



*Where Quality Is A Lifestyle*

Fayette County  
Comprehensive Plans

2004 -2025

# **FAYETTE COUNTY, GEORGIA**

## **COMPREHENSIVE PLAN**

**2004 – 2025**

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## **PREFACE**

### **THE CHALLENGE: PLANNING FOR GROWTH**

Fayette County is a beautiful county. Rural scenes, natural areas, and open spaces provide a retreat from the congestion of the Atlanta metropolitan area. Fayette County's quality of life matches the beauty and serenity of its surroundings. Fayette County provides residents with quality educational facilities, easy access to the Atlanta metropolitan area, and a rural, family-oriented atmosphere. The challenge is to preserve the existing quality of life, while still accommodating the necessary and inevitable forces of change. Planning for growth is essential if Fayette County is to develop in a manner consistent with the wishes and desires of its residents, while providing opportunities for managed growth.

### **CONTINUING DEVELOPMENT PRESSURES**

Over the last ten years, Fayette County has experienced development pressures and its effects. The county's easy access to Hartsfield International Airport and downtown Atlanta, and its rural, low-density character, its low crime rate, and its quality schools have attracted many new residents. Nonresidential growth has closely followed this residential growth.

This comprehensive growth management plan seeks to position the county to respond firmly and fairly to both the residential and nonresidential development pressures. It provides standards and criteria against which to measure proposed development.

### **FUNDING FOR GROWTH**

As Fayette County grows, the need and demand for services increases. With such rapid growth, the county's operating budget is stretched just to replace, maintain and upgrade existing facilities, roads, and public safety functions. Decisions on where to spend limited funds take on critical importance. This comprehensive land use plan will be used in conjunction with the County's Capital Improvement Program to plan for the physical development of the County.

## **THE VISION STATEMENT**

The plan is developed to answer the following questions. "What do we really want Fayette County to become?" "What do we have as a county?" and "How can we accomplish what we want?" These aren't simple questions to answer. Any county starts out with benefits and opportunities inherent by its location, makeup, and special circumstances. This Comprehensive Plan creates a vision for the future of Fayette County. Essentially, what we want Fayette County



to be and to become is a county that is livable for its residents - a county that offers its residents the opportunity to live in an urban setting, a suburban subdivision, or on rural acreage. A county where residents can learn, shop, work, and plan, with pride, in safety and comfort. With livability as the plan's cornerstone, several broad visions come into focus:

### **OFFER CHOICE OF LIFE STYLE**

Fayette County must provide alternative living styles. Opportunities for urban living in close proximity to the Atlanta metropolitan region must be balanced with opportunities for a suburban/rural lifestyle.

### **PRESERVE UNIQUE CHARACTERISTICS**

Fayette County and its municipalities must each keep their own unique identity. They should grow and prosper according to their own chosen destiny. Care must be taken to ensure that they do not lose their individuality by growing together into one large metropolis in the county.

### **STIMULATE THE ECONOMY**

To be livable is to be diverse and economically healthy. Economic development and the continued livability of an area go hand-in-hand. Neither improves without the other. Without economic development, if livability is the goal, it will be at the expense of the residential property owner.

### **SHARE RESOURCES AND RESPONSIBILITIES**

Fayette County's future depends on its being a successful local and regional partner. Fayette County, its municipalities and its regional neighbors must incorporate mutual strategies which strive for the common good.

### **PRESERVE THE NATURAL ENVIRONMENT**

Fayette County's natural environment is a large part of its appeal. Current county regulations and the county's participation in the Georgia Greenspace Program seek to protect and preserve this natural environment. Water and land conservation are the most critical environmental concerns for Fayette County. Rapid and sometimes inappropriate development can damage water quality and supply and increase the risk of floods. Countywide decision-making is necessary to balance the need for ecological health and housing availability with environmental concerns.

## COUNTY PROFILE

Fayette County covers 199 square miles and is comprised of the unincorporated county and five municipalities: Brooks, Fayetteville (County seat), Peachtree City, Tyrone; and Woolsey (see Figure ---). Located approximately 30 miles south of the City of Atlanta, Fayette County is an integral part of the Atlanta Metropolitan Region - a region that encompasses hundreds of square miles and over four million people - and is a member of the ten-county Atlanta Regional Commission. Up until the early 1980's, Fayette County was a rural farming community. The County's proximity to the Atlanta metropolitan area and, even more importantly, to Hartsfield International Airport, saw its population grow to 91,263 in the past twenty years, an increase of 214 percent (Figure --). Together, Fayette County and its municipalities offer a wide variety of lifestyles ranging from urban to suburban to rural.

## GOALS FOR FAYETTE COUNTY

Beginning in 1985, the Fayette County Board of Commissioners approved a set of goals, objectives and policies which serve as a framework to guide the development of the Fayette County Comprehensive Land Use Plan. Over the years, through the participation of task forces, individual citizens, county staff, the Planning Commission, and the Board of Commissioners, these policy statements have continued to provide a common direction for the County's efforts in land use planning and to identify, in writing, what the County is striving to accomplish.

