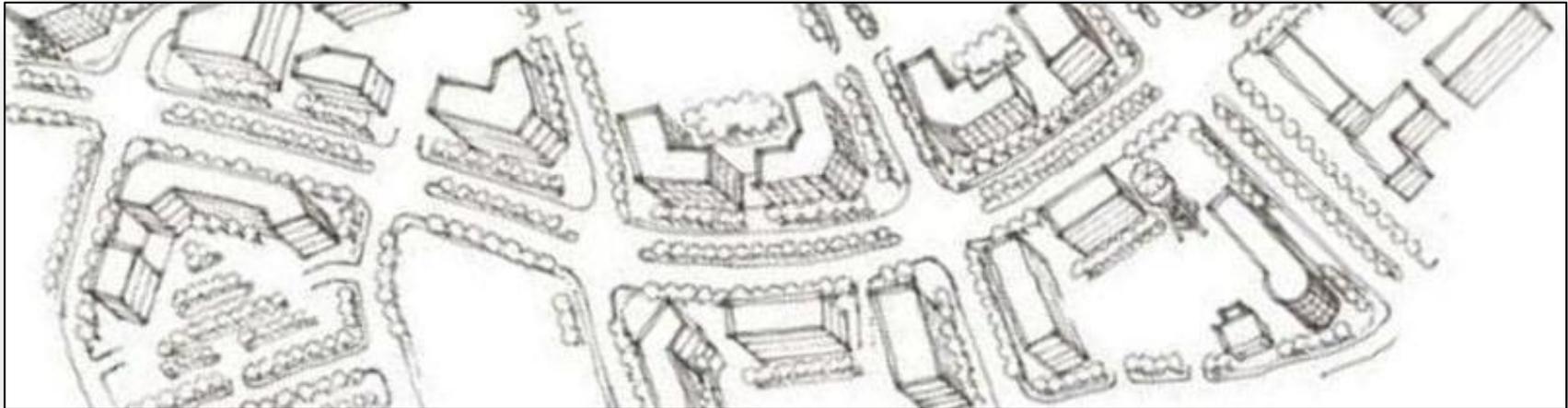


---

# Northwest Clayton

# LCI



**Livable Centers Initiative 5-year Plan Update**

**March 2011**

---

---

---



*Northwest Clayton County  
Livable Centers Initiative  
Five-year Update*

**Clayton County Commission**

Eldrin Bell	Chairman
Sonna Singleton	District 1
Gail Hambrick	District 2
Wole Ralph	District 3
Michael Edmondson	District 4

**Project Team**

Kc Krzic, Zoning Administrator, Clayton County  
Carl Morgan, AICP, The Collaborative Firm, LLC

**Prepared for**

The Citizens of Clayton County  
The Atlanta Regional Commission

**Adopted on March 8, 2011**

---

## *Table of Contents*

<b>Introduction</b> .....	1
<b>Evaluation and Appraisal Report</b> .....	3
Completed Actions .....	4
New Developments .....	8
Items Not yet Accomplished .....	11
Actions contrary to LCI Recommendations .....	15
<b>Implementation Plan and 5-year Action Plan</b> .....	19
<b>Appendix A:</b> Report of Accomplishments	
<b>Appendix B:</b> Five-year Action Plan Update	
<b>Appendix C:</b> Maps	





## *Introduction*

The Livable Centers Initiative (LCI) is a program in the Atlanta metro region that links planning for land use with planning for transportation improvements and fosters the creation of mixed-use communities consistent with regional development policies.

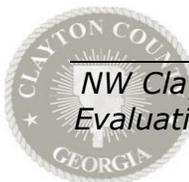
The Atlanta Regional Commission (ARC) began the LCI Program in 1999 as a means of catalyzing alternative forms of development to the sprawling landscape that began to dominate the landscape in the post World War II era. While the post-war era was a time of unprecedented population growth, innovation, and mobility, it was also a time where land uses became increasingly segregated, and development patterns spread out loosely across the formerly rural landscape. This came with the unanticipated consequences of inefficient land use, long commutes, loss of natural resources and amenities and higher infrastructure costs to service the sprawling landscape.

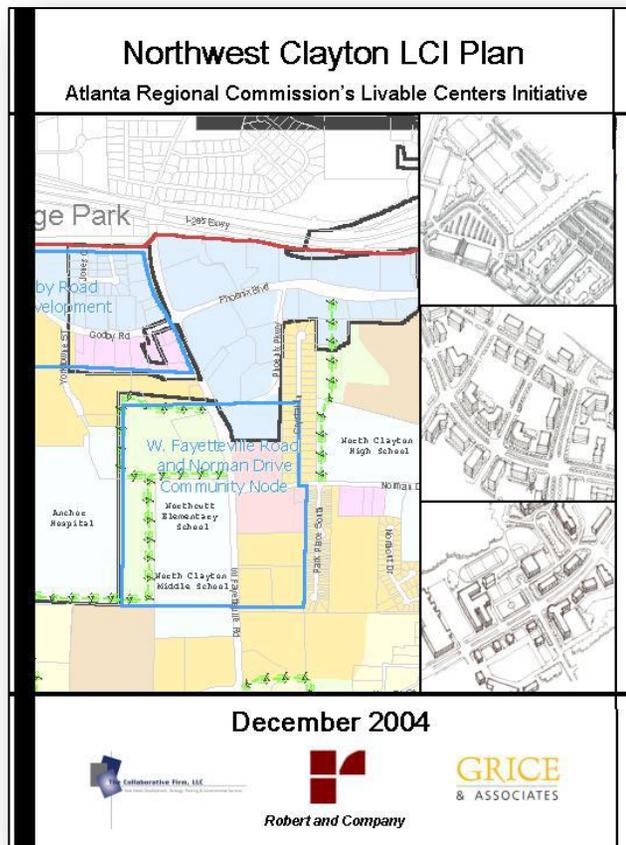
The type of development that the LCI program facilitates in many ways is nothing new. Rather, it attempts to re-introduce some of the more traditional development options such as mixed use and multimodal transportation into the modern development context with a goal of re-invigorating existing development and creating new environments that are more functional, sustainable and valuable.

In 2004, Clayton County participated in the LCI process and created a plan for the northwest corner of the county near Hartsfield-Jackson Atlanta

International Airport. Built into the LCI process are plan assessments every five years that are intended to monitor and assist in the implementation of the plan. This report re-visits the Northwest Clayton LCI Plan with an evaluation and appraisal of the plan with an accompanying work program for the next five years. This will allow the county to maintain eligibility for and compete for additional transportation funding and development assistance through the ARC that might otherwise not be available.

This report will consist of two major sections. The first is an evaluation and appraisal of the 2004 LCI plan that will look at completed actions, new development, upgrades to infrastructure, items that are not yet accomplished, and actions that may have been contrary to the plan. The next section of this report will focus on an updated implementation strategy to help make the Northwest Clayton LCI Plan a future reality.





## *Evaluation and Appraisal Report*

In 2004, at the time the NW Clayton area was being studied by planners, stakeholders and the community, the area was facing significant challenges, many of which were also identified as the possible future opportunities. Challenges addressed in the study dealt with, among other challenges, the significant impacts of the construction of the 5th runway at Hartsfield-Jackson Atlanta International Airport and the impacts the runway would have on the area when it became operational. The study also considered traffic congestion and related impacts on connectivity within the study area, linkages to other county and regional centers, the potential for large-scale redevelopment of the Cherry Hills Subdivision and the opportunity to bring new community facilities to the area.

This section of the report will provide a narrative update of the projects and initiatives mentioned in the 2004 plan. A summary of this information with the corresponding status of these items can also be found in Appendix A, entitled *Report of Accomplishments*.

## Completed Actions

### Transportation Initiatives

The original plan programmed a number of transportation projects in the study area between 2005 and 2010. These included projects supported by the Atlanta Regional Commission (ARC) and those funded by Clayton County's Special Purpose Local Options Sales Tax (SPLOST), such as ongoing traffic/pedestrian studies, intersection improvements, system enhancements and expansions, and roadway capacity improvement projects. There were 14 transportation related initiatives that were specifically highlighted in the plan. One of the key projects, a traffic signal feasibility study at the intersection of West Fayetteville Road and Pleasant Hill Road, has been completed as has the construction of the signal. Also, as one of the Recreation/Trails projects, construction of a new recreation center was planned. This recreation center, the Virginia Burton Gray Recreation Center, while not within the study area boundary at 1475 East Fayetteville Road, it lies less than a half-mile away and serves the population within the LCI boundary.



Riverdale Road and I-285, looking south

Source: [www.bing.com](http://www.bing.com)





Source: <http://www.modularmusings.com/index.php/2009/10/>

Typical housing in a mixed-use project

### Housing Initiatives

In order for mixed use to be an option, a key LCI component, it has to first be made legal. Two important recommendations of the NW Clayton LCI plan included an update to the Clayton County Zoning Ordinance that would allow mixed use developments as well as the creation of construction and design standards for new and redeveloped multi-family housing. These changes were incorporated into the Zoning Ordinance in July 2008 helping to ensure that as density is allowed, it will be of a higher design quality than might otherwise be constructed.

