

**2007 PARTIAL UPDATE  
of the  
FAYETTE COUNTY COMPREHENSIVE PLAN**



*Where Quality Is A Lifestyle*

**June 2007**

**Fayette County Board of Commissioners**

**Fayette County Department of Planning and Zoning**

## Preface

In January of 2006 Staff started the process of a Full Plan Update of the Fayette County Comprehensive Plan in accordance with the new State Minimum Planning Standards established in May of 2005. The adoption deadline for the Full Plan Update was February of 2007. The new State Minimum Planning Standards require that the comprehensive planning process consist of three elements: Community Assessment, Public Participation Program and Community Agenda. In May of 2006, Fayette County submitted the Community Assessment and Public Participation Program elements of the comprehensive plan to ARC and DCA for review. These two elements are required to be submitted first and after approval of these elements by ARC and DCA, a community can then begin work of the Community Agenda element. In August of 2006 the DCA indicated that it would change the due date for the Full Plan Update to 2014. Final notice was received in November 2006. That notice stated that in lieu of a Full Plan Update, a Partial Update of the comprehensive plan is required. This means that the Public Participation Program element and Community Agenda element are no longer required. The requirements of a Partial Update per DCA are as follows:

For local governments (such as Fayette County) with a comprehensive plan prepared under the 2004 and prior Minimum Standards a Partial Update will require:

- A Quality Community Objectives (QCO) assessment and an assessment of areas needing special attention.
- Identification of issues and opportunities associated with this QCO assessment.
- An updated Short Term Work Program (STWP) to address the identified issues, opportunities and areas needing special attention. The STWP update should identify and distinguish between:
  - Goals (desired end-states)
  - Long-range objectives that measure progress
  - Policies that will guide local decision making
  - Specific activities addressing issues and opportunities and/or areas requiring special attention

The Quality Community Objectives assessment and an assessment of areas needing special attention are in the Community Assessment submitted in May of 2006 (see Sections 1.0 and 2.0). Staff has developed the updated STWP (see Section 3.0) to fulfill the Partial Update of the comprehensive plan.

Additionally, one Land Use Plan amendment is presented for a small unincorporated island within the municipal boundary of Tyrone. (See Section 4.0.)

## **1.0 Assessment of Consistency with Quality Community Objectives**

The following is a listing of Georgia Department of Community Affairs' Quality Community Objectives (in italics) and the Fayette County response which summarizes its self-evaluation.

### **1.1 Development Patterns**

#### **1.1.1 Traditional Neighborhoods**

*Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

Fayette County consists of two distinct areas, an unincorporated area and incorporated areas (municipalities). The unincorporated area is characterized as an exurban/rural area containing single-family residential subdivisions, large estate/agricultural lots, and some commercial/industrial areas. The existing incorporated areas, especially those served by a public water system and a centralized sewerage system, are the centers of intensity and density in terms of development in Fayette County. These areas are the appropriate place for compact mixed use development as they are the existing urban cores of Fayette County.

However, some aspects of traditional neighborhood development are possible in the unincorporated county through use of The Planned Unit Development – Planned Residential Development zoning district. This district encourages creativity in providing parks and recreational facilities within a development with a mix of housing types. Some developments within this category utilize sidewalks and a provision for golf cart use to facilitate access to these parks and recreational facilities as well as facilitating a connection throughout the entire development. In addition, Fayette County has in place Conservation Subdivision regulations which allow the clustering of lots in a compact configuration to preserve green space within a residential development.

#### **1.1.2 Infill Development**

*Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

Fayette County's incorporated areas (municipalities) are the existing urban cores as some are served by a centralized sewerage system. It is Fayette County's policy that the existing incorporated areas be the centers of intensity and density in terms of development in Fayette County.

#### 1.1.3 Sense of Place

*Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*

Fayette County's incorporated areas (municipalities) contain the existing traditional downtown areas.