The Goals for Fayette County which follow are comprehensive, encompassing the various aspects of the planning function. They will provide the strategic focus for the development of Fayette County and for the objectives and policies of the Comprehensive Land Use Plan that follow in their respective chapters.

**Economic Development** - Fayette County should provide for the continued development and expansion of a diversified economic base. The maintenance and enhancement of a prosperous economic climate provides Fayette County citizens with an increased tax base and expanded opportunities for employment. By providing expanded employment opportunities consistent with the demographic profile of Fayette County, the quality of life for Fayette County citizens is enhanced by reduced commute times and air quality is improved by reduced commute distance.

**Housing** - A variety of housing choices which are adequate, safe, and convenient for existing and future residents should be available in Fayette County. The availability of housing choices should be greatest in locations that are in close proximity to existing infrastructure and/or employment areas.

**Natural and Cultural Resources** - The amount and distribution of population density and land uses in the county should be consistent with environmental constraints which preserve natural resources and to meet or exceed federal, state, and local standards for water quality, ambient air quality, and other environmental standards. Development in the county should provide for the conservation and protection of the environment through the proper utilization and management of

the county's natural resources. The county should support the conservation of appropriate land areas in a natural state to preserve, protect, and enhance stream valleys, woodlands, wetlands, farmland, and plant and animal life in conjunction with the Georgia Greenspace Program, creating a system of public recreation and cultural spaces.

The county should provide a healthful, safe, productive, culturally satisfying and aesthetically pleasing environment that conserves and protects the historic, archaeological, and cultural resources of the community and ensures a high quality of life for all the residents of county.

**Community Facilities and Services** - Development in the county should be held to a level and rate which is consistent with the availability and adequacy of the county's community facilities. The provision of community facilities must ensure an adequate level of service for existing and future residents. Plans to provide for new community facilities and for the maintenance of existing community facilities should take into account financial limitations associated with increased needs for community facilities.

**Transportation** - Growth should be balanced with the supporting transportation infrastructure. Fayette County will continue to development a transportation system to move people and goods efficiently while minimizing environmental impact and community disruption. Further, the county should establish a framework to ensure the improvement and further development of the transportation system. Sidewalks and trails should be developed as an enhancement to transportation facilities.

**Land Use** - Growth and development should be consistent with the county's land use plan, which provides for the orderly, balanced and quality development of all land uses consistent with the physical and economic limitations of the county. Growth should take place in accordance with criteria and standards designed to preserve, enhance, and protect an orderly mix of residential, commercial/industrial facilities, and open space without compromising existing residential development.

## **OVERVIEW OF THE COMPREHENSIVE PLAN**

The Fayette County Comprehensive Plan consists of this planning document, the Land Use Map, and the Thoroughfare Plan Map. This planning document contains goals, objectives, policies and background information relating to six functional elements: Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Transportation, and Land Use. The goals, objectives and policies guide planning and development review by describing future development patterns in Fayette county and protecting natural and cultural resources for present and future generations.

## **PURPOSE**

The purpose of the comprehensive plan is to provide a concise statement of objectives, policies, and guidelines for implementing the county's goals that apply to future development in Fayette County, while protecting natural and cultural resources for present and future generations. It will serve as a general development and redevelopment guide for the Board of Commissioners, the Planning Commission, the Board of Zoning Appeals, county staff, and the citizens of Fayette County. The plan encompasses the anticipated changes to the county over the next twenty years. As required by Georgia law, the county will review this plan at least once every ten years.

## **SCOPE**

The goals, objectives, policies, and guidelines are defined as follows:

- Goals provide general direction regarding the aspirations of the community;
- Objectives provide further direction for achieving an aspect of a goal;
- Policies are approaches for pursuing a given objective; providing guidance which, when pursued, will assist in implementing the objectives;
- Guidelines provide more explicit guidance for achieving policies.

This plan incorporates this structure into the following sections:

The Preface and Introduction presents the challenge, vision, and goals for Fayette County, which form the basis of county policy. This section also presents the purpose and scope of the Plan. It offers a profile of the county followed by a history of past county planning efforts. Finally, Plan implementation and monitoring, as well as the role of community participation, are addressed.

The Planning Elements section addresses county policy by specific planning element. This contains the goals, objectives, and policies for economic development, housing, natural and cultural resources, community facilities and services, transportation, and land use. The purpose of this component is to guide decisions that affect the county's developed and natural environments.

The Appendix contains the Capital Improvements Element and the Short Term Work Program. The Capital Improvements Element addresses the imposition of impact fees for fire services for the unincorporated area, Brooks, Tyrone, and Woolsey. The Short Term Work Program identifies capital projects, service expansions, or other strategies to be implemented during the planning period.