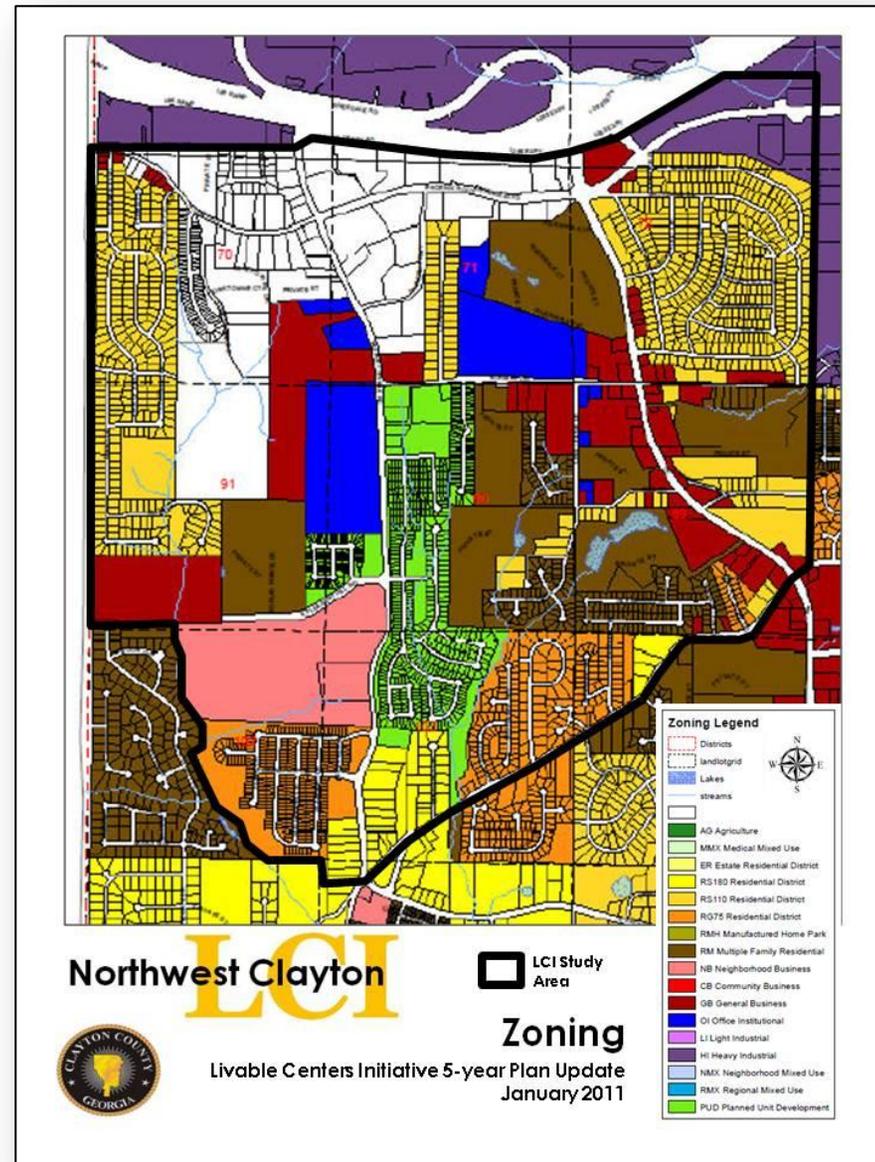
There are four districts that allow mixed use, namely: Medical Mixed Use (MMX, sections 3.23 & 3.24), Neighborhood Mixed Use (NMX, Section 3.25 & 2.36), Regional Mixed Use (RMX, Section 3.27 & 3.28) and Planned Unit Development (PUD, Article 7). Residential multi-family standards are found primarily in Section 6.7, Architectural and Appearance Standards for Residential.

### Other Local Initiatives

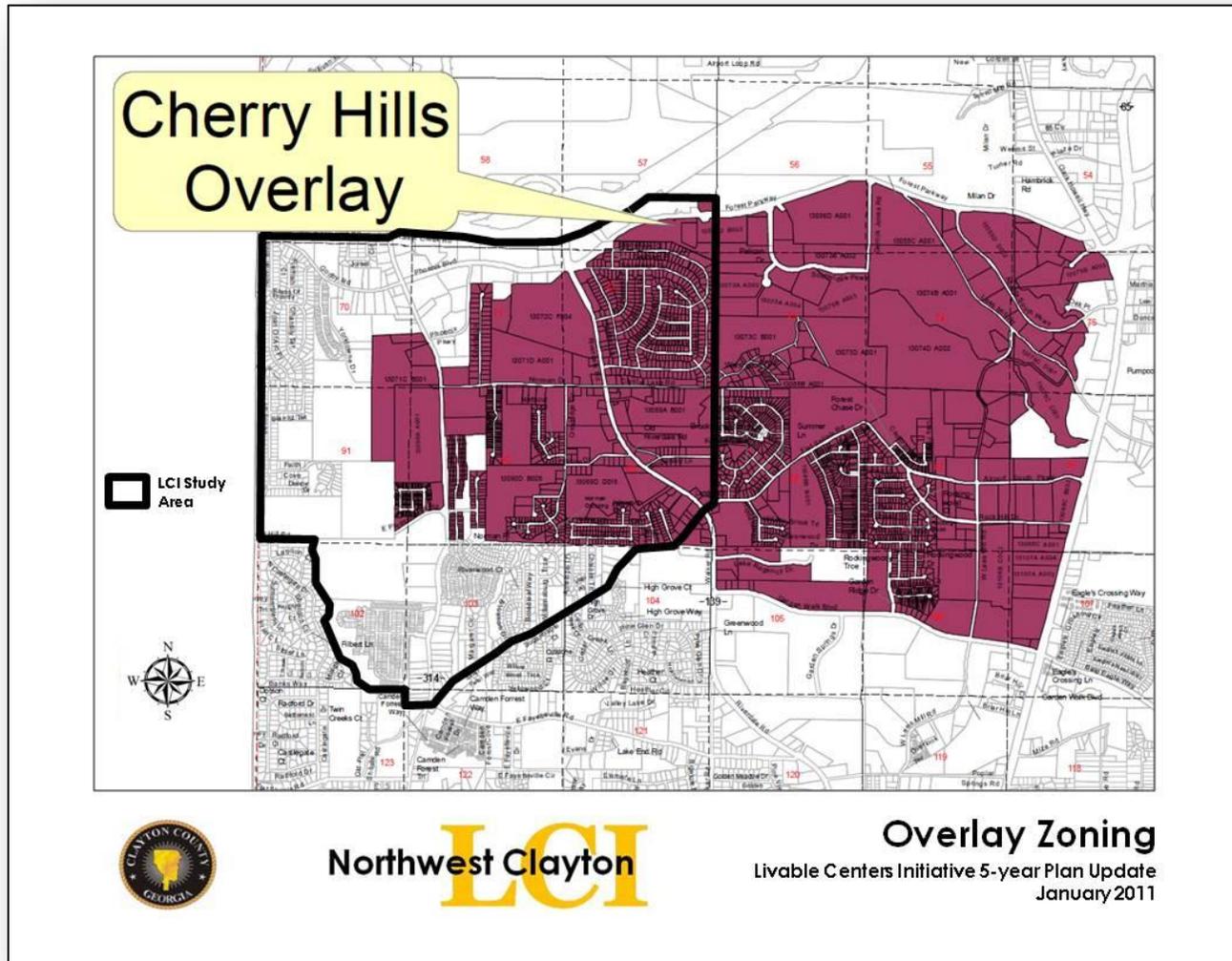
The LCI plan encouraged additional planning and economic development efforts that would enhance the Northwest Clayton area and aide in implementing the plan. A number of these initiatives have been completed and include:

- **Parks and Trails Master Plan** – In 2008 the County adopted a county-wide plan that included the NW Clayton planning area. However, no new facilities were recommended for this area.

- **Landscape Design Standards** – These are included in the 2008 zoning code, primarily in sections 6.34 and 6.35. Included in this effort was also the creation of a tree protection ordinance.
- **Underground Utilities Policy** – Policies were adopted in the zoning ordinance that require undergrounding of utilities in Overlay Districts for Cherry Hills, as well as other areas such as the Highway 138 and Tara Boulevard corridors.
- **Zoning Amendments** – The plan called for rezoning the area south of North Clayton Middle School on West Fayetteville Road and near the intersection of West Fayetteville and East Pleasant Hill roads from Light Industrial to Residential. This area has been rezoned to Multifamily Residential (RM) and Planned Unit Development (PUD). The plan also called for the rezoning of land at the southwest corner of the intersection of West Fayetteville and East Pleasant Hill Road from Light Industrial (LI) to Neighborhood Commercial (NC), which has also been accomplished. Additionally, a number of overlay districts have been created, including one for the Cherry Hills area and the vicinity, that have accompanying zoning standards specific to



the overlay area, including standards for public improvements, general site development, architecture, parking and signs.

