

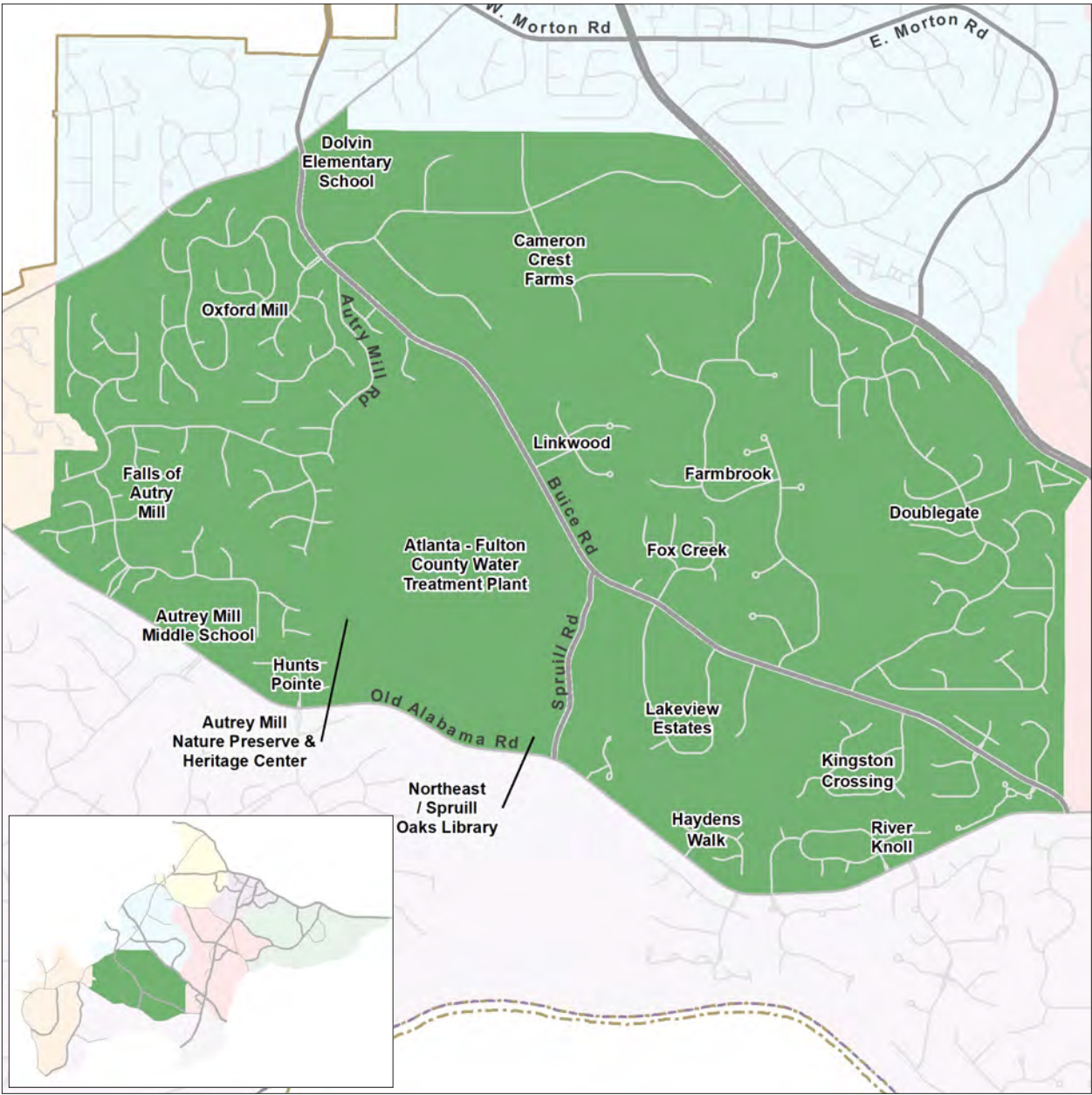
HuntsPointe LakeviewEstates
CameronCrestFarms
Farmbrook
Doublegate
GreenwichPark
HaydensWalk
Stratmore
Linkwood
FormillLake
Clublands
RiverKnoll
FoxCreek
OxfordMill
KingstonCrossing
CameronParc
ColdstreamCourts

3.0

AUTREY MILL

Boundary

The Autrey Mill Community Area is generally bounded on the east by the Perimeter Church property; to the north by State Bridge Road, Cameron Crest Farm subdivision and Dolvin Elementary School; on the west by Jones Bridge Road, and Falls of Autry Mill subdivision; and to the south by Old Alabama Road.