## **LEGAL AUTHORITY**

The preparation of this plan follows the requirements of Georgia Law 1989, Chapter 110-3-2, Minimum Planning Standards and Procedures. The regulations provided in this chapter “. . . provide a framework to facilitate and encourage coordinated, comprehensive planning and development at the local, regional and state government levels.” The law stems from the Legislative Intent that “. . . the state has an essential public interest in promoting, developing, sustaining, and assisting coordinated and comprehensive planning by all levels of government.”

The law sets minimum standards to “. . . guide local governments through the coordinated and comprehensive planning process.” The law identifies six functional areas to use in preparing comprehensive plans. These are: economic development, housing, natural and historic resources, community facilities, and land use. Data on the general population must also be included. In addition to goals, policies, objectives, and guidelines, inventories and assessments are identified for each topic.

The local jurisdiction is required to conduct a comprehensive review of the Comprehensive Plan at least once every ten years or when major amendments to the plan occur.

## **PAST PLANNING EFFORTS IN FAYETTE COUNTY**

Planning efforts in Fayette County began in the mid 1970's with area development plans prepared by what is now the McIntosh Trail Regional Development Center. These were general land use plans prepared for the eight county area in the McIntosh Trail district. In 1978, the Land Use Committee of Fayette County had formulated “Adopted Resolutions Regarding Future Land Use.” These resolutions were incorporated into “A Land Use Plan For Fayette County, Georgia”, prepared by the McIntosh Trail Regional Development Center in the early 1980's. This land use plan was the first developed exclusively for Fayette County. The plan included a summary of the existing land use findings. It also included a briefing on land use planning constraints, future land use projections and policy recommendations for implementation. However, there is no record of this plan ever being officially adopted.

In 1985, the Board of Commissioners adopted a new Land Use Plan. Prepared by a consultant, the central purpose behind the 1985-2000 plan was “. . .to provide a realistic guide of framework for future development.” This plan presented goals, objectives and policies for Fayette County's growth and development. It also provided an inventory of existing land use conditions and detailed a future land use map for the county. This land use plan and map guided the county's development through the 1980's and, with various amendments, continues to guide county development decisions today.

The Fayette Comprehensive Growth Management Plan, adopted in 1991, was only the second major planning effort for Fayette County. However, it was the first to provide a growth management plan for the build-out of Fayette County. It pulled together the various elements

involved in the physical development of the county as required by the Minimum Planning Standards and Procedures law (i.e. housing, natural and historic resources, economic development, community facilities, and land use), providing goals, objectives, inventory and analysis for each element.

## **PLAN IMPLEMENTATION/PLAN MONITORING/CITIZEN PARTICIPATION**

### **INTRODUCTION**

The Fayette County Comprehensive Plan is a dynamic document which is actively used by the Board of Commissioners, the Fayette County Planning commission, the Board of Zoning Appeals, County staff, and the public to guide decisions about the built and natural environment. There are a variety of ways to assure the dynamic nature of the Comprehensive Plan. One is to monitor the Plan on a frequent basis. This is accomplished not only by state mandate (every ten years at a minimum), but by Board of Commissioner policy to review the plan, or any section of the plan at any time depending on current activity or impending projects. Citizen participation is the foundation of the planning process in Fayette County and a wide range of participation opportunities assure active involvement of the public in County planning.

Implementation, monitoring and citizen participation mechanisms for the Comprehensive Plan are elaborated in the following sections.

### **MECHANISMS TO IMPLEMENT COUNTY PLANNING POLICY**

The Comprehensive Plan - The Plan is, in itself, a mechanism for implementing the Board of Commissioners Goals for Fayette County. This is carried out through the Plan which contains countywide objectives and policies relating to the Goals. The Plan is used to guide decision-making for county issues and to guide existing implementation mechanisms, (i.e., provide direction for evaluation of zoning proposals).

The Zoning Ordinance - This ordinance and its accompanying maps prescribe both the size (intensity and bulk regulations) of lots and the uses which may be placed on the property. All property in the county is mapped to a certain zoning district. The Zoning Map, therefore, is a primary means by which the use and intensity for specific land use recommendations of the Comprehensive Plan are implemented.

Subdivision Regulations - This is the basic tool for controlling the subdivision of land. It contains the regulations for dividing parcels of land into smaller building lots and the subsequent development of the land including the provision of public facilities, if required, to serve the lots so formed. Lots to be developed must conform to applicable zoning regulations.

Development Regulations - These regulations affect the use and intensity of land development. Included within the Development Regulations are the following regulations, requirements, and ordinances: Street Design Standards and Specifications; Flood Plain Regulations; Buffer and Landscape Requirements; Tree Retention, Protection, and Replacement; Watershed Protection Ordinance; Off-Street Parking and Service Requirements; Soil Erosion and Sediment Control Ordinance; Dam and Impoundment Design and Specifications; and Groundwater Recharge Area Protection Ordinance.

