it be possible to create our own "city" schools district? Like the city of Buford	The State Constitution prohibits any new Georgia cities from forming their own school district
	How are [you] going to attract families if you don't have good schools that are not overcrowded?	The planning process will take this issue into account
	What is your plan for schools since all the new construction in the area will bring a lot of new residents? Especially Middle school.	The School Board of Education (BOE) operates as an independent government with their own facilities planning operations. The City and County staff work with the School board to exchange information and cooperate on growth planning. The Comp Plan Work Program includes coordination as an action item.
<b>Business/New Development</b>	Are there any incentives for new business coming to Fairburn?	Our new Main Street manager along with the consultant team for the Master Plan will coordinate to consider appropriate incentives for the office of Economic Development.
	What businesses would you like to see downtown?	The planning process will address the question with the consulting team and community stakeholders. Recommendations have not yet been formed.
	Is the city of Fairburn interested in a 4-star/5-star hotel and conference center?	The planning team will assess the market for this recommendation.

	To enhance the purpose of planned lighting, seating, and artwork near the Oz and the open-air stage area, is it possible to attract a national chain coffee shop, such as a small-scale Dunkin' Donuts or Starbucks?	The market analyst will assess the viability of recruiting national chain and weigh the alternative of local coffee ownership with stakeholders as well.
	I know Hudson Plaza (CVS) is private but can a partnership with the city be established to upgrade?	The team will explore key redevelopment sites for options.
	Does "retail" include restaurants?	Yes, "retail" includes restaurants.
	Is there a plan for a new city hall?	Not to our knowledge but the planning team will assess with city officials.
	To encourage cultural youth activities and talent development, is it possible to utilize, in cooperation with the present facility, a vacant store front building as a center for monthly workshops in writing, public speaking (ie. Youth Toastmasters chapter), adolescent or teen book clubs, art, crafts, etc.?	The City of Fairburn currently has a Fairburn Youth Center located on 149 SW Broad St that hosts a variety of activities, including recreational. Considerations can be made to include other types of activities like book clubs, arts and crafts and professional development. Considerations can also be made to development a more flexible and diverse model.
<b>Housing</b>	With a rise in home valuation, taxes would increase as well, correct?	If the tax assessor determines an increase in value, then a person's total tax will go up. Millage rates may change however and there may be programs to freeze rates. The planning team will review.
	Are any new Subdivisions in the current planning stages?	Within the study area, not to our knowledge
	When was the study of the household income and size completed?	The study on household income and size for the study area was completed using 2020 estimates (ESRI-BAO)
<b>Transportation</b>	Union City's additions of warehouses have negatively impacted Fairburn/ Can ordinances be written/passed to limit which streets 18wheelers use?	The planning team will consider options with staff. Sec. 56-93. - Truck routes designated. Sec. 56-94. - Truck travel restricted to truck routes; exceptions.
	Is there room for a bypass for commercial/industrial traffic?	Costs for this option tend to be prohibitive; however, the planning team will consider this option.
	What is the volume of vehicles passing through downtown on Hwy 29?	TBD
	Why is the speed limit 25mph on west Campbellton street?	The speed limit on W. Campbellton Street is 35mph.

	Will, there be any transportation expansions near the Senioa Rd exit off of I-85?	The I-85 @ SR 74/Senoia Road Interchange Project is currently under design. This project is an interchange reconstruction at I-85 and SR 74 designed to reduced congestion and provide capacity; Partial cloverleaf interchange (ParClo). The project is currently in the right-of-way acquisition phase. Construction is anticipated to begin late 2022.
<b>Greenspace</b>	Do you have any plans for greenspace in the town?	Plans for new greenspace will be considered in both the urban design and land use sections of the LCI Plan Update.
	Can we establish a comprehensive urban tree policy?	This may be very appropriate for the study area. The planning team will consider this with staff and the community. Comprehensive for the city would be more appropriately addressed in the Comprehensive Plan.
<b>Infrastructure</b>	Are streetlights and 5G towers in included in the plan? Will above ground utilities be going below ground?	Both street lighting and pedestrian lighting are captured in the current LCI Street Project. The planning team will look at extending this effort beyond the project limits.
<b>Socioeconomic</b>	What plans or suggestions to address extremely [low] income families that tend to support hospitality, grocery stores & fast-food restaurants?	The planning team will keep the question of housing and balanced development an important part of the study.
	Real question, is this going to lead to gentrification?	These concerns will be integral to the assessment and discussion with the community.
<b>Current/Future City Projects</b>	Can citizens download the list of projects from 2009 LCI project which shows what projects have been completed?	A list of projects from 2009 LCI Plan that shows what projects have been completed has been included in the Assessment Report for the LCI Plan Update. The full plan will be made available for the public to view and download in the future.
	What's included in the present streetscape project and is a copy available?	The project includes streetscape enhancements along US 29 from Malone Street to approximately 175 ft north of Strickland Street. US 29 will remain four lanes. Improvements include a vegetated median, removal of southbound right turn lane onto Campbellton Road, expansion of pedestrian facilities along the