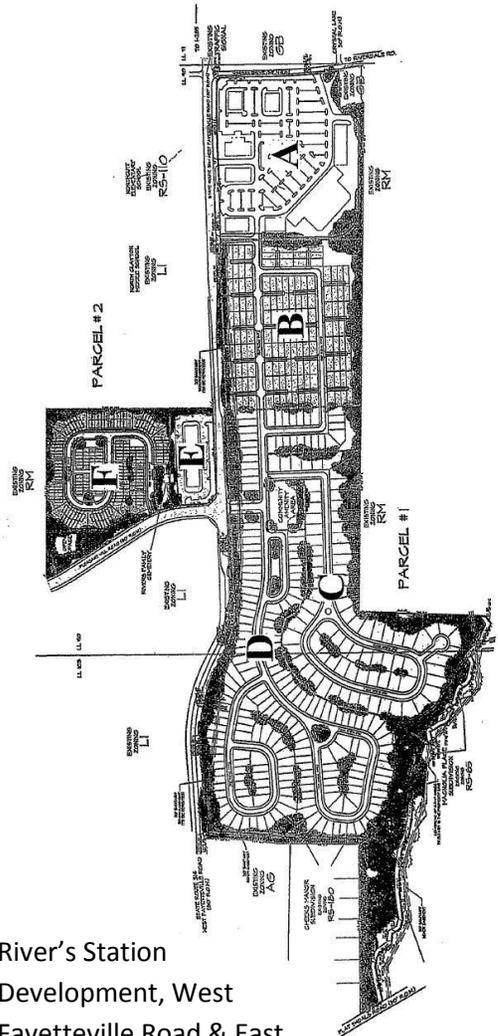


- Tax Allocation Districts (TAD) and Enterprise Zones** – These were recommended to help attract appropriate development to the area. In December of 2008, the Northwest Clayton Tax Allocation District was created which would return any revenues from increases in taxes back into the TAD for additional improvements or investment. An integral part of the creation of any TAD is the redevelopment plan, of which one was created for the Northwest Clayton area. This redevelopment plan paid particular focus to creating a “vibrant, mixed-use regional activity center, a community that will attract individuals to live, work and play” (*Northwest Clayton TAD Redevelopment Plan, December 2008*).

## New Developments

Since the LCI Plan was done, there has only been one development project that has been approved and commenced with construction. River’s Station is a mixed use development that was approved as a planned unit development. It is located near the intersection of West Fayetteville Road and Pleasant hill Road and features 220,000 square feet of retail use in two sections of the development with a mix of townhomes (attached and detached) and single family homes. There are 550 dwelling units on 92 acres. The entire development is 112 acres.

As the economy commenced in a downturn in 2007 and the County’s diminishing revenues were stretched thin, the County had to take a hard look at services it was providing, prioritize them and evaluate the ability to meet future financial commitments. This resulted in some challenging budget cuts in following years, including one that led to the cessation of all C-Tran bus service on March 31, 2010.



River’s Station  
Development, West  
Fayetteville Road & East  
Pleasant Hill Road

---

In response, a private transit provider, QuickTransit, started service along former C-Tran routes. The system was fully operational by August 2, 2010 and has four weekday routes and three weekend routes. This includes the former route through the NW Clayton LCI area. While it restores a much needed service, the formerly subsidized system must now rely heavily on the fare box with increased fares. The fares are also higher than other subsidized systems, such as MARTA. Single trips are \$3.50 (\$2.00 on MARTA) and \$25 for a week pass (\$17 on MARTA).



A number of transportation related improvements were mentioned in the 2004 LCI Plan, the status of which are listed in the sections to follow and in Appendix A, entitled *Report of Accomplishments*. However, a number of new projects were indentified in Clayton County's Comprehensive Transportation Plan (CTP) that was completed in October 2008. In the CTP, projects were grouped for implementation. Items identified as Critical Projects are to be completed FY 2009-2013, while those that are listed as Moderate Range Projects are slated for completion in the FY 2014-2018 timeframe. These projects are listed below:

Critical Projects (FY2009-2013):

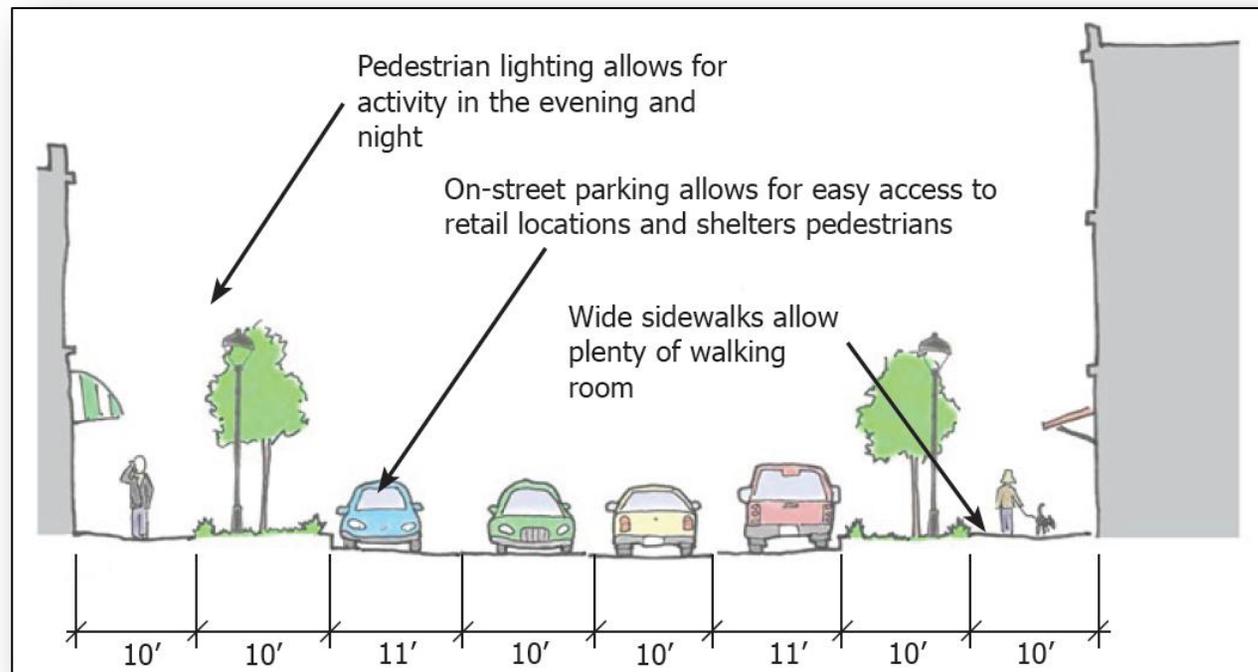
- Pedestrian improvements on SR 139 (Riverdale Rd), Godby Road, Southampton Rd, and Phoenix Boulevard (CTP-PN-38 through CTP-PN-41) to be completed in FY 2009-2013.

Moderate Range Projects (FY2014-2018)

- Interchange capacity improvements at SR314 (W Fayetteville Rd) and I-85 (new interchange), including connection to the existing i-85/285 interchange (CTP-RC-01)

- Intersection Safety Improvement at SR 139 (Riverdale Road) at Flat Shoals Road (CTP-RO-03)
- SR 314 (W Fayetteville Rd) widening from 2 to 4 lanes (CL-005)
- Godby Rd Widening from 2 to 4 lanes (CL-238)

Example of a streetscaping cross section where improvements were designed to allow the movement of pedestrians and vehicles



---

## Items not yet accomplished

### Transportation Initiatives

#### *Sidewalks/ Streetscapes*

Projects along Riverdale Road, Phoenix Boulevard, and Flat Shoals Road were identified that would fill in gaps in the existing sidewalks system. However, to date, these projects have not commenced. The Clayton Comprehensive Transportation Plan identifies similar projects at these locations, except for Flat Shoals Road, with a target window for completion between 2009-2013.

#### *Intersections/ Interchanges*

The County continues to pursue improvements in the study area to improve traffic capacity and operations. The LCI Plan included included:

- Study of an I-285 Interchange in the Cherry Hills area in the northeast corner of the LCI area.
- Improvements to traffic capacity, safety and operations throughout the study area.

The Clayton CTP discusses a new interchange on both I-85 and I-285 with reference to SR 314 (West Fayetteville Road, CTP-RC-01) that is classified as an Interchange Capacity project slated for completion some time in FY2014-2018. This project will likely affect the outcome of any study of another interchange for the Cherry Hills area. The second item is an ongoing item that the County is coordinating in the study area with other improvements projects in other areas of the County.



Interchange of I-285 and  
Riverdale Road

## *New Roadways/Extensions*

Pleasant Hill Road is proposed to be extended to West Fayetteville Road. The extension has not yet taken place. The plan also called for a number of road extensions and improvements to serve the new development and redevelopment along Godby Road. Development has been very limited in this area and has not yet warranted additions to the road network. When development warrants these extensions, they will need to be coordinated in the comprehensive transportation planning process.

## *Transit*

The 2004 LCI Plan included enhancements to the existing bus routes as well as an expansion to the system along Godby Road and West Fayetteville Road and Pleasant Hill Road. C-Tran bus service lost its funding on March 31, 2010 and ceased operations. There was no bus service until later in 2010 when QuickTrip, a private transit company, began their own service on the former public transit routes. While some of the original service has been restored, the plans for the proposed expansion of the system mentioned above were placed on hold indefinitely. References still remain in the Clayton CTP with programmed funding for improvements and expansion of the public transit system. These amounts will be readjusted in the county's CTP and the Atlanta region's Transportation Improvement Program (TIP).

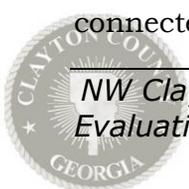
## *Recreation/Trails*

Included in the 2004 LCI plan was an off-road greenway trail system that connected to a County Recreation Center in the NW Clayton LCI area. This has



Former C-tran bus

Source: <http://impactglassman.blogspot.com/>



---

not yet commenced. The trails were also not identified in the County's Master Plan for Parks and Recreation that was completed in 2008.