Capital Improvements Program - This document is a guide toward the efficient and effective provision of public facilities. The Capital Improvement Program (CIP) document is published annually and proposes the development, modernization or replacement of physical public projects over a multi-year period. The CIP shows the arrangement of projects in a sequential order based on a schedule of priorities set by the Board of Commissioners and assigns an estimated cost and anticipated method of financing for each project.

Programming capital facilities over time can promote better use of the county's limited financial resources and assist in the coordination of public and private development. In addition, the programming process is valuable as a means of coordinating among county agencies to avoid duplication of efforts and to take advantage of joint planning and development of facilities where possible. By looking beyond year to year budgeting to project what, where, when, and how capital investments should be made, capital programming enables public bodies to maintain an effective level of service to the present and future population.

Although this Comprehensive Plan provides a twenty-year projection of types of facilities and approximate measures to determine their numbers, timing of facility construction is dependent upon a number of variables. For example, in addition to the Capital Improvements Program, projects are evaluated on an annual basis through the county budget process, to determine viability in light of fiscal constraints. Additionally, facilities proposed now may not be necessary in the future due to any number of factors, such as the provision of services through the private sector or changes in Federal policy and/or funding.

## **MAINTAINING THE COMPREHENSIVE PLAN**

The comprehensive plan is maintained to accurately reflect the county's current goals, objectives, policies and priorities. The plan will be amended when the conditions and/or policies on which the plan is based, have significantly changed so as to materially detract from the usefulness of the comprehensive plan as a guide to local decision making.

Updates to the comprehensive plan shall occur, at a minimum, approximately every ten years, as required by the Minimum Planning Standards and Procedures Act. However, the Board of Commissioners may determine when the comprehensive plan needs a substantive update, based upon the degree of change in the community. If little has changed, revisions to the plan may be

sufficient, in the form of plan amendments. If substantive changes occur or if the data upon which the plan is based becomes outdated, a complete update of the comprehensive plan (or a major plan amendment) can be initiated.

In addition to the comprehensive plan document, the county updates the Short Term Work Program (see Appendix) on an annual basis due to the imposition of impact fees. This is the implementation program where the county identifies capital improvements, service expansions, or other strategies to be implemented during the planning period. Each annual update includes a new fifth year and any changes to any other year's work program.

## **COMMUNITY PARTICIPATION IN THE PLANNING PROCESS**

Community involvement is important, both to ensure that the Comprehensive Plan is being implemented as intended and to ensure that the Plan reflects current needs, through periodic review. A variety of opportunities exist for a member of the community to become active in the planning process, including the following:

- Plan Maintenance/Amendment Process:
- Special Study Task Forces:
- Board-Appointed Commissions
- The County Budget Process and the Capital Improvements Program:
- County Authorities

The list above describes the highlights of the opportunities available to the community to become involved in the planning process. Even if a citizen is not a member of an organized group, he or she can:

- Follow local issues in the press and on the county's web site;
- Attend public hearings to voice opinions;
- Vote on bond issues;
- Attend meetings of the Board of Commissioners, the Planning Commission, and other commissions and authorities;
- Be active in a neighborhood association to monitor local planning and zoning activity.

All of these aspects of public participation strengthen the planning process by tapping the community's most important resource, those who have a stake in enhancing the community's quality of life.



## INTRODUCTION TO THE PLANNING ELEMENTS

### SCOPE

The following sections of the plan contain the county's goals, objectives, policies, and guidelines for seven planning elements.

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Land Use

The planning elements share a common structure. Each element contains the three-step planning process as required by the Minimum Standards and Procedures for Local Comprehensive Planning. The three steps are: (1) Inventory of Existing Conditions, (2) Assessment of Current and Future Needs, and (3) Articulation of Goals and an Associated Implementation Program. The first two steps provide an overview of the issues facing the county, both now and over the next twenty years. These are followed by the appropriate Goal that pertains to the corresponding element. The goals are followed by objectives, each with its own set of policies and action agenda items.

The approach used to develop the content of this document involved working through a logical progression from general goals to increasingly more specific objectives, policies and, in some cases, guidelines and/or standards. Goals are broad statements of the county's aspirations. Objectives, the next step in the hierarchy, have been derived from key points that are stated in or implied by the goals. Thus, objectives are statements that provide further direction for achieving an aspect of a goal. Policies have been derived from the objectives. These policies are approaches for pursuing a given objective. Adopted in the Plan, the policies give guidance, which when pursued, will assist in implementing the objectives. Guidelines and standards, in turn, give more detailed direction for implementing some of the policies.