Map 24: Autrey Mill Boundary

BACKGROUND



History

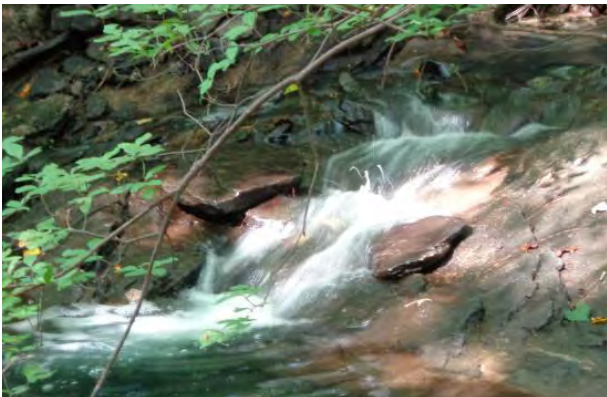
The Autrey Mill Community Area receives its name from the Autrey family, which settled here in the 1840s and farmed over 1,300 acres. In the 1870s, Ransom Autrey built a dam to back up Sal's Creek into a natural ravine and constructed a five-story, over-shot mill for grinding wheat and corn. During rapid development in the 1980s, community advocates had the foresight to have the site of the Autrey Mill and its surrounding land preserved as a park. Today, the Autrey Mill Nature Preserve and Heritage Center is a place to experience nature and get a glimpse of this area's rural past with historic buildings, including the Summerour House, a tenant farmhouse, and the Green Family Store – all saved by relocating them from nearby parts of the Autrey Mill Community Area slated for development.



Existing Conditions

The Autrey Mill Community Area is dominated by several large-scale residential subdivisions: Doublegate, Farmbrook, Oxford Mill, Falls of Autrey Mill, and Cameron Crest Farms. All were developed in the 1980s/early 1990s and are characteristic of residential subdivisions of the late 20th century, with highly landscaped entrances and curvilinear streets leading to upscale brick and stone architecturally designed homes.

This area does not have any commercial development, but does have a large land area dedicated to the Atlanta-Fulton County Water Treatment Plant on Spruill Road.



The community is also home to the Autrey Mill Nature Preserve and Heritage Center, two public schools (Dolvin Elementary School and Autrey Mill Middle School), and the Spruill Oaks Library.

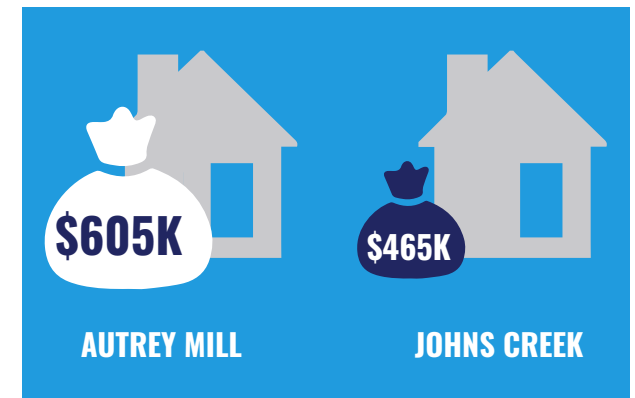
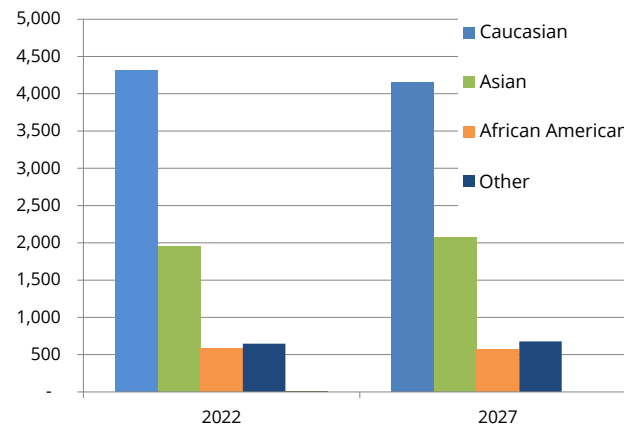
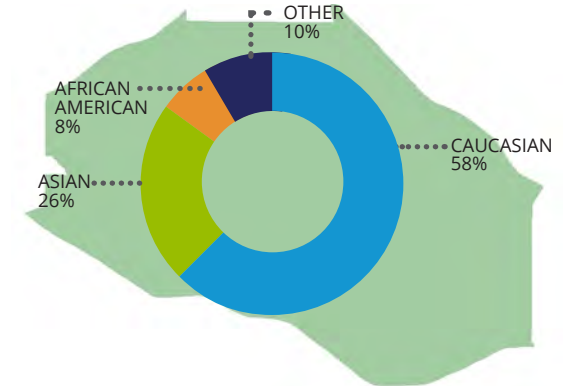
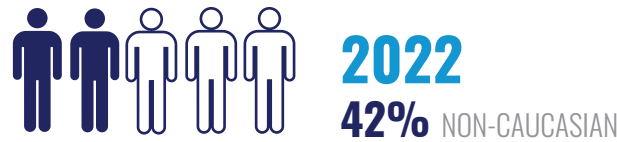
Demographics

