

***Amendment to the 2015 South Fulton Comprehensive Plan  
Cliftdale Community Plan Policies & Strategies***

**Case #2003Z-0089**

**CZIM – July 10, 2003**

**CZB – August 19, 2003**

**BOC – September 3, 2003**

**Purpose:** To amend the 2015 South Fulton Comprehensive Plan – [Cliftdale Community Plan Policies and Strategies](#)

**Mission Statement:** Cliftdale: A community-established vision for managing growth guided by a set of preservation-based values.

**Vision:** The Cliftdale Community Vision builds upon three fundamental values of maintaining rural character, promoting community and preserving greenscape.

**Cliftdale Crossroads:** The Cliftdale crossroads are those intersections currently zoned as commercial nodes and designated on the 2015 South Fulton Land Use Map. Each crossroads location is appropriate for retail, office, county collocation facilities, community facilities and transitional residential (residential/office and residential/retail).

<b>CROSSROADS DESIGNATION</b>	<b>LOCATION</b>	<b>PREFERRED USES</b>	<b>BUILDING SQUARE FOOTAGE LIMITATION</b>	<b>MAXIMUM SQUARE FOOTAGE @ CROSSROAD</b>
A	Intersection of Stonewall Tell Road and Butner Road ( <b>Cliftdale Town Center</b> )	Retail, office, county facilities, community facilities and transitional residential	<ul style="list-style-type: none"> <li>▪ 3,000sf – 28,000sf</li> <li>▪ Gas station – 4 pumps maximum</li> <li>▪ Bed &amp; Breakfast – 50 rooms maximum</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 40,000sf maximum</li> <li>▪ Total intersection = 160,000sf maximum</li> </ul>
B	Intersection of Stonewall Tell Road and Jones/Pittman Road	Retail, county facilities and community facilities	<ul style="list-style-type: none"> <li>▪ 6,500sf – 15,000sf</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 24,000sf maximum</li> <li>▪ Total intersection = 96,000sf maximum</li> </ul>
C	Intersection of Butner Road and Aldredge Road	Retail	<ul style="list-style-type: none"> <li>▪ 6,500sf maximum</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 10,400sf maximum</li> <li>▪ Total intersection</li> </ul>

CROSSROADS DESIGNATION	LOCATION	PREFERRED USES	BUILDING SQUARE FOOTAGE LIMITATION	MAXIMUM SQUARE FOOTAGE @ CROSSROAD
				= 41,600sf maximum
D	Intersection of Butner Road and Camp Creek Parkway	<b>This node is identified as a Live-Work node in the Sandtown Comprehensive Plan</b>	N/A	N/A
E	Proposed intersection south of West Stubbs Road and Cascade Palmetto Highway (GA 154) as depicted on the <i>2015 South Fulton Land Use Map</i>	Retail and county facilities	<ul style="list-style-type: none"> <li>▪ 3,000sf – 15,000sf</li> <li>▪ Gas station – 4 pumps maximum</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 40,000sf maximum</li> <li>▪ Total intersection = 160,000sf maximum</li> </ul>
F	Intersection of Campbellton-Fairburn Road (GA 92) and Cascade Palmetto Highway (GA 154)	Retail, county facilities and community facilities	<ul style="list-style-type: none"> <li>▪ 3,000sf – 6,500sf</li> <li>▪ Gas station – 4 pumps maximum</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 10,400sf maximum</li> <li>▪ Total intersection = 41,600sf maximum</li> </ul>
G	Intersection of Butner Road and Campbellton-Fairburn Road (GA 92)	Retail and county facilities	<ul style="list-style-type: none"> <li>▪ 3,000sf – 10,000sf</li> <li>▪ 2-story maximum building height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each corner = 24,000sf maximum</li> <li>total intersection = 96,000sf maximum</li> </ul>