### Housing Initiatives



The LCI Plan encourages home ownership

The LCI plan recommended the creation of a Cherry Hills Redevelopment Task Force to look at issues and make recommendations for the redevelopment of the proposed mixed use area just south of the airport along both sides of Riverdale Road. This group has not yet been appointed, but will include:

- Homeowners and residents of Cherry Hills;
- Clayton County Commission District 2 Commissioner;
- The Cherry Hills Neighborhood Association;
- Clayton County Planning Department;
- Clayton County Development Authority;
- Hartsfield-Jackson Atlanta International Airport;
- Clayton County Housing Authority and other organizations that can assist with the relocation of current residents;
- Developer(s) involved in redevelopment projects in the area.

The plan also identifies an initiative regarding ownership in multi-family housing developments that encourages the conversion of rental property to condominium ownership. No specific developments were targeted in the plan, so this particular initiative has been treated as a guiding policy whose status is considered “ongoing”.

### Other Local Initiatives

To address transit related issues in the LCI planning area, it was recommended that a focus group be established to address the coordination of transit within

the LCI Study Area and connections between other activity nodes and the Study Area. This group was to include representatives of

- C-Tran,
- Clayton County Transportation Department,
- Hartsfield Area Transportation Management Association (HATMA),
- Clayton County Planning Department.

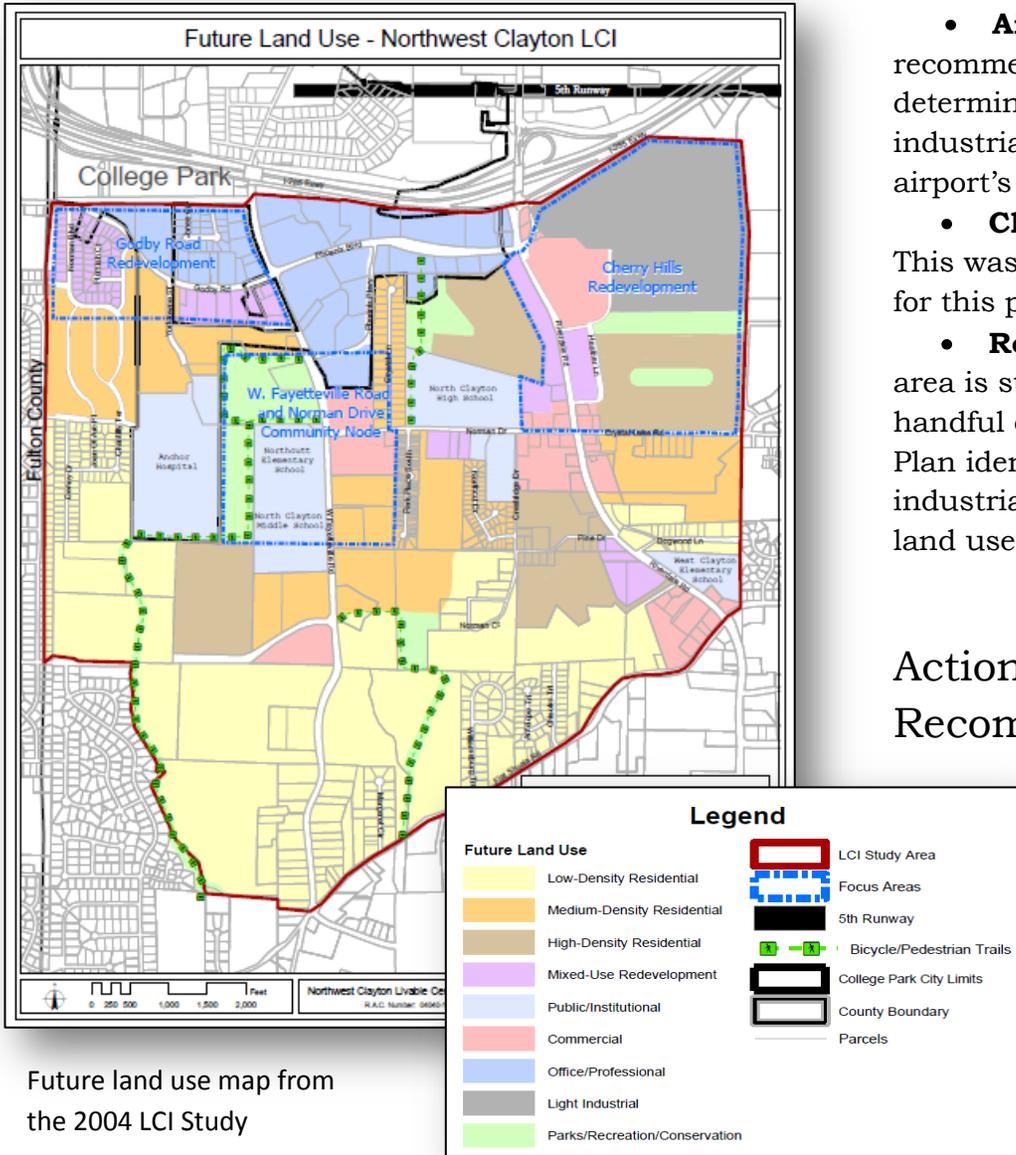
With the recent loss of C-Tran bus service in the County, the creation of this focus group is a timely issue.

Regarding County facilities and property, the plan identified a need to purchase property for parks and trails that would connect to the new recreation center as identified in the Parks and Trails Master Plan. These efforts are still underway.

A number of planning-related initiatives were identified that would help implement the plan. While a number of these have been accomplished, there are some that are still outstanding, including:

- **Future land Use Map** – Recommendations were made to adjust the Future Land Use Map so that it was consistent with the LCI plan. A number of changes have been made, but there are still some inconsistencies that ought to be reviewed in future amendments, including the Cherry Hill Area, the east side of West Fayetteville Road south of Norman drive and near Pleasant Hill Road, as well as coordinating with the City of College Park





Future land use map from the 2004 LCI Study

- **Air cargo Transportation Study** – The plan recommended conducting a transportation study to determine the preferred route from the recommended industrial redevelopment in Cherry Hills to the airport’s planned air cargo facilities.
- **Cherry hills Urban Redevelopment Plan** – This was intended to be a small, focused area plan for this portion of the LCI area.
- **Rezoning of Cherry Hills** – The Cherry Hills area is still zoned RS110 Residential with a small handful of General Business (GB) whereas, the LCI Plan identifies this area as suitable for light industrial, commercial and or planned residential land uses.

### Actions Contrary to LCI Plan Recommendations

#### Land Use and Zoning

The 2004 plan called for an update to the future land use map at the northeast corner of the intersection of West Fayetteville Road and East Pleasant Hill Road that would change the land use from medium density residential to commercial. However, since the drafting of the

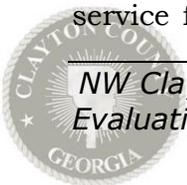
plan, the county-wide future land use map was updated to show this area as Conservation Residential land use with a zoning classification on the zoning map of Planned Use Development. The zoning and the future land use map from the 2004 LCI plan are consistent with one another, but not the county-wide land use map. This location has been developed as the River's Station Development which was described earlier in the "New Developments" section of this report.

The River's Station plan contains a commercial component, but it moved the commercial away from the intersection at East Pleasant Hill Road to the next major intersection further north on West Fayetteville Road at Norman Drive. To maintain consistency with what has been built, the Future Land Use map should be amended to reflect the land use of the River's Station Development.

### *Transit*

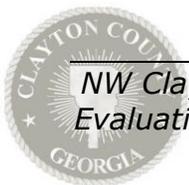
As the economy commenced in a downturn in 2007 and the County's diminishing revenues were stretched thin, the County had to take a hard look at services it was providing, prioritize them and evaluate the ability to meet future financial commitments. This resulted in some challenging budget cuts in following years, including one that led to the cessation of all C-Tran bus service on March 31, 2010.

Transit service in Clayton County commenced in July 2001 under contracts between the Georgia Regional Transportation Authority (GRTA) and Metropolitan Atlanta Rapid Transit Authority (MARTA) and Clayton County where MARTA operated the system with contributions from Clayton County. At the time of the budget cut, there were two bus lines in the NW Clayton LCI area on Riverdale Road and Phoenix Boulevard. There were also plans to extended service from the existing route down Godby Road, West Fayetteville Road and



Pleasant Hill Road. With the termination of service, these proposed routes were postponed indefinitely.

In the interim, a private transit provider, QuickTransit, has started service along former C-Tran routes. This includes the former route through the NW Clayton LCI. The system was fully operational by August 2, 2010 and has four weekday routes and three weekend routes.



## *Implementation Plan & 5-Year Action Plan*

The implementation of the NW Clayton LCI Plan for the next five years should continue the direction recommended in the 2004 plan. There is still much of the original plan that is yet to be realized and that is still relevant. The 2004 LCI plan was not able to foresee the economic downturn of the past few years and envisioned a quicker pace of development and conditions that prevailed in the decade or so prior to the plan's drafting.

The implementation strategy of 2004 is, in large part, still relevant today and should be followed as much as possible. Plan recommendations for the implementation strategy implementation were grouped under three headings: Definition of Implementation Roles and Strategies, Required Regulation and Policy Revisions, and the Five Year Work Program. Detailed information can be found in the original plan. A summary is provided below.