As of 2022, the Autrey Mill Community Area is home to 7,491 residents, accounting for 9% of the City's population. Autrey Mill's population declined from 2010 to 2022, but experienced positive growth in the past two years. However, it is expected to decrease slightly in the next five years.

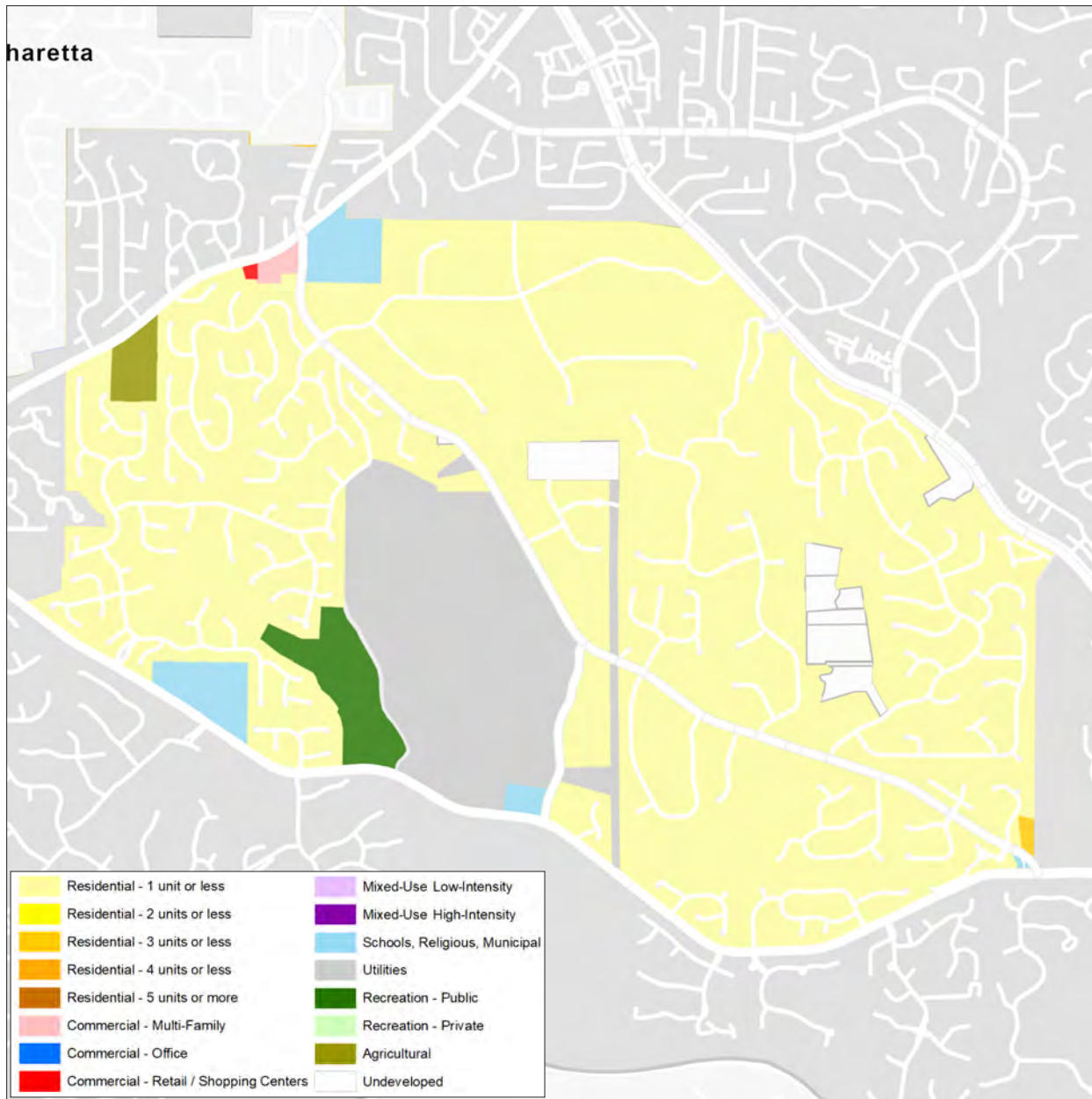
The percentage of Baby Boomers (17.8%) is higher than that of the City overall, but their population is expected to drop by 10% in the next five years. The percentage of Millennial (25.6%) is also higher than the City, and they are expected to keep increasing by another 11.5% in the next five years.