## Accessibility and Mobility

### Policies

- Policy 1: Encourage a variety of transportation alternatives throughout the community for all ages and income levels.
- Policy 2: Provide connectivity throughout the area for all residents by requiring the inclusion of multi-use trails (*Cliftondale Pacific Trail*) in the site planning of all new developments.
- Policy 3: Establish guidelines for transportation methods that detail proper construction techniques and best management practices to preserve viewsheds and trees while minimizing unnecessary grading and clearing.
- Policy 4: Sidewalk improvements shall be sensitive to the surrounding residences and topography. Meandering sidewalks, when appropriate, are encouraged to avoid the destruction of existing trees, the occurrence of severe erosion and to preserve the rural feel of the roadway.
- Policy 5: Promote education through interpretive signage along multi-use trails.
- Policy 6: Incorporate amenities, such as benches and landscaping, with all transportation improvements.
- Policy 7: Provide multiple access points for all residential developments, where applicable, to improve pedestrian, bicycle and automobile connectivity.
- Policy 8: Ensure that trees are an integral part of all streetscape designs.
- Policy 9: Encourage maximum width of 22-feet for two-way streets and 16-feet for one-way streets.

### **Strategies**

- Strategy 1: Design and implement a set of *rural roadway standards* to be applied throughout Cliftondale to preserve greenspace, limit the amount of impervious surface and enhance to rural atmosphere.
- Strategy 2: Encourage non-residential developments to collaborate on inter-parcel connectivity to improve traffic circulation and increase pedestrian safety. Excessive curb cuts and access drives can confuse motorists and pose a hazard to both bicyclists and pedestrians. Therefore, it is encouraged that developments work together early in the design process on such issues as access (preferably through rear access drives), shared parking facilities and an overall reduction in curb cuts.
- Strategy 3: Encourage developers to connect to the *Cliftondale Pacific Trail* as shown on the Environment & Natural Resources Vision Map.

## **Arts, Culture & Historic Resources**

### **Policies**

- Policy 10: Renovate and reuse existing buildings to create viable places for the community to work and play.
- Policy 11: Provide opportunities for all residents to engage in the arts.
- Policy 12: Organize programs that publicize the area's cultural and natural heritage.
- Policy 13: Expand the Community Center to provide additional space and programs for residents of all ages with adequate staffing.
- Policy 14: Promote seasonal cultural opportunities at Wolf Creek. Upgrade the facility to encourage larger events and accommodate increased attendance in the future.
- Policy 15: Encourage the addition of a community pool to the area.
- Policy 16: Provide connectivity between cultural facilities and the residents via multi-use trails.
- Policy 17: Encourage pet-friendly areas at new and existing parks & recreation facilities.

### **Strategies**

- Strategy 4: Plan and design multi-use trails and/or sidewalks during the development or renovation of any additional cultural facility.
- Strategy 5: Protect viewsheds via additional buffer standards.
- Strategy 6: Record and protect historical sites and landmarks as identified by the County's historic preservation planner.

## **Community Facilities**

### **Policies**

- Policy 18: Encourage the development of neighborhood-scale schools throughout the community that are connected to other services via sidewalks and biking trails.
- Policy 19: Plan *smart* for infrastructure- promote development around existing services and inhibit the sprawl of services to greenfields.
- Policy 20: Increase the number of parks, police and fire services, libraries and senior citizens-oriented facilities in the community.
- Policy 21: Reduce easement widths and combine facilities to minimize negative impacts to the landscape.
- Policy 22: Limit infrastructure for non-residential uses to the Cliftondale Crossroad locations only.
- Policy 23: Promote the efficient use of infrastructure throughout the community to protect environmentally sensitive land from disruption during future extensions.

### **Strategies**

- Strategy 7: Amend the County *standard sewer easement width*, as well as combine facilities where possible, to reduce the necessary amount of land disturbance during construction.

## **Environment and Natural Resources**

### **Policies**

- Policy 24: Enforce and strengthen the current County development standards to improve current site layout practices and to prohibit the disturbance of buffer areas intended for preservation.
- Policy 25: Promote developments that support open space development patterns specifically to meet the community's long-term goal of the preservation of trees and greenscape.
- Policy 26: Encourage development in appropriate areas while discouraging development in sensitive areas, such as along waterways, steep slopes, mature growth forests, floodplains and wetlands, wildlife corridors and farmland.
- Policy 27: Protect the area's natural resources so that they may continue to provide recreation, beauty and wildlife habitat for future generations that is accessible to all.
- Policy 28: Discourage development that may negatively affect the community's watershed and water supply. Encourage designs that do not negatively affect the County mandated stream buffer ordinance.
- Policy 29: Incorporate open space for recreation (either passive or active) in all new residential development and ensure that it is accessible to the community. This may be at differing scales and in the form of one (or more) of the following: pocket parks; greenways; neighborhood greens; playgrounds;

and sports fields. Park space should be diverse to accommodate different activities, from soccer and baseball to kite flying and dog parks.