## **POPULATION ELEMENT**

*“Good planning does not begin with an abstract and arbitrary scheme that it seeks to impose on the community; it begins with a knowledge of existing conditions and opportunities.”*

*- Lewis Mumford*

### **INTRODUCTION**

This chapter highlights trends and projections for the population of Fayette County. An understanding of a community’s past, present, and probable future population characteristics serves as the basis of any comprehensive planning effort. The following chapter provides an overview of various socio-economic characteristics of Fayette County. In many instances, these characteristics are compared with those of Fayette County’s municipalities, adjacent counties, the Atlanta Metropolitan Statistical Area (MSA), and/or the state in order to provide regional and statewide comparisons. The Atlanta MSA is comprised of 20 counties including the Atlanta metropolitan area and extending north and west to the state line. Population characteristics analyzed include population trends and projections, number of households, age, race, educational attainment levels, and income.

### **POPULATION TRENDS**

Fayette County has seen significant population growth over the last 20 years. Between 1980 and 1990, the county grew by an average of 11.5 percent per year, adding 33,372 new residents. Between 1990 and 2000, the county averaged just under five percent per year, adding 28,848 new residents, for a 20-year total of 62,220 new residents.

The county has seen a tremendous amount of growth in the last 20 years, both in the cities and the unincorporated area. Over this period, there has been a shift of population concentration from the unincorporated county to the cities. In 1980, 64 percent of the county’s population lived in the unincorporated area. By 2000, just under half of the county’s population lived in the unincorporated area (48 percent).

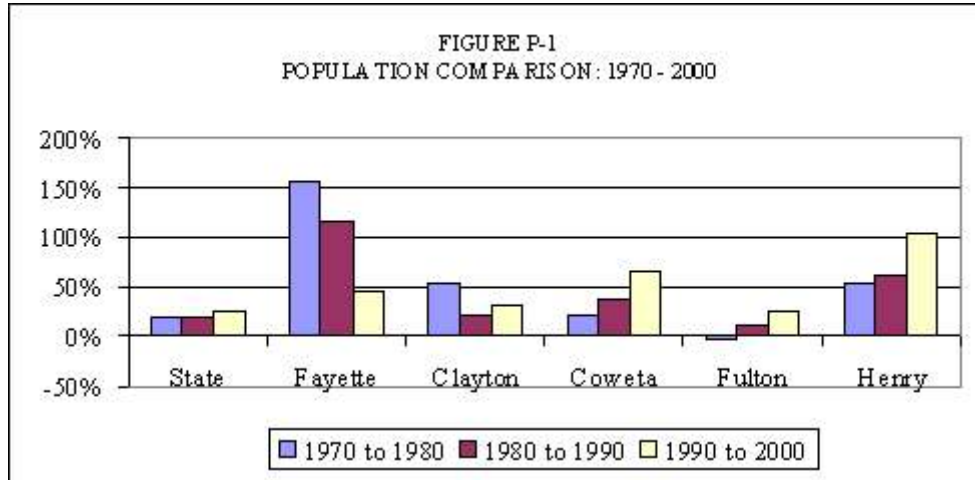
Much of this growth, then, has occurred within the municipalities and particularly within the cities of Peachtree City and Fayetteville. Each city grew by over 300 percent in the last 20 years. Peachtree City experienced the greatest increase in population with an increase of 391 percent, adding a total of 25,151 new residents. Fayetteville grew by 311 percent, adding a total of 8,433 new residents. The growth in Peachtree City and Fayetteville represented just over half of Fayette County’s growth (54 percent) during the 20 year period.

During the same 20-year period, Fayette County’s growth far outpaced that of the Atlanta metropolitan area, the surrounding counties, and the state. Fayette County grew at a rate twice that of the Atlanta area (214 percent vs. 103 percent), and four times that of the state (214 percent vs. 50 percent). Table P-1 indicates population growth in Fayette County, its municipalities, the surrounding counties, the Atlanta MSA, and the state for the past 20-year period.

TABLE P-1 POPULATION TRENDS:1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, AND THE STATE						
	Population			Percent Change		
	1980	1990	2000	1980-90	1990-00	1980-00
Fayette County	29,043	62,415	91,263	114.9%	46.2%	214.2%
Brooks	199	328	553	64.8%	68.6%	177.9%
Fayetteville	2,715	5,827	11,148	114.6%	91.3%	310.6%
Peachtree City	6,429	19,027	31,580	196.0%	66.0%	391.2%
Tyrone	1,038	2,724	3,916	162.4%	43.8%	277.3%
Woolsey	99	120	175	21.2%	45.8%	76.8%
Unincorporated County	18,464	34,389	43,891	86.2%	27.6%	137.7%
Clayton County	150,357	182,052	236,517	21.1%	29.9%	57.3%
Coweta County	39,268	53,853	89,215	37.1%	65.7%	127.2%
Fulton County	589,899	648,951	816,006	10.0%	25.7%	38.3%
Spalding County	47,899	54,457	58,417	13.7%	7.3%	22.0%
Atlanta MSA	2,029,710	2,833,511	4,112,198	39.6%	45.1%	102.6%
State	5,463,105	6,478,216	8,186,453	18.6%	26.4%	49.8%

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Figure P-1 illustrates the relationship of population change in Fayette County to the changes in growth in other counties over the same time span. While its population continues to increase, the rate of growth in Fayette County has steadily declined over the last 20 years. This is in contrast to the surrounding counties where the rate of growth has continued to increase.