While the Autrey Mill area is predominantly Caucasian (57.5%), its Caucasian population decreased by 16.6% from 2010 to 2022 and is expected to further decrease 3.4% in the next five years. Asians are the fastest growing group, and their population increased by 32.9% from 2010 to 2022. Over the next five years, the Asian population is expected to grow by 6%.

Autrey Mill's median household income is \$165,444 in 2022, the third highest in the City, after River Estates and Johns Creek North. The median home value is \$604,655, second highest in the City.



LAND USE



Map 25: Current Land Use in Autrey Mill

Current Land Use

Single-family residential is the most prominent land use in Autrey Mill, at 78.3% of total land.

Commercial Retail accounts for 1% of total land. Only a small amount of land (0.2%) is being used for Commercial Multi-Family.

Recreational uses consume 2.2% of the land. Institutional and agricultural uses make up 2.5% and 0.7%, respectively.

13.1% of the land is dedicated to utilities, including the Atlanta-Fulton County Water Treatment Plant on Spruill Road and Georgia Power Company.

Currently, there are 63.4 acres of undeveloped land (2.8%) in this area.

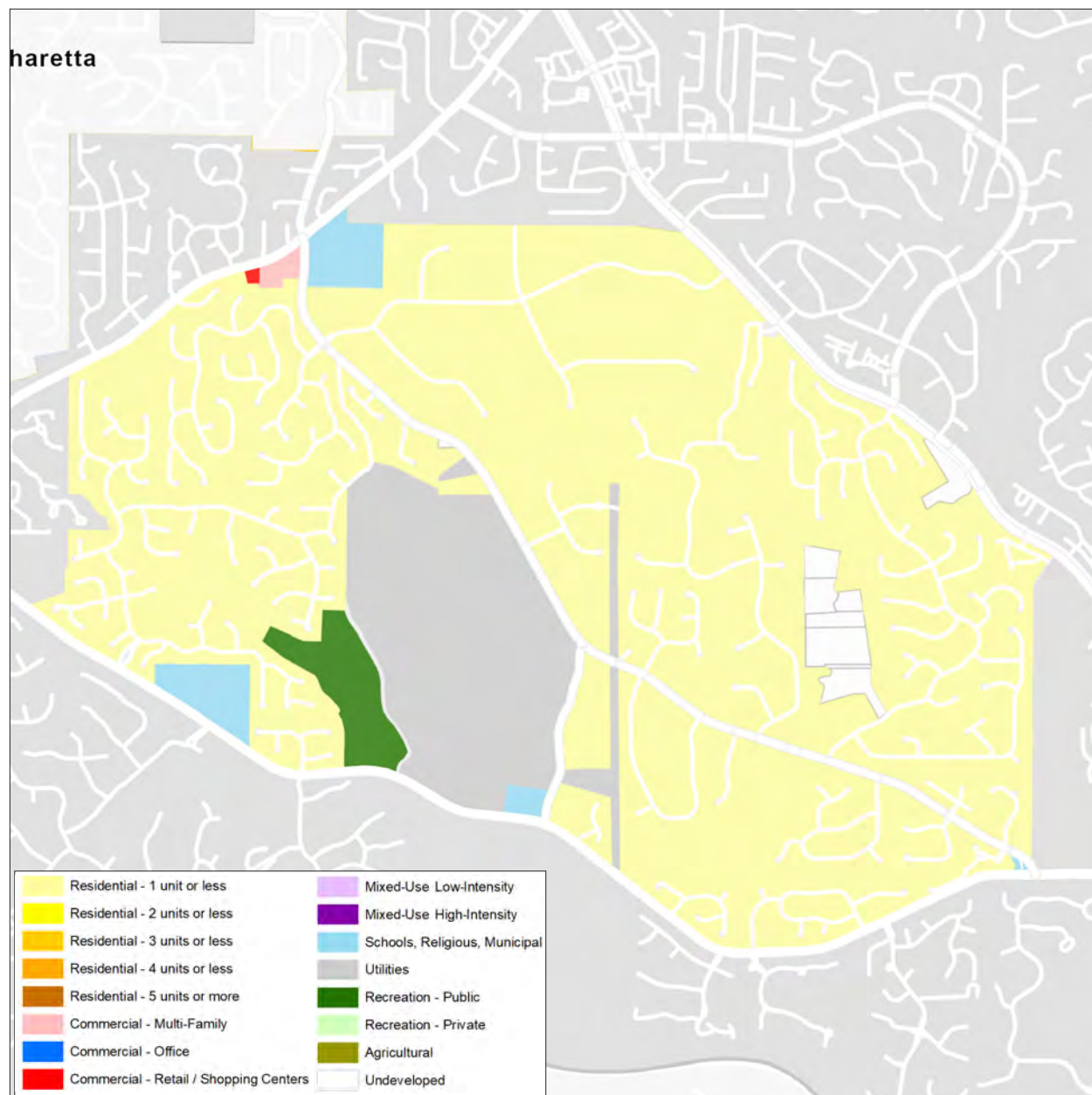
Future Land Use

98.5% of future land use in Autrey Mill will match current land use, with only 33.3 acres (16 acres of agricultural and 17.3 acres of undeveloped) slated to convert to residential.

