



Acknowledgments

Mayor & Council

Mario Avery, Mayor*

Alex Heath, Mayor Pro Tem

Linda J. Davis, Council Member

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Jason Jones, Chair

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Elizabeth Echols, Member

Kenneth Williams, Member*

Lina Parker, Member*

City Staff

Tony Phillips, City Administrator*

Jamila Criss, Assistant City Administrator

Denise Brookins, Director of Planning & Zoning

Chancellor Felton, Planner

Consultant Team

TSW

Allison Stewart-Harris, AICP, Principal-in-Charge

Allison Sinyard, AICP, Project Manager

Roxanne Raven, AICP, Planner

Safae Hammer, Transportation Planner

André Myers, AICP, Code Specialist

KB Advisory Group

Tate Wilson, Director

Gabrielle Oliverio, Senior Consultant

Steering Committee

Sylvia Abernathy, Director of Economic Development

Anatavia Benson, Art Advisory Council

Lissa Corcoran, Business Owner

Christina Dory, Realtor

Michael Ham, Business Owner

Derek Hampton, Director of Utilities

Rusty Hargraves, Resident

Jacqueline Howell, Communications Director

Bishop Aaron B. Lackey, Sr., Temple of Prayer Family Worship Cathedral

Mollie Mayfield, Landmark Christian School

Shanita Nichols, Resident

John Phillips, Business Owner

Masika Phillips, Business Owner

Stephanie Pugh, Resident

Vera Raglin, Resident

Dianne Sinkfield, Resident

Lester Thompson, Director of Public Works

Lee Walton, Resident

** Denotes involvement on the Steering Committee*

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Appendix

Executive Summary





A Culmination of Plans

Since completing its last comprehensive plan in 2021, the City of Fairburn has embarked on a number of planning studies and initiatives as “deep dives” into various topics: downtown revitalization, parks, economic development, and housing. A concurrent strategic planning process for the City further complemented this work, creating opportunities to align broader organizational goals with community-driven priorities. Some of these initiatives were developed alongside this comprehensive plan, allowing for coordination and alignment of recommendations.

This comprehensive plan is grounded in a series of community conversations that reflect both current needs and future aspirations. It serves as Fairburn’s opportunity to bring these individual efforts together into one unified vision.



Creating a Cohesive Vision

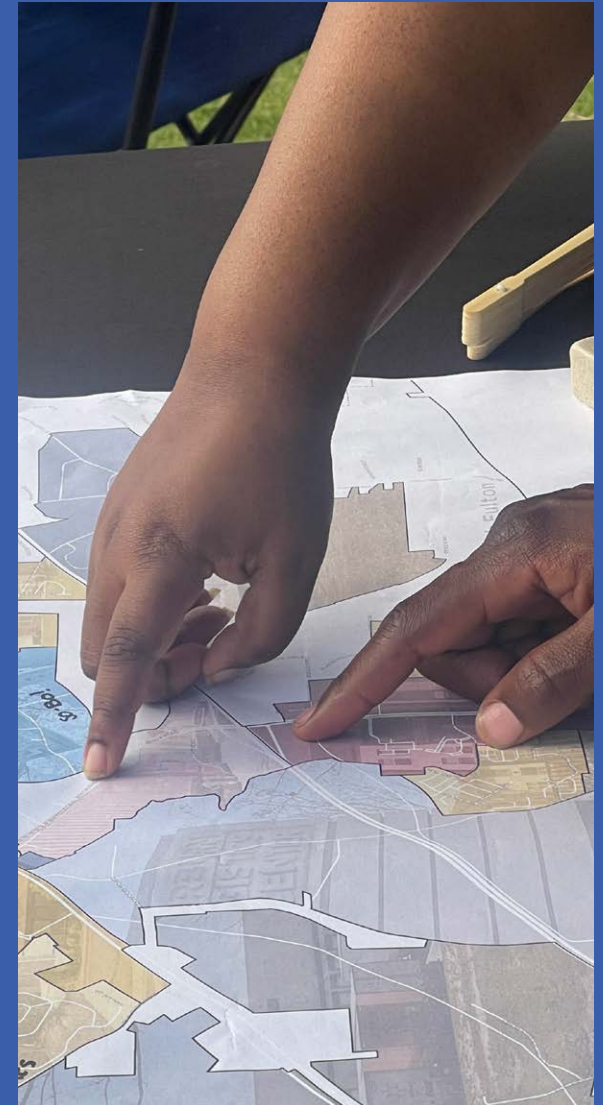
Fairburn's vision is rooted in aligning the community's aspirations with strategic, intentional planning to ensure a vibrant, livable, and sustainable future.

This comprehensive plan is **a grounded, forward-thinking roadmap** for Fairburn's continued growth, emphasizing the need to direct development in a way that builds upon the city's existing strengths while thoughtfully addressing its challenges.

At the heart of this vision is the goal of **balanced growth**, ensuring that new development occurs in areas with the infrastructure to support it and where the community sees the most benefit. This includes energizing downtown Fairburn with compatible housing and vibrant businesses, reimagining the SR 74/Senoia Road corridor as a more walkable and attractive mixed-use area, preserving the rural character of the southwestern end of the city, and managing industrial growth to minimize impacts on nearby neighborhoods.