## POPULATION PROJECTIONS

Population projections enable counties and cities to take present action to accommodate future conditions. Projections can help determine the level of demand for future facilities and services. However, making plans in a rapidly changing, high growth area such as Fayette County is difficult. Based on population and economic growth trends, the Atlanta Regional Commission (ARC) adopted population estimates that show Fayette County's 2020 population at approximately 143,000 persons. It is estimated that approximately 58 percent of this 2020 population will reside within the various city limits (Table P-2).

	2000	2005	2010	2015	2020
Fayette County	91,263	102,446	111,628	125,928	142,829
Brooks	553	702	850	999	1,148
Fayetteville	11,148	14,919	19,965	26,718	35,754
Peachtree City	31,580	36,817	36,817	36,817	36,817
Tyrone	3,916	6,719	7,347	7,966	8,579
Woolsey	175	188	203	218	233

Source: U.S. Bureau of the Census, 2000

Fayette County: ARC Projections, April 3, 2001

Brooks: 2010: Brooks Comprehensive Plan; other based on five year increase of 149 persons

Fayetteville: Fayetteville Comprehensive Plan; based on annual population increase of six percent

Peachtree City: Peachtree City Department of Developmental Services, assumes no annexation

Tyrone: Town's Population Element Amendment for the Adoption of a Capital Improvement Element

Woolsey: Woolsey Comprehensive Plan; based on annual population increase of 1.4 percent

## BUILDOUT POPULATION

While population projections provide a specific population forecast for a specific period in time, this comprehensive plan also provides three strategic buildout scenarios, based on different growth assumptions. Buildout refers to the development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations - a reference to a hypothetical point in the future when all land that can be developed has been developed. This section describes buildout scenarios based on land capacity, water production, and density desirability.

### Land Capacity

Based on information received from the various municipalities and the Atlanta Regional Commission (ARC), it was determined that as of Summer, 2002, 58,165 acres of developable land remain in Fayette County. Subtracting approximately 20 percent as the acreage required for infrastructure needs and acreage which is unbuildable due to environmental constraints, leaves 46,532 acres available for development. The three alternatives presented offer a range of development assumptions. Alternative 1 assumes that half the acreage will be developed in five acre tracts with the remaining split between one and two acre development. Alternative 2 assumes that half the acreage will be developed in one acre tracts; 35 percent will be developed in two acre tracts, and 15 percent will be developed in five acre tracts. Alternative 3 assumes all the remaining acreage will be developed in one acre tracts. Using these alternative development scenarios, the estimated buildout population by the available land would range from 192,460 to 265,746 (Table P-3).

Density	Alternative 1		Alternative 2		Alternative 3	
	Population	Percent	Population	Percent	Population	Percent
3p/1 acre	34,899	25.0*	69,798	50.0*	139,596	100.0*
3p/2 acres	17,450	25.0*	24,429	35.0*	0	0.0
3p/5 acres	13,960	50.0*	4,188	15.0*	0	0.0
Unincorporated Population (2002)*	45,000	-	45,000	-	45,000	-
Fayetteville Future Capacity	35,754	-	35,754	-	35,754	-
Peachtree City Future Capacity	36,817	-	36,817	-	36,817	-
Tyrone Future Capacity	8,579	-	8,579	-	8,579	-
Total	192,460	100.0	224,565	100.0	265,746	100.0
p = persons * Includes Brooks and Woolsey						

Source: Fayette County Planning Department, Municipalities

## Water Availability

Fayette County's current maximum daily production capacity is 20.3 million gallons per day (MGD). The county's contract with the City of Atlanta provides an additional four MGD. With the completion of Lake McIntosh, the county will have 32.3 MGD of available water. At an average of 142 gallons of water per day (GPD) per person, this current capacity supports a (totally residential) population of approximately 227,470.

Tying population growth to water availability is shown in Table P-4. As note, these assumptions also do not take into account nonresidential development, nor do they estimate residential development on wells.