A detailed build-out analysis is available on Page 61.

Table 4: Land Use Change in Autrey Mill (Acres)

Land Use Type	Current	Future	Change
Residential - 1 unit or less	1763.6	1799.7	3.0
Residential - 3 units or less	2.7	0.0	-2.7
Commercial - Multi-Family	5.5	5.5	0
Commercial - Retail/ Shopping Centers	1.0	1.0	0
Schools, Religious, Municipal	56.2	56.2	0
Utilities	294.9	294.9	0
Recreation - Public	49.7	49.7	0
Agricultural	16.0	0.0	-16.0
Undeveloped	63.4	46.0	-17.3



Map 26: Future Land Use in Autrey Mill

VISION



The Autrey Mill Community Area will remain a premier residential community by maintaining the rural nature of the area, enhancing the quality of public infrastructure and roadways, and by developing sidewalks and trails that will connect pedestrians to the community's schools, Spruill Oaks Library, and Autrey Mill Nature Preserve and Heritage Center.



The Autrey Mill Community Area does not have any commercial center located within its boundaries; however, sidewalks and trails should connect its residents to shopping located in the adjoining Community Areas of Newtown, Ocee, and Medlock.



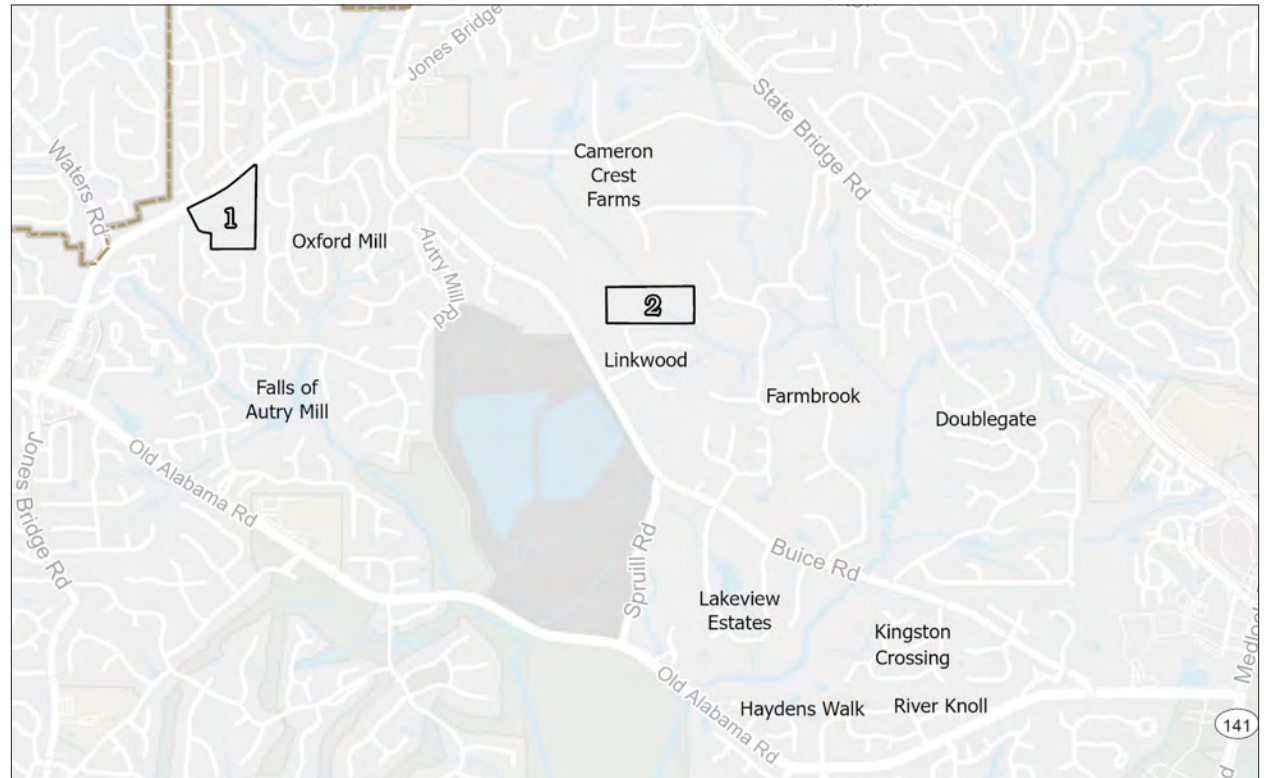
New infill housing developments should be limited to single-family detached homes at one unit/acre and up to three stories in height.