### **Implementation Roles and Strategies**

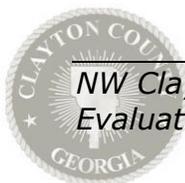
In general:

- Plan implementation will be a long-term process
- Must include coordinated public-private investments
- While private development will drive the implementation of the plan, local government must play a visionary role in guiding development

## Roles

### Clayton County Commission

- Must adopt the Plan
- Assign a staff person (from Planning or Economic Development) to coordinate the county government's role in the plan
  - Provide regular updates on implementation efforts to the County Commission and solicit their involvement in appropriate redevelopment planning efforts
  - Staff and Coordinate all task forces or groups created to oversee the implementation of various LCI Plan recommendations such as the Cherry Hills Task Force (see below)
  - Initiate the application process for zoning and land use map changes required to implement the LCI Plan (see regulation revision section below);
  - Coordinate with the Recreation Department to initiate County Commission consideration of a potential land swap or public-private partnership for development of a Recreation Center in the Northwest Clayton LCI area, potentially on the parcel of land located north of the public schools on W. Fayetteville Road;
  - Coordinate with other county departments (i.e. recreation and Transportation) and prepare applications for LCI Implementation Funds.
- Creation of the Cherry Hills Redevelopment Task Force
  - Comprised of local officials, residents, and potential developers
  - Established to oversee the redevelopment of the Cherry Hills subdivision
  - Staffed and overseen by county planning or economic development personnel



- Creation of a transit focus group
  - To address the coordination of transit within the LCI study area and connections between other activity nodes outside the study area. This group should include representatives of
    - Clayton County Transportation Department,
    - Hartsfield Area Transportation Management Association (HATMA)
    - Clayton County Planning Department.

#### College Park City Council

- Review the LCI and consider the recommendations in their Comprehensive Plan

#### Development Authority of Clayton County

- Obtain funding for and oversee the preparation of an Urban Redevelopment Plan for Northwest Clayton. Including the Cherry Hills area
- Coordinate the Redevelopment Plan with the Cherry Hills Redevelopment Task Force and with the LCI plan
- Spearhead incentives within the Study Area to help entice redevelopment, such as the recently created Tax Allocation District.
- Work with the State Department of Economic Development to develop a state-level package of incentives and develop a marketing plan LCI study area, including a database of available land and buildings.

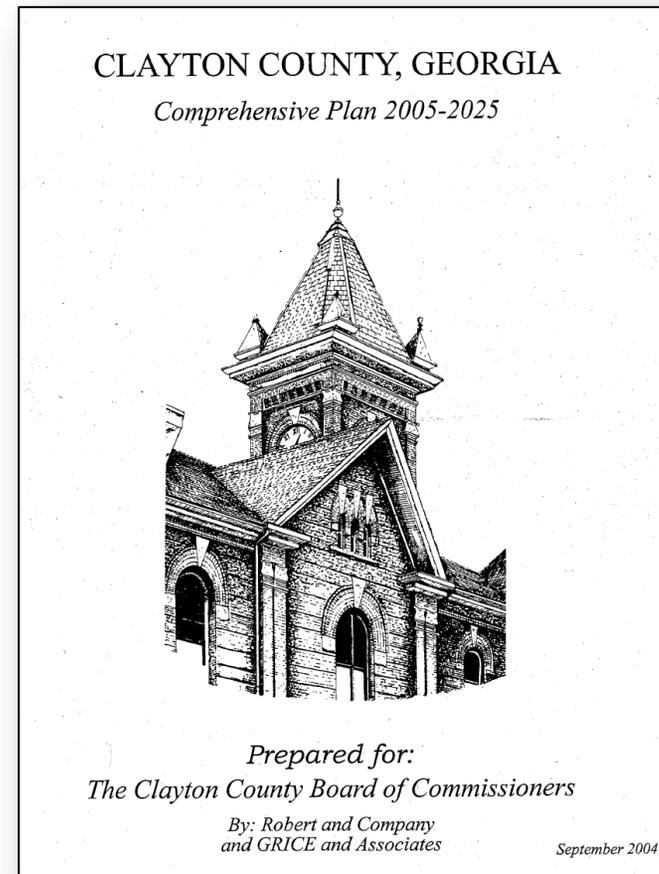


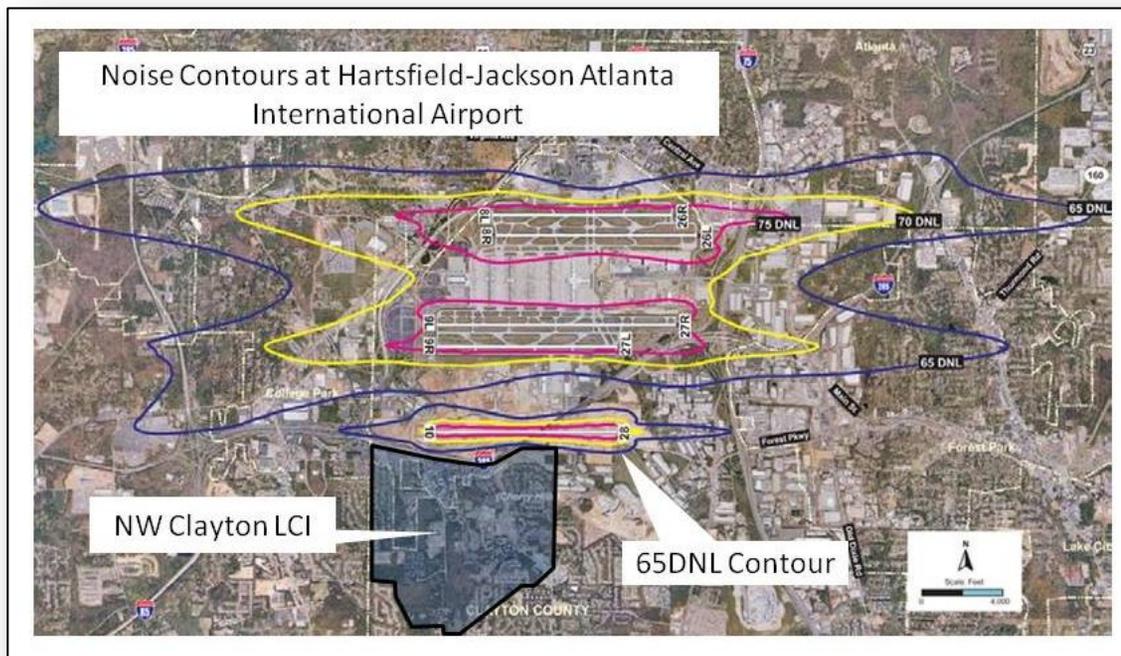
## Regulation and Policy Revisions

### Comprehensive Plan Amendments

While there have been changes to the county's Future Land Use map that implement portions of the LCI plan, additional amendments would be required to maintain consistency between both plans.

- The area of Riverdale Road frontage between Phoenix Boulevard and Norman Drive should be changed from commercial to mixed use.
- Cherry Hills Subdivision should be changed from entirely industrial to a mixture of high density residential, parks and open space, and industrial to reflect the future development pattern shown in figure 4.1.1-1 of the 2004 plan.
- The east side of West Fayetteville Road at East Pleasant Hill Road and south of Norman Drive should be changed to Commercial, Medium-density Residential and Low-Density Residential to maintain consistency with the plan and the recently developed River's Station Development.





The 2004 plan also made a recommendation to:

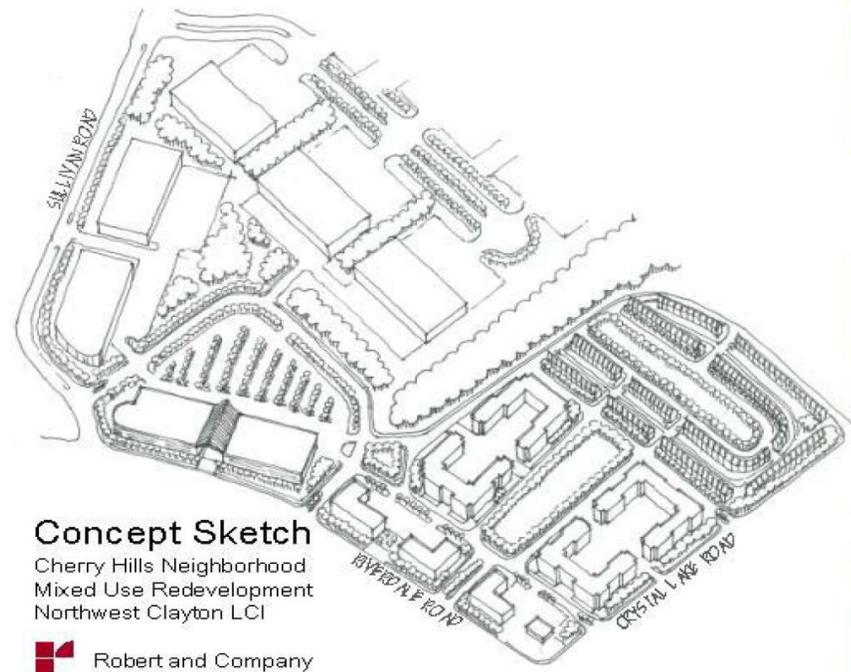
Revise Policy 2.2 of the Housing Element of the Clayton Comprehensive Plan to direct new residential development to areas outside of the projected 65 DNL contour for the 5th Runway to reduce the negative impacts of airport related noise and to require new housing development within areas nearby the airport area to employ noise reducing construction methods and materials.