#### 1.1.4 Transportation Alternatives

*Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Fayette County is in the process of developing multi-use paths along Redwine Road in conjunction with the City of Fayetteville connecting to a County park and a City park. An existing multi-use path connects Peachtree City to the Starr's Mill tri-school complex along Redwine Road. This path was developed through an agreement between Peachtree City and Fayette County. Staff is working on a multi-use path plan for Fayette County. The goal of the plan is to connect the municipalities, parks and schools to the greatest degree possible. Fayette County allows the use of golf carts within subdivisions by approval of the Board of Commissioners.

#### 1.1.5 Regional Identity

*Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

Fayette County has in place various State Route Overlay Zones which contain architectural regulations. State Routes are the gateways into Fayette County and it is the goal of the County to control the aesthetic character of these roadways.

## 1.2 Social and Economic Development

### 1.2.1 Growth Preparedness Growth Preparedness

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

### 1.2.2 Appropriate Businesses

*The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Through the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.

### 1.2.3 Employment Options

*The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Working with the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.

#### 1.2.4 Housing Choices

*A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.*

Fayette County can provide a mix of housing types between the unincorporated county, and the incorporated municipalities where a public water system and a centralized sewerage system is available to serve higher densities.

#### 1.2.5 Educational Opportunities

*Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

The Fayette County Development Authority indicates that work-force training options are available for citizens. The Authority is also working to locate a Clayton State satellite campus in Fayette County.

### 1.3 Resource Conservation

#### 1.3.1 Heritage Preservation

*The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.*

Fayette County encourages and allows the use and preservation of historic structures identified in the Architectural Survey of Fayette County. This includes reestablishing nonresidential uses in historic structures and using historic structures as recreational facilities within residential subdivisions.

### 1.3.2 Open Space Preservation

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

### 1.3.3 Environmental Protection

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space as well as protect environmentally sensitive areas. The regulations state that the conservation area within these developments shall consist of waterways, water bodies, watershed protection areas, floodplains, wetlands, riparian buffers, and woodlands.

## 1.4 Governmental Relations

### 1.4.1 Regional Solutions

*Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

Fayette County provides some services to the municipalities and has a Service of Delivery Strategy Agreement in place.

#### 1.4.2 Regional Cooperation

*Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Fayette County is a member of the Atlanta Regional Commission and participates on the Board as well as several of the Committees. Fayette County notifies and seeks comments from its municipalities and surrounding counties when land use plan changes and rezonings take place in close proximity to their boundaries.



## **2.0 Areas Requiring Special Attention**

The following are areas that have been identified during the evaluation of the existing land use plan and current development trends as requiring special attention during the planning process.

### **2.1 All State Route (SR) Corridors**

These are the Major Thoroughfares of Fayette County. They provide access for Fayette County and surrounding counties. It is conceivable that at some time in the future all of the SR Corridors will be four lanes or greater.

All the State Route Corridors in Fayette County are regulated by overlay zones in the Zoning Ordinance. At this time, only the SR 54 Corridor is addressed in the Fayette County Comprehensive Plan with an overlay district giving existing lots consideration for Office/Institutional (O/I) zoning. The purpose of these regulations is to promote orderly development to maintain the efficient flow of traffic and maintain a scenic gateway into and through Fayette County. These regulations need to be reviewed periodically to ascertain if they are achieving the aforementioned goals. Inter-parcel access both by vehicles and pedestrians should be provided where possible in nonresidential areas. Accommodations for bicycles should be considered and made when these corridors are improved. Architectural control should be maintained to protect the esthetic quality of Fayette County