RESIDENTIAL BUILD-OUT ANALYSIS

The residential build-out analysis provides a projection of maximum allowable future development within the Community Area, based on the Future Land Use Map and market analysis. It can also explore the impact of development on tax base, traffic, school enrollment, natural and historic resources, and quality of life.

The projected number of housing units was calculated by multiplying the acres of land by the allowable number of residential units as described in the Community Area vision. Population increase was calculated by multiplying the number of additional housing units by the average number of people per household (3.07).

The build-out analysis shows that the Autrey Mill Community Area has the capacity for 34 additional residential units.



Map 27: Potential Residential Build-out in Autrey Mill

Table 5: Build-out Analysis in Autrey Mill

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	19.21	1	19	2	17	53
2	17.34	1	17	0	17	53
Total	36.55				34	106

TRANSPORTATION PROJECTS

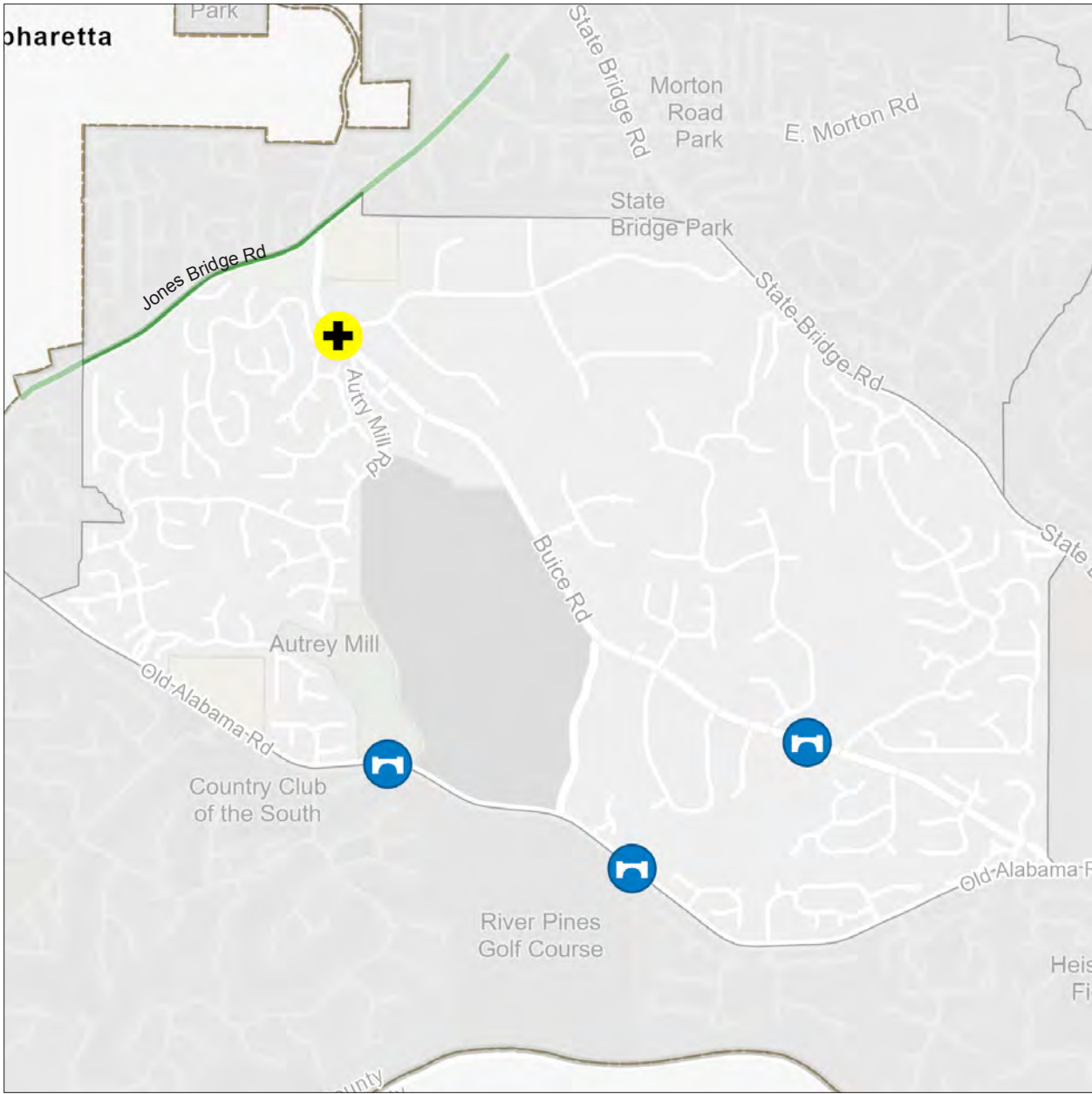


