City of Fairburn GICH Team

Sophomore Report

February 19-20, 2017 ♥ Pine Mountain, GA
Lightning Community
Community Engagement Event

FISH FRY

The Fairburn GICH Team invites you to the
Fall Community Fish Fry and Cook Out!

WHEN: Saturday, November 11, 2017 - 12 p.m.—3 p.m.
WHERE: Block of Orchard Street up to Dodd Street
Lightning Community
Community Engagement Event
Lightning Community

Zoning Audit

- Atlanta Regional Commission (ARC) Community Choices Technical Assistance Program Awarded in April 2017
- Lightning Zoning Audit completed in December 2017

Zoning Audit Objective

To review the zoning districts within the Lightning Community for consistency with the city’s development policies and long term revitalization goals.
Lightning Community

Zoning Audit Findings

• 61% of lots (70/115) are non-conforming in size; the lots are smaller than the ¼ acre minimum lot size. The non-conforming lots are roughly 1/8 of an acre. This speaks to the Lightning Community’s small lot nature and already-exhibited high-density single family residential pattern.
Lightning Community

Zoning Audit Recommendations

Option 1

• Adjust lot size requirements to establish the ideal density and strengthen the historic preservation code to preserve the character of the community.

Option 2

• Create an Overlay District
  ✓ District Intent and Purpose
  ✓ Lot Measurement Guidelines (i.e. lot size, minimum heated floor, etc.)
  ✓ Historic Preservation - particularly as it connects the housing styles with the Downtown corridor
  ✓ Design Standards
  ✓ Pedestrian Amenities and Transit Access
Lightning Community

Nuisance Abatement

✓ 19 Structures declared uninhabitable by the City’s Building Official
  ❖ 4 blighted structures currently in the nuisance abatement process
  ❖ 2 blighted structures in the restoration and repair process by owner(s)
  ❖ 1 structure – abatement process completed; ready to be demolished
Summerwood Community
Infrastructure Improvements

- Streets resurfacing and installation of sidewalks
Summerwood Community
Infrastructure Improvements
Questions