However, since the fifth runway has been constructed, data collected in 2007 for the Hartsfield-Jackson Atlanta International Airport Noise Insulation Program (NIP) indicates that the entire LCI area lies outside of the 65 DNL contour. Based on the NIP data, this policy is not in need of revision.

#### Zoning Changes

The 2004 LCI plan called for a number of zoning changes some of which should still be considered including:

- Establish a mixed-use zoning district ordinance for application to areas along Riverdale and Godby Roads as indicated on the future land use map.
- Initiate selective rezoning of property in the Study Area to facilitate private development. Areas that could be considered for county initiated rezoning include:
  - To stimulate the redevelopment of the Cherry Hills subdivision, Clayton County should consider initiating rezoning of the area. The specific rezonings necessary to accomplish the redevelopment recommended in the LCI Plan include rezoning the northern portion of the subdivision to light industrial and the southern portion for high density residential. The county's highest density residential district currently allows for a maximum of 8 units per acre, however significantly higher density is recommended for this area. Additionally the area on the east side of Riverdale Road and the intersection of Riverdale and Phoenix Blvd/Sullivan Road should be rezoned to general commercial use.
  - Develop a specific Clayton County and City of College Park policies for the redevelopment of older multi-family housing and development of new multi-family housing within the study area. These policies should include construction and design standards for multi-family housing.



## Five Year Work Program

The revised five-year action plan is located in Appendix B. It rolls over projects from the earlier plan that have not yet been implemented and outlines and prioritizes transportation capital improvement projects and initiatives that should be undertaken in the near future. The plan details a number of projects of varied size, in addition to those projects already planned and/or programmed for the study area, that can be accomplished on an individual basis or in coordination with other public and private efforts aimed at increasing the quality of life in the Northwest Clayton LCI area.





# APPENDIX A

## Report of Accomplishments

NW Clayton LCI 5-Year Plan Update Project  
 March 2011

### Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Under way	Not started	Not relevant	
Sidewalk/streetscape	Construct sidewalk/streetscape on the east side of Riverdale from Kingswood to Crystal lake	2006	2007			√		Clayton CTP, Critical Project (FY2009-2013)
Sidewalk/streetscape	Construct sidewalk/streetscape on Phoenix Boulevard from West Fayetteville to Riverdale	2007	2008			√		Clayton CTP, Critical Project (FY2009-2013)
Sidewalk/streetscape	Construct sidewalk along Flat Shoals from West Fayetteville to Riverdale	2006	2007			√		
Intersection/Interchange Improvement	I-285 Interchange Study for redevelopment area (Cherry Hills area)	2007	TBD			√		Clayton CTP, Critical Project (FY2009-2013)
Intersection/Interchange Improvement	Improve traffic capacity, safety and operations	2007	2008		√			
Intersection/Interchange Improvement	Intersection improvement (signal feasibility), W Fayetteville and Pleasant Hill/Poplar Pointe Dr	2007	2008	√				Traffic signal is in place.
New Roadway/Extension	Extend East Pleasant Hill Road to Fulton County line	2007	2008			√		
New Roadway/Extension	Extend Denny Drive to Pleasant Hill Road	2007	2008			√		

*Transportation Initiatives (continued)*

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Under way	Not started	Not relevant	
New Roadway/Extension	New roads to support mixed use development area along Godby Road and W Fayetteville Road	2007	2008			√		
New Roadway/Extension	New roads to support redevelopment area along Godby Road	2007	2008			√		
Transit	Construct covered bus stops along transit routes (to include expanded routes)	2007	2008				√	C-Tran ceased service March 31, 2010
Transit	Expand transit routes to include Godby, W Fayetteville and Pleasant Hill	2007	2008				√	C-Tran ceased service March 31, 2010
Recreation/Trails	Construct a County Recreation Center in the Northwest Clayton Study Area	2006	2007	√				Located at 1475 East Fayetteville Road
Recreation/Trails	Construct an off-road Greenway Trail System	2007	2008-2010			√		

## Housing Initiatives

Project	Description	Study/ Implementation year	STATUS				Notes
			Complete	Under way	Not started	Not relevant	
Zoning Ordinance Update	Update County's zoning ordinance to allow mixed use developments	2005	√				MMX, NMX, RMX (Article 2), PUD zones (Article 7)
Cherry Hills Housing Options	Coordinate with Cherry Hills Task Force to develop new higher density residential housing in this area	On-going			√		
Multi-family ownership	Encourage conversion of rental multi-family property to condominium ownership where appropriate	On-going		√			
Multi-family Construction and Design Standards	Develop construction and design standards for new and redeveloped multi-family housing in the Study Area	2006	√				District Standards for : RM (3.12), NMX(3.26), RMX (3.28) Cheery Hills Overlay District (4.7)

## Other Local Initiatives

Project	Description	Study/ Implementation year	STATUS				Notes
			Complete	Under way	Not started	Not relevant	
County Recreation Center	Build new County Recreation Center adjacent to Northcutt Elementary	Coordinate with Recreation Department	√				Located at 1475 East Fayetteville Road
Parks and Trail Master Plan	Develop a Parks and Trails Master Plan for the Study Area	2006	√				2008 county-wide plan
Cherry Hills Task Force	Establish and Coordinate the Cherry Hills task Force	2005			√		
Transit Focus Group	Establish and Coordinate Transit Focus Group.	2005		√			
Park Property Acquisition	Purchase property for parks and trails as identified in the master plan.	2005 – ongoing		√			
Future Land Use Map	Amend the County's Future Land Use Map to reflect the recommended land use changes included in the LCI plan.	2005		√			Some inconsistencies including: <ul style="list-style-type: none"> <li>• Cherry Hill area</li> <li>• W side of W Fayetteville, S of Pleasant Hill</li> <li>• City of College Park</li> </ul>
Landscape Design Standards	Develop landscape design standards for the Study Area	2005	√				
Underground Utilities Policy	Adopt a city and county policies requiring utilities serving new development and redevelopment within the study area be located underground.	2005	√				Overlay for Hwy 138, Tara Blvd & Cherry Hills (4.12.H)

*Other Local Initiatives (continued)*

Project	Description	Study/ Implementation year	STATUS				Notes
			Complete	Under way	Not started	Not relevant	
Air Cargo Transportation Study	Conduct a transportation study to determine the preferred route from the recommended industrial redevelopment in Cherry Hills to the airport's planned air cargo facilities.	2006			√		
Cherry Hills Urban Redevelopment Plan	Develop an Urban Redevelopment Plan for the Cherry Hills area consistent with this plan.	2005	√				NW Clayton Redevelopment Plan: Resolution 2008-232
Tax Allocation Districts and Enterprise Zones	Implement a Tax Allocation Districts and Enterprise Zones within the Study Area to help entice redevelopment in the Study Area.	2006	√				NW Clayton TAD: Resolution 2008-232, 12-31-2008, for 30 yrs, Tax increment base of \$218,631,249
Marketing Plan	Develop a marketing plan for the LCI Study Area, including a database of available land and buildings.	2007		√			Appendix C of 2004 LCI doc has "Market Conditions" section
Rezoning	Rezone the area south of North Clayton Middle School on W. Fayetteville Road and the area near the intersection of W. Fayetteville and E. Pleasant Hill Roads from light industrial to an appropriate residential zoning classification.	2005-2006	√				December 2010 Zoning Map Shows PUD and RM zoning

*Other Local Initiatives (continued)*

Project	Description	Study/ Implementation year	STATUS				Notes
			Complete	Under way	Not started	Not relevant	
Rezoning	Rezone the land at the southwest corner of the intersection of W. Fayetteville and E. Pleasant Hill Roads from light industrial to neighborhood commercial.	2005-2006	√				
Rezoning	Rezone the Cherry Hills Subdivision area to conform with the recommendations of the LCI Plan.	2005-2006			√		Zoning there is mostly RS110 Residential with some General Business (GB)



# Appendix B

## 5-Year Action Plan Update

NW Clayton LCI 5-Year Plan Update Project  
 March 2011

### Transportation Projects

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW yr	ROW cost	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding source	Local Match Source & Amount	
Primary Street Improvements to include sidewalk, curb, and ramp												
Construct sidewalk/streetscape on the east side from Kingswood to Crystal Lake	Streetscapes	2014	\$30,857	2012	\$23,657	2013	\$205,714	\$260,228	CC	LCI, SPLOST, GDOT	20%	\$ 52,045
Construct sidewalk/streetscape from West Fayetteville to Riverdale	Streetscapes	2014	\$147,428	2013	\$113,033	2014	\$982,857	\$1,243,372	CC	LCI, SPLOST, GDOT	20%	\$ 248,674
Construct sidewalk from West Fayetteville to Riverdale	Streetscapes	2014	\$148,571	2012	\$113,371	2013	\$985,142	\$1,247,084	CC	LCI, SPLOST, GDOT	20%	\$ 249,416
Intersection/ Interchange Improvements												
I-285 Interchange Study for redeveloped area (Cherry Hills area)	Intersection	2015	\$342,857	2013	\$34,285	TBD	TBD	\$377,142	CC, GDOT	LCI, SPLOST, GDOT	20%	\$ 75,428
Improve traffic capacity ,safety and operations	Intersection	2015	\$114,285	2013	\$69,704	2014	\$582,857	\$766,856	CC	LCI, SPLOST, GDOT	20%	\$ 153,371
Intersection Improvement(W. Fayetteville and Pleasant Hill)	Intersection	2015	\$102,857	2013	\$65,142	2014	\$548,571	\$716,570	CC	LCI, SPLOST, GDOT	20%	\$ 143,314