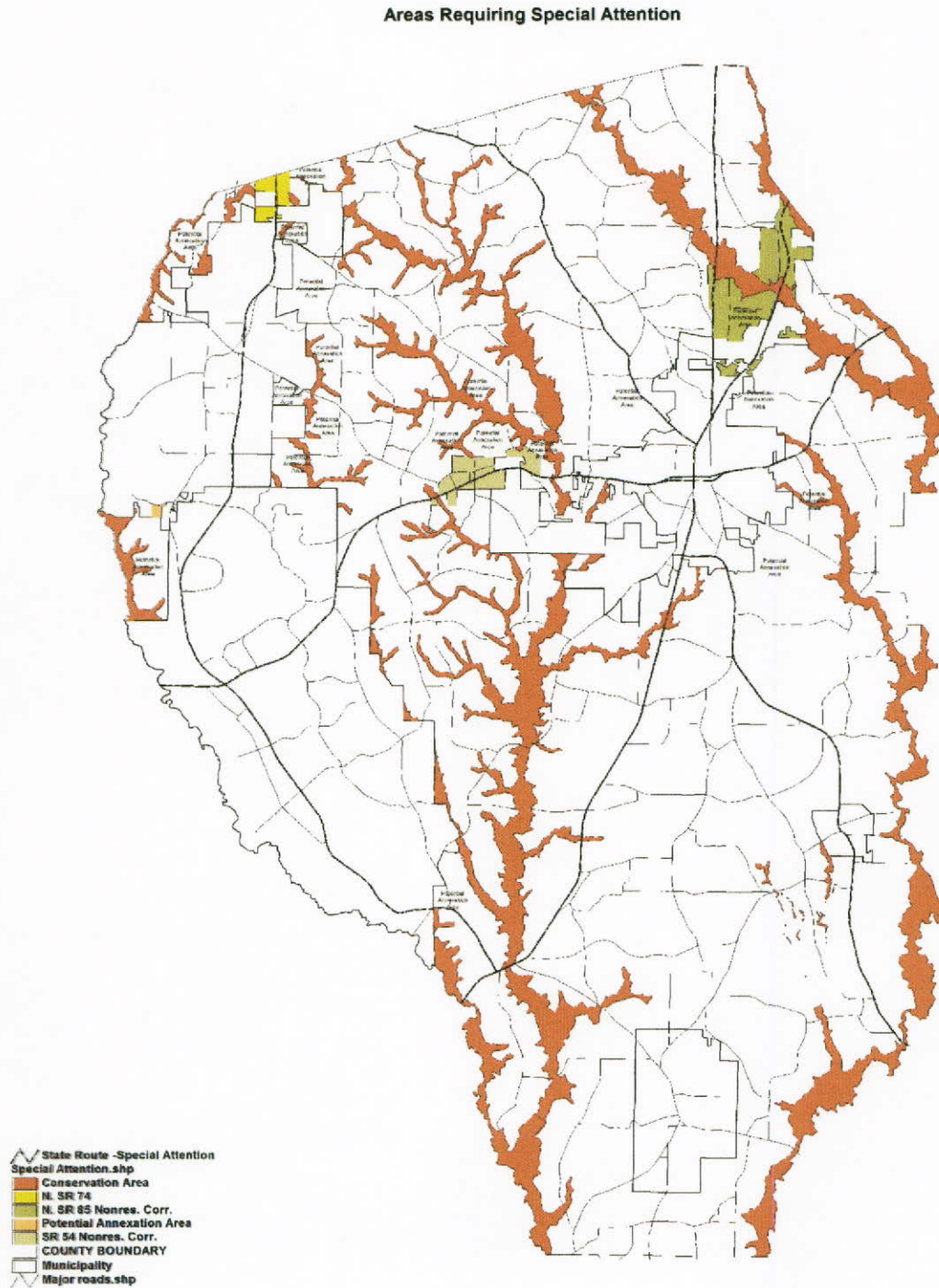
### **2.2 The SR 85 North Nonresidential Corridor**

This nonresidential corridor is a mix of office, commercial and industrial uses. These uses also include an area along SR 314. The area is within the SR 85 North Corridor Overlay General State Route Overlay (SR 314) requirements. Due to annexations into the City of Fayetteville, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation.

### **2.3 The SR 54 Nonresidential Corridor**

This area contains the Fayette County Community Hospital and a future Fayette County High School and is anticipated to be developed with a mix of commercial and office uses. The hospital and some properties in the immediate area of the hospital are in the City of Fayetteville. This is an area of potential annexation. The remainder of the area is in unincorporated Fayette County. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can

Figure 2.1 AREAS REQUIRING SPECIAL ATTENTION



Source: Fayette County Planning and Zoning

work to alleviate conflicts in the regulations. In general, regulations specific of this area will be needed to control development.