Equally central is the theme of **connectivity and accessibility**. Fairburn aims to be a place where residents have more choices for how they get around their hometown—whether by car, bike, foot, or transit. Key strategies include filling sidewalk gaps, investing in safer and more efficient roads, minimizing the disruptive effects of truck traffic, and improving access to downtown, despite barriers like the railroad.

Fairburn is also committed to enhancing **quality of life**. This means expanding housing options for all stages of life, supporting educational opportunities, preserving the city's natural and cultural resources, and building a strong sense of community through placemaking, transparency, and inclusive public engagement. Together, these goals reflect a vision of Fairburn as a city that grows with purpose, connects with care, and invests in what makes it uniquely Fairburn.



Involving the Community

Numerous engagement methods were used to gather insights, spark ideas, and collect feedback from the community throughout the process. Public meetings, surveys, and focused discussions with the Steering Committee helped reach a wide range of participants, from lifelong residents to newcomers, and from those living in older neighborhoods to those in recently annexed areas. While the conversations often focused on specific topics, every participant brought a unique perspective on Fairburn and its future.

Community members consistently provided feedback on Fairburn's greatest needs and opportunities. These played a significant role in shaping the comprehensive plan's main goals:

- **Revitalize downtown.** Bring more housing, shops, and activities to downtown, making it a more vibrant destination.
- **Fix transportation issues.** Address traffic, improve road conditions, and add sidewalks and bike lanes.
- **Manage growth wisely.** Focus development where infrastructure exists and limit sprawl into rural areas.
- **Balance economic development.** Attract more retail and grocery stores while slowing industrial growth.
- **Upgrade infrastructure.** Invest in water, sewer, and other systems to support future growth.
- **Expand housing options.** Offer a wider mix of housing types and price points.
- **Improve quality of life.** Enhance parks, trails, green spaces, and support schools and public services.
- **Keep the community involved and informed.** Maintain transparency and provide opportunities for ongoing input.



Fairburn stakeholders say...

The greatest strength that should be protected is the rural feel. Many residents moved to this area for this reason.

We need to attract more small businesses.

Too many trucks and warehouses.

Please protect the small town feel. We are overcrowding the city with traffic and warehouses.

We need more family-friendly restaurants and activities.

I think Fairburn is a great city.

The city's strengths include its growing population, number of businesses, and the connection with its people and keeping people in the know and involved.

Too many apartments being built.

Would be nice to see some high end shopping areas.

One of the biggest weaknesses is the traffic, especially truck traffic. There's a lot of development and growth.

I hope we can bring in more small businesses and build the tax base with community instead of becoming industrial.

Our utilities need to be protected from data centers and industrial complexes driving them up!

I really appreciate the opportunity for feedback! I believe in Fairburn's future and am thankful for leadership that considers my perspective.

The city is growing. I want to make sure that we have smart development and growth, that is well thought out and planned.

All the development on SR 74 is fine. We need more of a focus on downtown, though.

More parks and areas of recreation for our communities.

Fairburn has been developing a lot of fast food restaurants and more apartments.

Please save the old courthouse!

We would like to see more to enjoy living in Fairburn and not to have to drive to neighboring areas to shop, dine, and enjoy city events.

There was so much growth in the SR 74 and I-85 area, but the traffic was clearly not thought through in advance.

With the increase in housing, it increases traffic.

More sit-down restaurants, please.

Potholes should be handled more quickly.

We need to move forward with a development plan for the downtown.

Fairburn has so much potential!

The citizens of Fairburn might not all be millionaires, but there is a strong work ethic and sense of pride that everyone takes in keeping Fairburn beautiful.

We need the trees and plants to clean the air.

I love to run or walk in town, but some places aren't connected, or they just don't feel safe with all the car and truck traffic.

Fairburn has to protect its reputation as being one of the safest cities in all of Georgia.

The infrastructure isn't able to handle an influx in people.

Too many reckless drivers on these streets.

We need dine-in restaurants, shops, and viable grocery shopping to improve life here and increase the tax base. We are too industrial and offer nothing for family and teens.

The traffic is outrageous.

Water is an issue and seems there's really no plan in place.

We have to capitalize on location.

Our city is being overrun by warehouses and data centers.

Infrastructure is a challenge.

The city welcomes all sorts of businesses and housing development without consideration for traffic.

I think the new interstate ramps will make a huge difference but will be a major headache until completed.

Grow a more vibrant downtown.

We need smaller, local businesses rather than more large businesses.

Need more parking options for downtown Fairburn.

Make the city walkable!

We need quality grocery stores.

I wish there were ways to get more cars to flow around downtown rather than through.

I have lived here over 40 years and I would not want to raise my family here now.

We need faster internet service.

Preserve downtown's historic character.

I'm grateful for our police department.

Love the community events.

I'm proud to be a Fairburn community member.

This is a great place to live, let's keep it that way!

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