Over the past ten years, the City has experienced increased traffic volumes along all of its east-west arterials. Autrey Mill's east-west routes are State Bridge Road, Old Alabama Road and Buice Road. Fulton County's Transportation Special Purpose Local Option Sales Tax (TSPLOST) program identified capacity improvements for Jones Bridge Road from north of Waters Road to Harvest Ridge Lane. The City also plans to improve the intersection of Buice Road at Oxford Mill.

In addition, three bridge improvement/replacement projects were identified at the following locations:

- A new bridge with sidewalk and trail on Old Alabama Road over Johns Creek
- A new bridge with sidewalk and trail on Old Alabama Road over Sal's Creek
- A pedestrian bridge with sidewalk and trail on Buice Road over Johns Creek





- Bridge Replacement
- Intersection/Operational Improvement
- Pedestrian HAWK Signal
- Pedestrian Tunnel
- Fiber Connectivity
- Operational Improvement
- Road Widening
- Streetscape/Landscape

Map 28: Transportation Projects in Autrey Mill

SIDEWALKS AND TRAILS PROJECTS



Sidewalks and trails currently exist along sections of State Bridge Road, Old Alabama Road, Jones Bridge Road, Buice Road and Spruill Road, but in general, the Autrey Mill Community Area lacks fully-connected sidewalks and trails that would allow residents to walk to neighborhood schools, shopping, library, and religious institutions.