TABLE P-4 WATER AVAILABILITY		
	Million Gallons per Day	Population Supported
2003 County Capacity	20.3	142,960
Atlanta Contract	4	28,170
Lake McIntosh (future)	8	56,340
Totals	32.3	227,470

Source: Fayette County Planning Department, Fayette County Water System

## Density Desirability

Density desirability is based on the desired buildout "feel" of Fayette County. The county was divided into urban and rural areas. Urban areas are those areas currently within municipal limits and those areas outside municipalities but within sewered drainage basins. Rural areas were the remaining areas of the county. Two scenarios were developed. Given the amount of acreage in the urban and rural areas, and the density of two persons per one acre (2/1) in urban areas, and two persons per five acres (2/5) in rural areas, the first alternative suggests that buildout population could be approximately 160,500. The second alternative is based on current development patterns of urban and rural areas of the county. This assumes a 3/1 in urban areas and 3/5 in rural areas. Such a scenario would give the "feel" of a Peachtree City in urban areas and the "feel" of a Brooks or Woolsey in the rural areas. This alternative suggests a buildout population of almost 241,000. These alternatives based on density desirability are illustrated in Table P-5.

TABLE P-5 DENSITY DESIRABILITY						
			Alternative 1		Alternative 2	
	Acres	Percent of Total Acreage	Persons per Acre	Population	Persons per Acre	Population
Urban Areas	68,580	54.0	2/1	137,160	3/1	205,740
Rural Areas	58,420	46.0	2/5	23,368	3/5	35,052
Total	127,000	100.0	-	160,528	-	240,792

Source: Fayette County Planning Department

### Summary of Buildout Population

These projections depend on elements which are not completely within the control of the county. Increased density, through annexation, and water availability are functions of municipal, state, and/or federal governments. However, it is interesting to note that although the three scenarios are based on three different methodologies, there are some similarities in their findings. Low-end projections fall between 164,000 and 192,000; high-end projections fall between 227,000 and 266,000.

### **HOUSEHOLDS**

While population is one measure of change, the households formed by Fayette County residents are the primary source of demand on housing, public facilities, and services. In Fayette County, the growth in the number of households has generally kept pace with that of the population. Between 1980 and 1990, the population grew by 115 percent; the number of households grew by 128 percent. Between 1990 and 2000, the growth was 46 percent and 48 percent, respectively. As of April, 2000, an estimated 31,524 households existed in Fayette County. Table P-6 compares the growth in the number of Fayette County households with that of its cities.

TABLE P-6 NUMBER OF HOUSEHOLDS, PERCENT CHANGE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES						
	HOUSEHOLDS			PERCENT CHANGE		
	1980	1990	2000	1980-90	1990-00	1980-00
Fayette County	9,227	21,054	31,524	128.2	49.7	241.6
Brooks	70±	124	195	77.1	57.3	178.6
Fayetteville	925	2,349	4,338	153.9	84.7	369.0
Peachtree City	1,942	6,210	10,876	219.8	75.1	460.0

TABLE P-6, continued. NUMBER OF HOUSEHOLDS, PERCENT CHANGE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES						
	HOUSEHOLDS			PERCENT CHANGE		
	1980	1990	2000	1980-90	1990-00	1980-00
Tyrone	339	934	1,374	175.5	47.1	305.3
Woolsey	44	46	57	4.5	23.9	29.5
Unincorporated County	5,907	11,391	14,684	92.8	28.9	148.6

Source: U.S. Bureau of the Census, 1980, 1990, 2000

### Average Household Size

The growth in households was accompanied by a decline in the average household size. While average household size in Fayette County was 3.15 persons in 1980, by 2000 it had declined to 2.88. It should be noted that the average household size in Fayette County and its municipalities still exceeds that of the Atlanta metropolitan region, and the state as a whole (Table P-7). This trend of decreasing household size is forecast to continue, but at a slower rate. The decrease in household size is a result of changing lifestyles reflected in couples with fewer children, more adults living alone, and more single parent families.

TABLE P-7 AVERAGE HOUSEHOLD SIZE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE			
	1980	1990	2000
Fayette County	3.15	2.96	2.88
Brooks	-	2.85	2.84
Fayetteville	2.94	2.44	2.48
Peachtree City	3.30	3.05	2.89
Tyrone	3.06	2.92	2.85
Woolsey	2.25	2.61	3.07
Clayton County	2.97	2.75	2.84
Coweta County	2.92	2.82	2.81
Fulton County	2.53	2.44	2.44
Spalding County	2.94	2.76	2.67
Atlanta MSA	2.51	2.64	2.68
State	2.84	2.66	2.65

Source: U.S. Bureau of the Census, 1980, 1990, 2000.



## Household Projections

Table P-8 projects the number of households for Fayette County through the year 2020. Between 2000 and 2010, an additional 18,586 households are expected, an increase of 53 percent. The following ten years, from 2010 through 2020, will see 16,505 more households, or a 34 percent increase.