The West Fayetteville Bypass traverses this area connecting Sandy Creek Road and SR 54. Also a parallel road running from Tyrone Road by the future high school to the West Fayetteville Bypass is indicated on the Land Use Plan. These roads are needed to serve the future development in this area. A multi-use path/sidewalk system should be considered in this area to increase accessibility.

#### **2.4 SR 74 North Corridor**

Due to annexations into the Town of Tyrone, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation. This area is under development pressure due to the amount of nonresidential development to the north in Fulton County and the City of Fairburn.

#### **2.5 Conservation Areas**

These are environmentally sensitive areas containing waterways, watershed protection areas, flood plains, wildlife habitat, poor soils, and steep slopes. Special care must be taken with development within close proximity of these areas.

### 3.0 **SHORT TERM WORK PROGRAM 2007-2011**

This section proposes a five-year program from FY 2007 through FY 2011 to implement the vision and goals of the Fayette County Comprehensive Plan. In addition to the scheduling of projects for the county, the five year work program also indicates potential sources of funding.

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
 SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **GOVERNMENTAL SERVICES**

Goal: Provide Support for the Effective and Efficient Delivery of Governmental Services Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Installation of New Phone System	FY 2007	FY 2008	\$247,660	General Fund & Enterprise Fund	Fayette County Information Systems
Additional Fuel Tanks – McDonough Road	FY 2007	FY 2007	\$200,000	General Fund	Fayette County Public Works

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC SAFETY**

Goal: Maintain and Improve the Level of Service for **Public Safety**

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
<b>Fire and Emergency Services</b>					
Severe Weather Warning System	FY 2007	FY 2011	\$466,948	General Fund & Grants	Fayette County Emergency Services
Quints (2) (Replaces Aerial Platform Apparatus)	FY 2007	FY 2007	\$900,000	Impact Fees (\$675,000) & Vehicle Replacement Fund (\$225,000)	Fayette County Emergency Services
Construct Fire Station : Sandy Creek Road	FY 2009	FY 2010	\$1,350,000	Impact Fees	Fayette County Emergency Services
<b>E-911</b>					
E-911 Center Addition	FY 2010	FY 2010	\$773,000	Emergency Phone E-911 Funds	Fayette County Emergency Services
Computer Aided Dispatch System	FY 2011	FY 2011	\$400,000	Emergency Phone E-911 Funds	Fayette County Emergency Services

<b>Sheriff's Office</b>					
Firearms Training Facility	FY 2011	FY 2011	\$400,000	General Funds	Fayette County Emergency Services
Digital Mobile Video Enforcer	FY 2007	FY 2007	\$65,765	General Funds	Fayette County Emergency Services

**FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - RECREATION**

Goal: Upgrade Recreation Services			Plan Element: Community Facilities		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Brooks Park Enhancements	FY 2007	FY 2011	\$341,600	General Fund	Fayette County Recreation Dept.
Kelly Drive Park Enhancements	FY 2007	FY 2010	\$360,550	General Fund	Fayette County Recreation Dept.
Kenwood Park Enhancements	FY 2007	FY 2011	\$3,000,000	General Fund	Fayette County Recreation Dept.
Kiwanis Park Enhancements	FY 2007	FY 2011	\$889,600	General Fund	Fayette County Recreation Dept.
Lake Horton Park Enhancements	FY 2007	FY 2010	\$745,950	General Fund	Fayette County Recreation Dept.

Lake Kedron Park Enhancements	FY 2007	FY 2010	\$94,850	General Fund	Fayette County Recreation Dept.
McCurry Park Enhancements	FY 2007	FY 2011	\$1,538,750	General Fund	Fayette County Recreation Dept.
Gingercake Park Enhancements	FY 2007	FY 2010	\$344,200	General Fund	Fayette County Recreation Dept.



FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **WATER SYSTEM**

Goal: Upgrade County Water System

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Lake McIntosh Permit/Construction	FY 2007	FY 2010	\$8,242,000	Revenue Bonds and G.E.F.A. Loans	Fayette County Water System
Water Tank Construction at Horseman's Run Site	FY 2008	FY 2009	\$2,000,000	G.E.F.A. Loan	Fayette County Water System
Water Tank Construction at Porter Road Site and Line Extension	FY 2009	FY 2010	\$4,000,000	Revenue Bonds and G.E.F.A. Loans	Fayette County Water System
South Fayette Treatment Plant Expansion	FY 2011	FY 2011	\$6,000,000	Revenue Bonds	Fayette County Water System

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Grade, Base & Pave Old Road	FY 2007	FY 2007	\$85,000	General Fund	Fayette County Road Department
Kenwood Road Bridge Improvement	FY 2007	FY 2010	\$1,124,000	SPLOST & Fed/State	Fayette County Road Department
SR 314/279 Signal Modification	FY 2007	FY 2008	\$11,000	SPLOST & Fed/State	Fayette County Road Department
Construct Redwine Road Multi-Use Trail	FY 2006	FY 2007	\$300,000	General Fund	Fayette County Road Department
Intersection Improvement @ Sandy Creek Road, Sams Drive & Eastin Road	FY 2008	FY 2010	\$356,000	SPLOST & Fed/State	Fayette County Road Department
SR 92 & Gingercake Road Signal	FY 2007	FY 2008	\$104,000	SPLOST & Fed/State	Fayette County Road Department
SR 54 & Gingercake Road Signal	FY 2007	FY 2008	\$11,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ South Jeff Davis Road, County Line Road	FY 2006	FY 2008	\$304,000	SPLOST & Fed/State	Fayette County Road Department

SR 54 & McDonough Road Signal	FY 2007	FY 2008	\$32,000	SPLOST & Fed/State	Fayette County Road Department
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FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - <b>PUBLIC WORKS</b>					
Goal: Maintain and Improve County Road System			Plan Element: Community Facilities		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Intersection Improvement @ SR 92, Harp Road & Seay Road	FY 2008	FY 2009	\$285,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ Antioch Road & McBride Road	FY 2007	FY 2008	\$91,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ Antioch Road & Goza Road	FY 2008	FY 2010	\$560,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ SR 85 Conn. & Brooks Woolsey Road	FY 2007	FY 2010	\$197,000	SPLOST & Fed/State	Fayette County Road Department
Northside Parkway (Sandy Creek Road, Jenkins Road & Lees Mill Road)	FY 2007	FY 2010	\$2,303,000	SPLOST & Fed/State	Fayette County Road Department
Kenwood Road Operational Improvements	FY 2008	FY 2010	\$3,290,000	SPLOST & Fed/State	Fayette County Road Department

**FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - PUBLIC WORKS**

Goal: Maintain and Improve County Road System

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
West Fayetteville Bypass (SR 92 to Sandy Creek Road Portion)	FY 2007	FY 2008	\$3,600,000	SPLOST & Fed/State	Fayette County Road Department
West Fayetteville Bypass (Phase I)	FY 2007	FY 2010	\$6,122,900	SPLOST & Fed/State	Fayette County Road Department
East Fayetteville Bypass (Phase I)	FY 2007	FY 2010	\$31,500,000	SPLOST & Fed/State	Fayette County Road Department
Coastline Road Bridge Improvement	FY 2007	FY 2009	\$608,000	SPLOST & Fed/State	Fayette County Road Department
McIntosh Road Bridge Improvement	FY 2009	FY 2010	\$3,042,000	SPLOST & Fed/State	Fayette County Road Department
Dogwood Road/Sims Road Improvements	FY 2009	FY 2009	\$1,095,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ Sandy Creek Road & SR 74	FY 2007	FY 2008	\$200,000	SPLOST & Fed/State	Fayette County Road Department