- Policy 30: Promote a minimum of 40% open space (inclusive of any undisturbed buffers) within all residential developments to protect wildlife habitat, improve water quality and enhance the quality of life for all residents.
- Policy 31: Promote opportunities (such as festivals, parades, etc.) for residents to engage to increase awareness of the importance of the environmental resources, which contribute to the area's character, beauty and desirability.
- Policy 32: Preserve existing native and/or specimen trees on site. These trees shall be incorporated into the proposed development and play an integral role in preserving the rural character of the development.
- Policy 33: Promote stormwater management practices that are environmentally sensitive.
- Policy 34: Discourage clear-cutting in new and existing developments.

### **Strategies**

- Strategy 8: Utilize innovative concepts such as creating a series of ponds, raingardens or open drainage ways for managing stormwater generated from all new developments in Cliftdale.
- Strategy 9: Design parking islands and perimeter plantings in non-residential developments to serve as bioretention facilities to improve water quality.
- Strategy 10: Implement strategies that promote the regional collection of stormwater.
- Strategy 11: Revise the County definition of '*greenway or open space*' to prohibit the removal of vegetation (other than invasive vines) in the designated area due to site plan changes, utilities, drainage, roadways, etc.
- Strategy 12: Adopt and implement the natural water quality mitigation features advocated by the Metro North Georgia Water Planning District Model Stormwater Ordinance.

## **Land Use**

### **Policies**

- Policy 35: Encourage development that is pedestrian-oriented, tree-filled and has a rural scale.
- Policy 36: New development should highlight and preserve the area's natural amenities: topography, forested areas, lakes and waterways, significant trees and open pastures.
- Policy 37: Promote residential development that respects the existing terrain and sensitive features of a site, promotes interconnectivity to the community, and provides a place for the residents to recreate.
- Policy 38: Promote all commercial development to be pedestrian friendly, reduce the amount of impervious surface, incorporate greenspace and maintain local architectural qualities.
- Policy 39: Differing sizes and types of park space should be included in all new developments to provide places to play for everyone.
- Policy 40: Day-to-day services should be kept at a small, neighborhood scale in the community, and should be connected via sidewalks and trails.
- Policy 41: Promote the design and siting of all new development that preserves the rural character of the area and is comparable in scale and materials.

### **Strategies**

- Strategy 13: List existing buildings/properties appropriate for re-development/re-use.
- Strategy 14: Adopt an Overlay District for the community, guided by design and planning guidelines, to direct future non-residential development.
- Strategy 15: Amend the County's Land Use Plan to reflect the Community Vision Plan for non-residential development in specified locations, indicated as a 'Cliftondale Crossroads' on the Plan.
- Strategy 16: Develop and Adopt new 'Cliftondale Crossroads' design standards for the areas (indicated on the Plan) to guide future non-residential development with regards to scale, use, site layout, parking, signage, landscaping and drainage.
- Strategy 17: Require a master plan be submitted to Fulton County's Department of Environment and Community Development for review and approval prior to any non-residential development in the 'Cliftondale Crossroads' areas indicated on the Plan.
- Strategy 18: Amend the County *minimum requirements for site plans* to include the following *additional* components: topography; potential connections to adjoining properties via open space and / or proposed trails/ sidewalks.
- Strategy 19: Recommend the submittal of an *accurate site plan* prior to re-zoning and during the neighborhood review process for all new developments. Existing trees and significant vegetation should be incorporated into the site plan
- Strategy 20: Establish that all buildings shall be located on the site in a means that defines and strengthens the streetscape.

## **Development**

### **Policies**

- Policy 42: Promote site development that minimizes changes to existing topography and removal of mature vegetation.
- Policy 43: Mass grading of sites is discouraged.
- Policy 44: Encourage alternative designs for site run-off collection.
- Policy 45: Encourage re-vegetation of cut and fill areas to blend with existing contours

### **Strategies**

- Strategy 21: Establish design criteria for bio-retention facilities.