		westbound side of US 29 & signal upgrades at Smith Street, Campbellton Road, & Dodd Street. Pedestrian improvements along the west of US 29 include new granite header curb, brick paver sidewalks, street trees, raised planter beds, & new pedestrian street lighting. The east side of US 29 will include brick paver sidewalk, grass buffer strip, new street lighting, & landscaping. The project also includes the rehabilitation of the former Smith Street underpass into a pedestrian walkway & plaza space. This will include a brick staircase, ADA ramp, and aesthetic improvements to the underpass. More details on the Streetscape Project can be found on the City of Fairburn website.
	Is there list of potential construction and design projects that the city is focusing their efforts on for the future- both public and private?	Yes, please see the city web page for the LCI Streetscape work and capital improvements projects web page. Private delivery infrastructure is required by ordinance and a zoning overlay with design standards.
	Does the city have a preferred delivery method when it comes to design and construction?	The City of Fairburn tends to follow the GDOT Plan Development Process (PDP) or a condensed version thereof. This provides flexibility when pursuing project funding. This may be very appropriate for the study area. The planning team will consider this with staff and the community. Comprehensive for the city would be more appropriately addressed in the Comprehensive Plan.
<b>General Project Q's</b>	Is the Master Plan Update available for view outside of Zoom?	Yes, the City hosts a web page with all of the project materials. Once the LCI Master Plan Update is prepared, it will be available for the public to view and download in the future.
	How soon will these things begin? Does each plan have a date?	The planning process ends next Fall 2021. Each project that results from the plan will depend on funding availability, but it will have an estimated timeframe - whether short, medium or long-term.

	Will GDOT be involved?	Yes, absolutely. GDOT will be consulted as the planning team prepares recommended improvements on state roads. Further, once the Master Plan is drafted, the city and its consultant team will conduct a coordination meeting with GDOT, MARTA, the Atlanta Regional Commission, the ATL and other transportation authorities.
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## Community Meeting #1 Comments

Category	Comments
<b>Streetscape</b>	Stickland Street-It is adjacent to the community of Lighting and we have a strong need for speed bumps in the residential area, much like Lighting. Sidewalks would make it a pleasant stroll from our new downtown area as well.
	There are not enough street lights and many times people are walking on sides of dark roads.
	Sidewalks are an issue throughout most residential areas
	We are replacing sidewalks that could be pressure washed that are not broken and in bad shape.
	John Rivers & Hwy 29 needs a light.
	John Rivers and Hwy 29 could definitely use a traffic light. It's a complicated intersection to get out of at times. In addition, I feel that more attention to Hwy 29's potholes cause by larger trucks more frequently would be nice.
	Great work being done on the streetscape!
	Street trees and benches would be nice
<b>Parks</b>	More parks and recreation areas for our children/families
<b>Schools</b>	For schools we need to make sure that parents get more involved with the schools PTA or SGC programs to see the schools change
	Cap the school population off until a certain number and let it gradually grow into larger classifications. They have to start as a Single or Two AA School.
	In the plan, we should include Campbell Elementary and the neighborhood which adjoins our downtown. Also there is Clifton's which needs highlighting in our plans.
	Yes I work at Bear Creek, therefore, overcrowding is a concern.
	I am a local developer and would be interested in exploring opportunities with the city.
	I am a licensed Real Estate Agent, I would LOVE to see more growth in housing
<b>Housing</b>	Regarding Lightning, we want to have a mix of housing types and not all of one type.
	We have plenty affordable housing (apartments). We need nice housing for single families.
	First time homeowner in Fairburn and I see the industrial roads with more homes being built in the midst of warehouse/factories. A lot going on. There's so much potential here in Fairburn.
<b>Transportation</b>	Key transportation issue: big trucks cutting through small historic streets, damaging streets, utilities and properties. Greene St, Cole St., Bay St., etc. I've been told that "Google led me here..."
	the Marta stops should be congruent with our upgrades/ changes downtown.
	Semi trucks are destroying our streets

	I agree about the trucks. They are killing our streets. Too many holes.
	To stop the trucks you have to stop allowing so many warehouses
	Cant forget about the trucks that get caught on the underpass too.
	I think the solution is in the 85 corridor. for the big trucks.
	Expand the exit on 74 so its not as jammed up.
	Updated signage would help to route trucks away from neighborhood streets. Truck traffic is increasing on Orchard Street and other streets that are not designed to accommodate large trucks. Much of the signage is faded or has fallen down.
<b>Warehouses</b>	Trucks and warehouses have increased
	Union City's addition of warehouses have negatively impacted Faiburn
<b>Local economy</b>	Unfortunately residents of Fairburn have to spend their dollars in other nearby communities
	I frequent Peachtree city and Fayetteville.
<b>Community assets</b>	Key community asset/historic preservation issue: Old Campbell County Courthouse. Currently not used, locked up, and deteriorating condition. Must be preserved, restored and used in a manner sensitive to the surrounding community as well as beneficial for the whole community.
<b>Local business</b>	It could be a food truck park
	Utilize local artists
	We should try to incorporate more small business
<b>City Hall</b>	A new city hall aint gonna benefit nobody
<b>Youth Development</b>	More city focus is needed on providing activities, skills, and talent development for youth. Consider space and volunteer opportunities to support youth and fitness for the future. Mediocre schools hold us back and need community support to do a better job.
<b>Infrastructure</b>	Infrastructure updates are needed; especially to accommodate new growth. Stormwater management is important to the City's future.
<b>Retail/ Restaurants</b>	A major area of downtown designated to "no traffic" More pedestrian walking & sitting space to enjoy downtown Cafe style dining for local restaurants More HEALTHY food and retail options vs. fast food Hope these suggestions will be considered... TY