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Intersection Improvement @ (Westbridge Road & SR 92)	FY 2008	FY 2010	\$200,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (Ebenezer Road & SR 54)	FY 2007	FY 2008	\$200,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (Bernard Road & SR 85)	FY 2008	FY 2009	\$200,000	Fed/State	GDOT
Intersection Improvement @ (Harp Road & SR 85)	FY 2009	FY 2009	\$200,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (SR 85 Conn.& SR 85)	FY 2009	FY 2009	\$200,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (Goza Road & SR 85)	FY 2009	FY 2009	\$100,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (Corinth Road & SR 54)	FY 2007	FY 2008	\$200,000	SPLOST & Fed/State	Fayette County Road Department
Intersection Improvement @ (New Hope					Fayette County

Road & SR 85	FY 2010	FY 2010	\$200,000	SPLOST & Fed/State	Road Department
Intersection Improvement @ Inman Road & Goza Road	FY 2010	FY 2010	\$750,000	SPLOST & Fed/State	Fayette County Road Department

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – <b>PLANNING AND ZONING</b>					
Goal: Growth and development should be consistent with the county comprehensive plan. Element: Land Use Plan					Plan
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
This is a specific activity addressing an Area Requiring Special Attention - <b>SR 54 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity, Appropriate Businesses, Employment Options, and Educational Opportunities</b> : Continue the joint study of the <b>SR 54 Nonresidential Corridor</b> with the City of Fayetteville and institute changes to each jurisdiction's Comprehensive Plan and Zoning Ordinance as necessary.	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department and Fayetteville Planning and Zoning
This is a specific activity addressing an Area Requiring Special Attention - <b>SR 74 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity</b> : Conduct study of the <b>SR 74 North Corridor</b> and	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department

institute changes to the Comprehensive Plan and Zoning Ordinance as necessary.					
This is a specific activity addressing an Area Requiring Special Attention - <b>SR 85 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity:</b> Conduct study of the <b>SR 85 North Nonresidential Corridor</b> and institute changes to the Comprehensive Plan and Zoning Ordinance as necessary	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan. Plan  
Element: Land Use Plan

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
This is a specific activity addressing an Area Requiring Special Attention - <b>State Route (SR) Corridors</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity</b> : Conduct study of all <b>State Route (SR) Corridors</b> and institute changes to the Comprehensive Plan and Zoning Ordinance as necessary.	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department
This is a long-range objective to measure progress of an Area Requiring Special Attention - <b>Conservation Areas</b> and an Assessment of Consistency with Quality Community Objectives- <b>Environmental Protection</b> : Monitor the impact of development on <b>Conservation Areas</b> and institute changes to the Comprehensive Plan, Zoning Ordinance, and Development Regulations as necessary.	On-going	On-going	Staff Time	General Fund	Fayette County Planning and Zoning Department and Fayette County Engineering
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative</b>	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County Public



<b>Transportation:</b> Conduct multi-use path study for Redwine Road.					Works, Fayette County Department of Recreation, and Sheriff's Office
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative Transportation:</b> Conduct multi-use path study for SR 54 to connect Fayetteville and Peachtree City to Hospital Area.	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County Public Works, Fayette County Department of Recreation, and Sheriff's Office

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan. Plan  
Element: Land Use Plan

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative Transportation</b> : Conduct multi-use path study for SR 92 South and Antioch Road to Lake Horton Park,	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County Public Works, Fayette County Department of Recreation, and Sheriff's Office
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Open Space</b> : Determine applicability of the Georgia Land Conservation Program in terms of funding for the preservation of open space.	FY 2007	FY 2008	Staff Time	General Fund	Fayette County Planning and Zoning Department

#### **4.0 Land Use Plan Additional Recommendations as Part of the Partial Update of the Comprehensive Plan**

In addition, Staff is recommending a housekeeping amendment to the Land Use Plan Map. The subject area is an island within the Town of Tyrone.

The area within Tyrone is located on Old Senoia Road and is in a Fayette County land use category of Low Density Residential (1 to 2 acres/unit). The majority of the area along Senoia road in both the County and Tyrone is zoned for commercial and industrial (see Figure 4.1). Staff is recommending that the area be in a land use category of Commercial.

Figure 4.1

**PROPOSED LAND USE CHANGE AREA  
Unincorporated Area Within Tyrone**