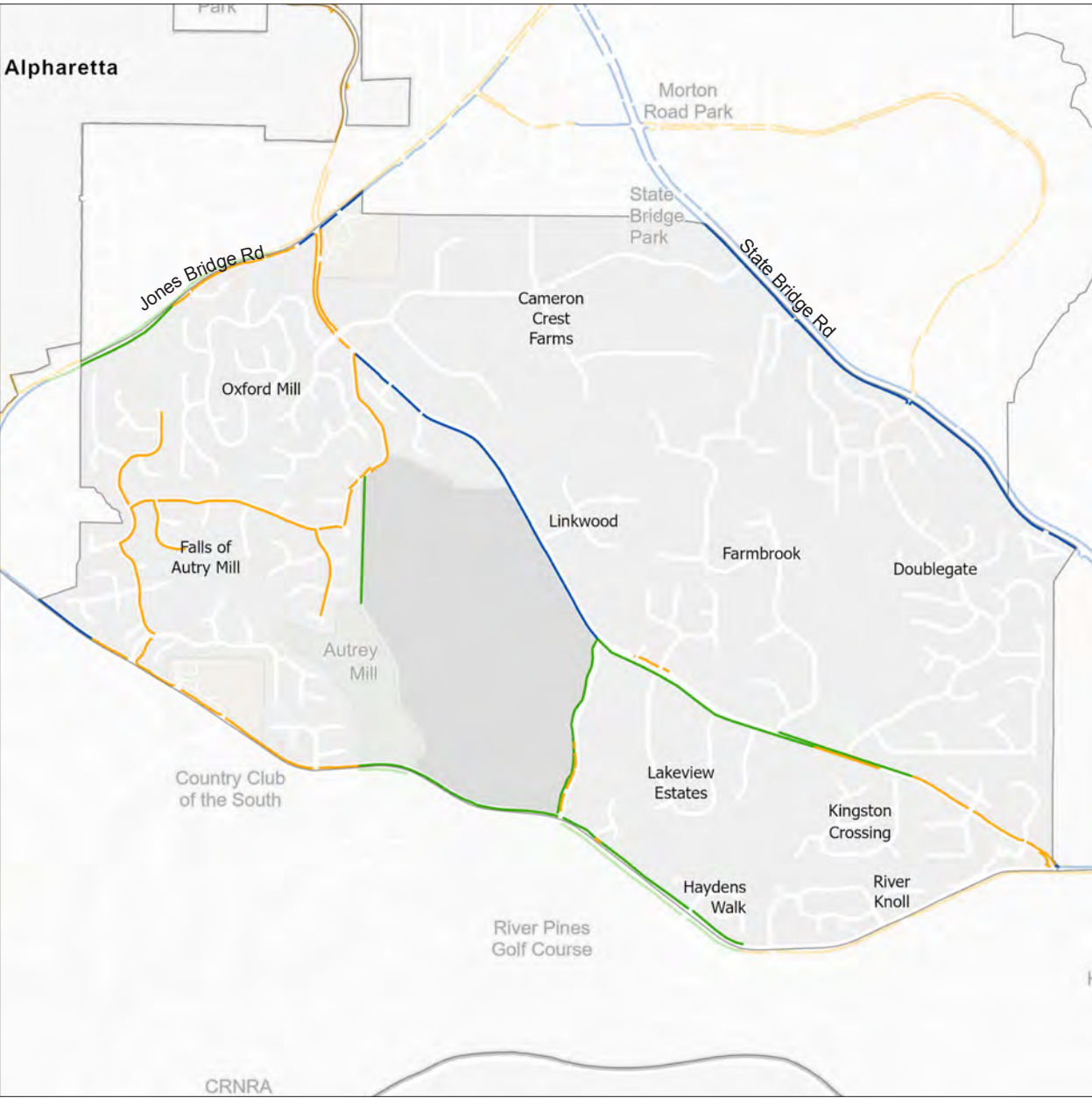
The City's current policy regarding the development of sidewalks and trails is to install them when major roadway improvements are done, or to require their installation when new residential development is approved. Most sidewalks and trails in the City are located at the back of the roadway curb and provide limited safety to pedestrians. New streetscape standards should require landscaping to separate vehicles from pedestrians walking on sidewalks and trails. A rule of thumb is: five feet of separation for roadways with a 35 mile/hour speed limit; ten feet of separation for roadways with a 45 mile/hour speed limit; and 20 feet of separation for roadways with a 55 mile/hour speed limit. Heavily traveled sidewalks and trails should be lighted for pedestrians.

The Citizens Advisory Committee (CAC) recommends preserving the rural and residential character of the Autrey Mill Community by completing missing sections of sidewalks and trails along State Bridge, Old Alabama, Jones Bridge, Buice and Spruill Roads to promote greater transportation options for local trips by walking, biking and the use of PTVs.



The City will fill in sidewalk/trail gaps at the following locations:

- Along Buice Road from Spruill Road to Kingston Crossing Circle
- Along the north side of Old Alabama Road from Autrey Mill Nature Preserve to Spruill Road, then continuing on both sides of Old Alabama Road from Spruill Road to South River Farm Drive
- Along the west side of Spruill Road from Old Alabama Road to Buice Road
- Along Jones Bridge Road from Waters Road to Harvest Ridge Lane, as part of the Jones Bridge Road capacity improvement project under TSPLOST
- Connecting the back of Autrey Mill Nature Preserve to the Falls of Autrey Mill subdivision



- Existing Sidewalk
- Existing Trail
- - Future Sidewalk/Trail Projects

Map 29: Sidewalk/Trail Projects in Autrey Mill