## Transportation Projects (continued)

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW yr	ROW cost	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding source	Local Match Source & Amount Description	
New roadways/ extensions												
Extend East Pleasant Hill Road to Fulton County Line	Roadways	2014	\$85,714	2015	\$90,857	2014	\$822,857	\$999,428	CC, GDOT	LCI, CC SPLOST, GDOT	20%	\$199,885
Extend Denny Drive to Pleasant Hill Road	Roadways	2015	\$51,428	2016	\$56,571	2014	\$514,285	\$682,285	CC	LCI, CC	20%	\$136,457
New roads to support mixed use development area along Godby Road & W. Fayetteville Road	Roadways	2015	\$80,000	2016	\$83,428	2014	\$754,285	\$917,713	CC	CC, Private Developers	20%	\$183,542
New roads to support redevelopment area along Godby Road	Roadways	2015	\$160,000	2016	\$170,285	2014	\$1,542,857	\$1,702,857	CC	CC, Private Developers	20%	\$374,628
Recreation/Trails												
Construct a n off-road Greenway Trail System	Recreation	2014	\$97,142	2013	\$90,857	2014 - 2016	\$811,428	\$999,428	CC	LCI, CC, SPLOST	20%	\$199,885
<b>Totals</b>			<b>\$1,361,139</b>		<b>\$911,190</b>		<b>\$7,750,853</b>	<b>\$9,912,963</b>				<b>\$2,016,645</b>

## ***Housing Projects/Initiatives***

<b>Description/Action</b>	<b>Cost</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Funding Source</b>
Coordinate with Cherry Hills Task Force to develop new higher density residential housing in this area.	n/a	2011	County, Cherry Hills Task Force, Private Developer	n/a
Encourage conversion of rental multi-family property to condominium ownership where appropriate.	n/a	2011	County	n/a
Develop construction and design standards for new and redeveloped multi-family housing in the Study Area.	\$15,000	2012	County Planning Department	LCI / CC / Grants
Develop Design Guidelines to supplement the Cherry Hills Overlay District.	\$40,000	2012	County Planning Department	LCI/ CC/ Grants

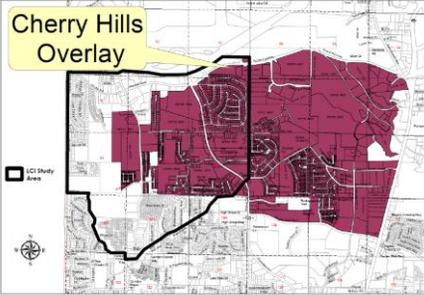
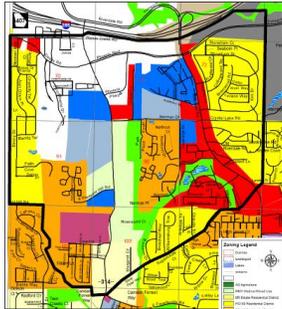
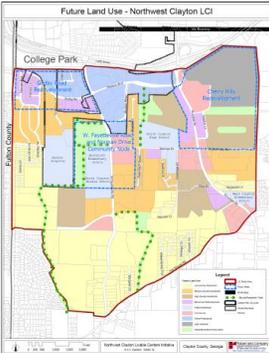
## ***Other Local Initiatives***

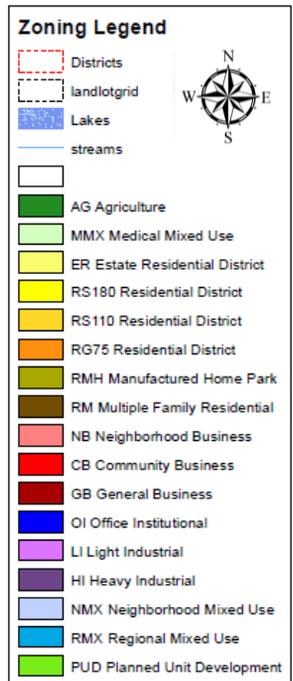
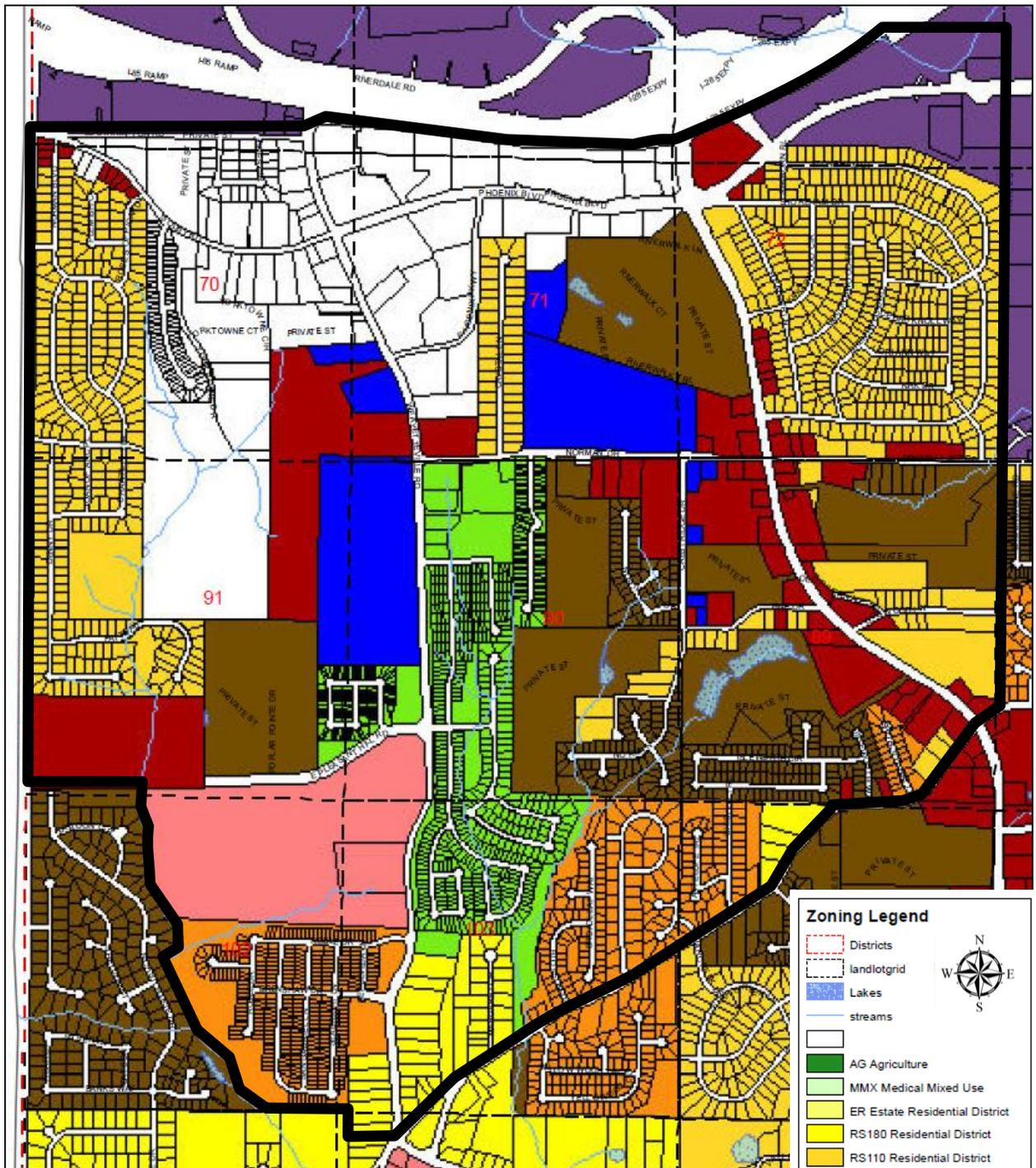
<b>Description/Action</b>	<b>Cost</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Funding Source</b>
Establish and Coordinate Cherry Hills Task Force.	n/a	2012	County Planning Department	n/a
Establish and Coordinate Transit Focus Group.	n/a	2014	County Transportation Department	n/a
Purchase property for parks and trails as identified in the master plan.	fair market value	2011 to 2016	County Parks and Recreation Department	SPLOST
Amend the County's Future Land Use Map to reflect the recommended land use changes included in the LCI plan.	n/a	2012	County Planning Department	n/a
Develop landscape design standards for the Study Area	\$10,000	2012	County Planning Department	LCI/ CC/ / Grants
Conduct a transportation study to determine the preferred route from the recommended industrial redevelopment in Cherry Hills to the airport's planned air cargo facilities.	\$25,000	2014	County Transportation Department / H-JAIA	LCI
Develop a marketing plan for the LCI Study Area, including a database of available land and buildings.	n/a	2014	Clayton County Development Authority	n/a
Rezone the Cherry Hills Subdivision area to conform to the recommendations of the LCI Plan.	n/a	2012	County Planning Department	n/a



# Appendix C Maps

NW Clayton LCI 5-Year Plan Update Project  
March 2010

Zoning 2011	Overlay Zoning 2011	Future Land Use 2011	Future Land Use 2004
 <p><b>Zoning 2011</b> Northwest Clayton LCI Livable Centers Initiative 5-year Plan Update January 2011</p>	 <p><b>Cherry Hills Overlay</b> Northwest Clayton LCI Livable Centers Initiative 5-year Plan Update January 2011</p>	 <p><b>Future Land Use 2011</b> Northwest Clayton LCI County-wide Comprehensive Plan Livable Centers Initiative 5-year Plan Update January 2011</p>	 <p><b>Future Land Use 2004</b> From the 2004 Northwest Clayton Livable Centers Initiative Plan</p>



# Northwest Clayton

# LCI

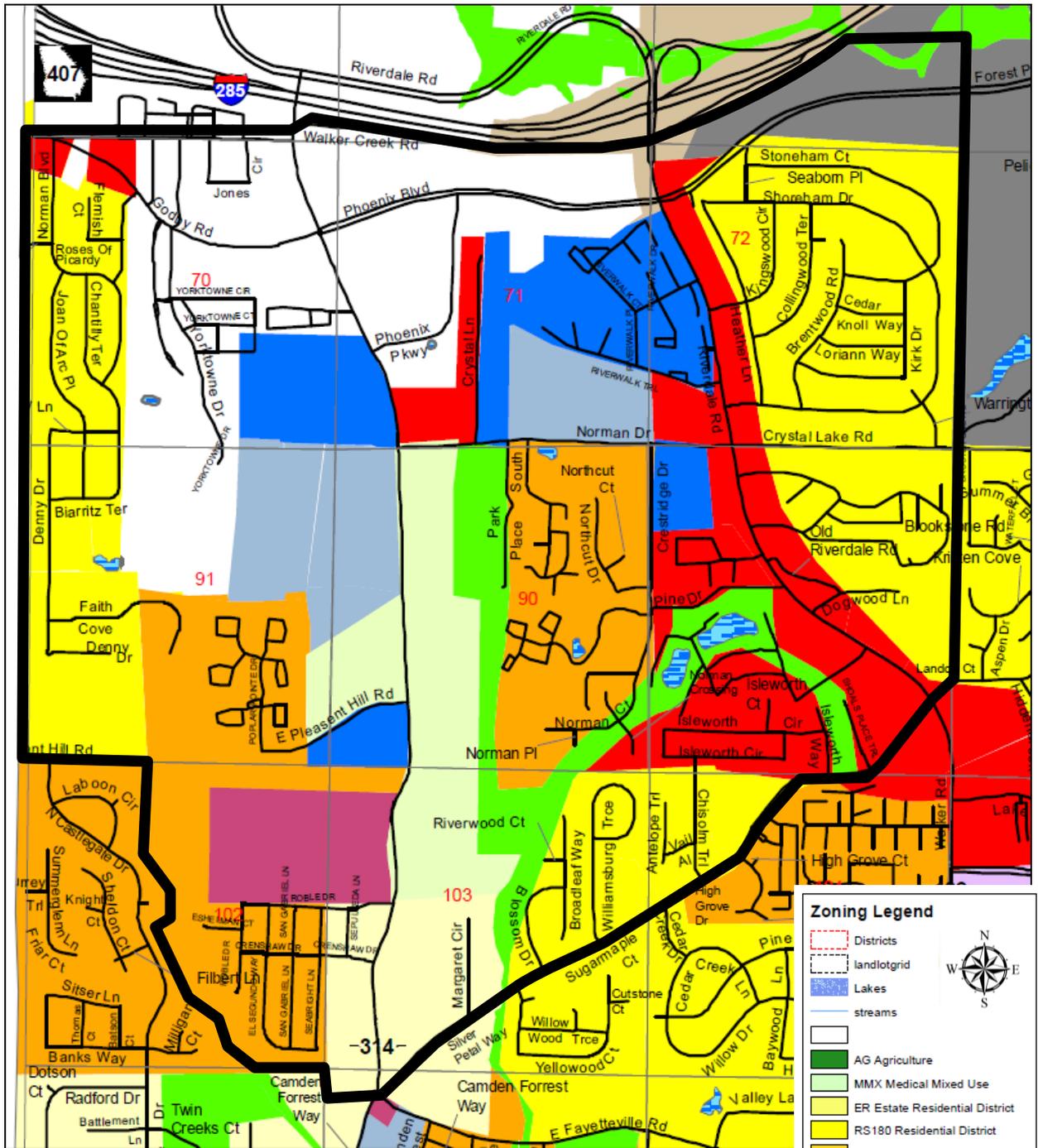
LCI Study Area

## Zoning

Livable Centers Initiative 5-year Plan Update  
January 2011







**Zoning Legend**

- Districts
- landlotgrid
- Lakes
- streams
- 
- AG Agriculture
- MMX Medical Mixed Use
- ER Estate Residential District
- RS180 Residential District
- RS110 Residential District
- RG75 Residential District
- RMH Manufactured Home Park
- RM Multiple Family Residential
- NB Neighborhood Business
- CB Community Business
- GB General Business
- OI Office Institutional
- LI Light Industrial
- HI Heavy Industrial
- NMX Neighborhood Mixed Use
- RMX Regional Mixed Use
- PUD Planned Unit Development

# Northwest Clayton

# LCI



LCI Study Area

## Future Land Use

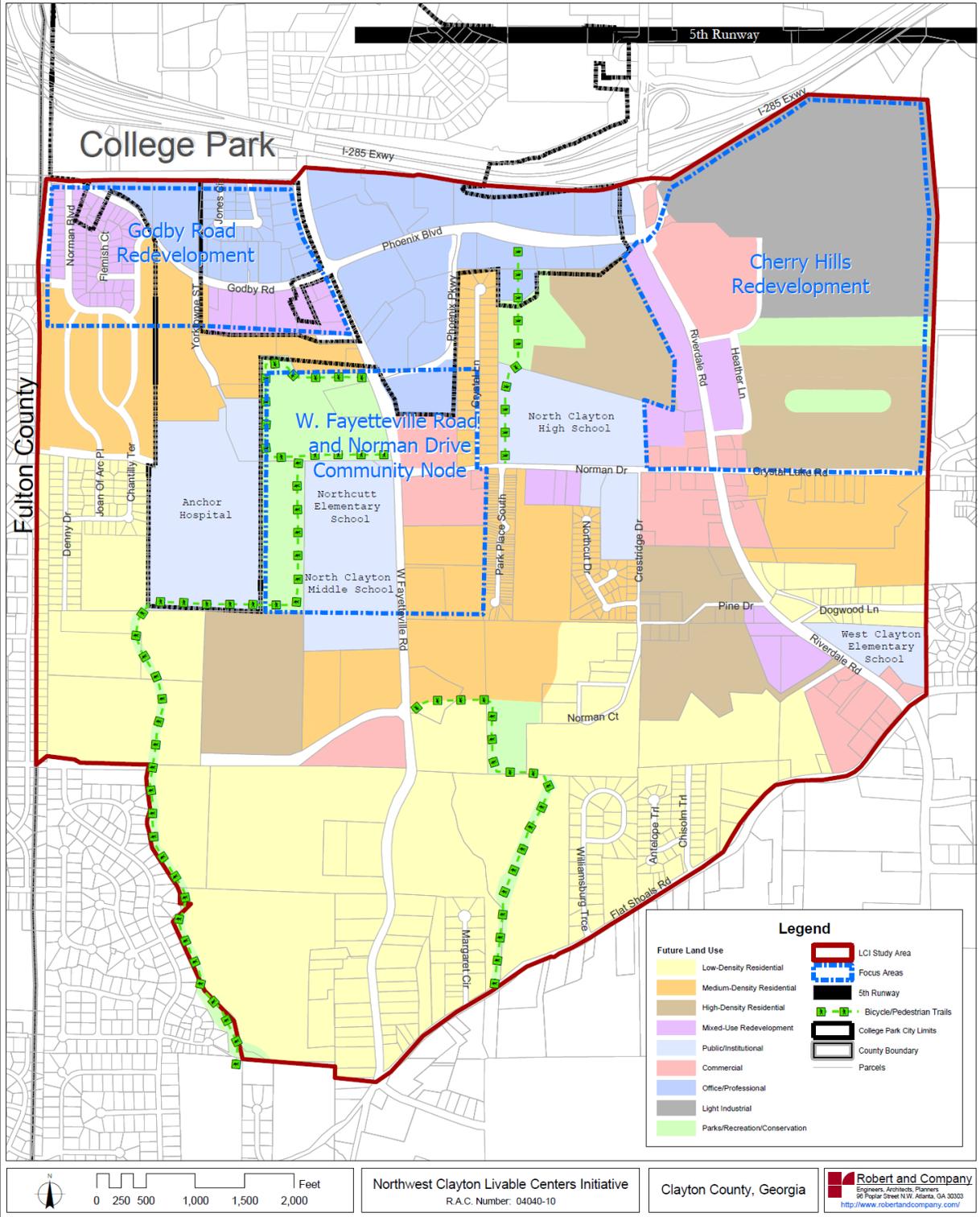
## County-wide Comprehensive Plan

Livable Centers Initiative 5-year Plan Update

January 2011



# Future Land Use - Northwest Clayton LCI



From the 2004 Northwest Clayton Livable Centers Initiative Plan