TABLE P-8 HOUSEHOLD GROWTH AND PROJECTIONS: 1980 - 2020 FAYETTE COUNTY									
	1980	1985	1990	1995	2000	2005	2010	2015	2020
Fayette County	9,227	NA	21,054	27,033	31,524	40,579	48,513	55,876	65,018

Source: Atlanta Regional Commission, Vision 2020

## AGE DISTRIBUTION

Reflecting state and national trends, Fayette County's population is aging; between 1980 and 2000, the median age rose from 30.9 to 38.2 (Table P-9). This aging pattern can be primarily attributed to three factors: (1) aging of the baby boom generation; (2) drop in birth rate during the 1970s and 1980s; and (3) growth in the elderly population due to increased life expectancies.

TABLE P-9 MEDIAN AGE: 1980, 1990, 2000 FAYETTE COUNTY, SELECTED MUNICIPALITIES, ATLANTA MSA, STATE			
	1980	1990	2000
Fayette County	30.9	34.1	38.2
Brooks	na	na	40.2
Fayetteville	31.5	32.7	36.1
Peachtree City	29.6	33.0	37.5
Tyrone	30.5	33.4	38.6
Woolsey	na	na	40.8
Clayton County	26.9	29.9	30.2
Coweta County	30.1	31.9	33.6
Fulton County	29.4	31.9	32.7
Spalding County	29.6	32.0	34.6
Atlanta MSA	29.0	31.5	32.9
State	28.6	31.6	33.4

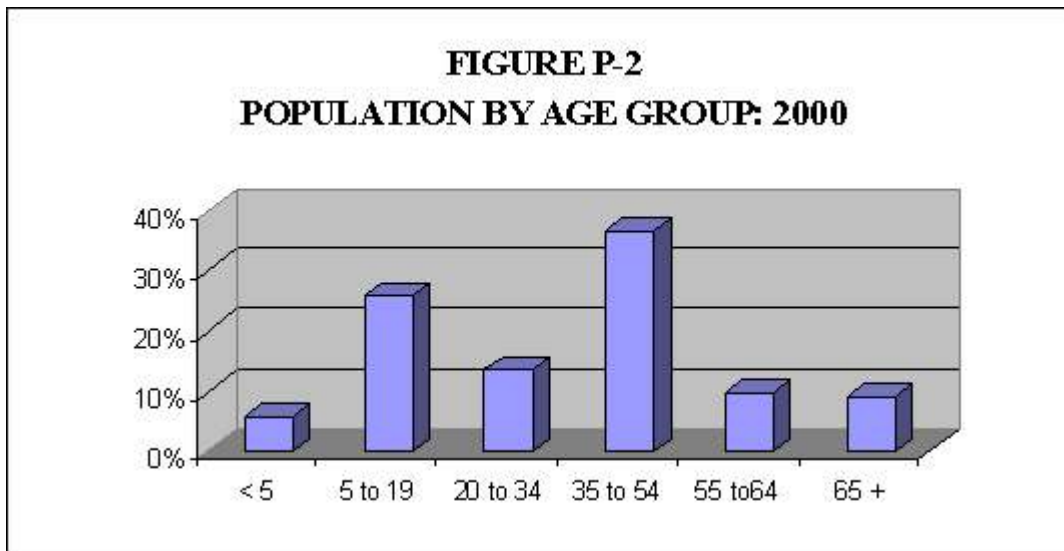
Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table P-10 identifies the age distribution of the Fayette County population in 2000. The Table indicates that 25.7 percent (approximately one of every four persons) was of school age (between the ages of 5 and 19). Almost 37 percent (one in three) of the population was between 35 and 54 years of age. People of retirement age (65+) comprised 8.9 percent of the population, or slightly less than one person in ten. The following figure (Figure P-2) shows the age distribution of the population of Fayette County in 2000. The largest percentage of the population (37 percent) falls into the 35-54 age group.

	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey
Under 5 years	5,325 5.8%	23 4.2%	746 6.7%	1,922 6.1%	233 5.9%	7 4.0%
5 to 9 years	7,301 8.0%	42 7.6%	858 7.7%	2,776 8.8%	293 7.5%	6 3.4%
10 to 14 years	8,762 9.6%	53 9.6%	861 7.7%	3,346 10.6%	334 8.5%	21 12.0%
15 to 19 years	7,362 8.1%	47 8.5%	733 6.6%	2,643 8.4%	296 7.6%	19 10.9%
20 to 24 years	3,723 4.1%	21 3.8%	582 5.2%	1,115 3.5%	181 4.6%	10 5.7%
25 to 34 years	8,511 9.3%	41 7.4%	1,595 14.3%	2,772 8.8%	383 9.8%	12 6.9%
35 to 44 years	16,792 18.4%	95 17.2%	1,941 17.4%	6,234 19.7%	700 17.9%	26 14.9%
45 to 54 years	16,592 18.2%	119 21.5%	1,516 13.6%	5,680 18.0%	773 19.7%	36 20.6%
55 to 59 years	5,347 5.9%	23 4.2%	484 4.3%	1,600 5.1%	254 6.5%	10 5.7%
60 to 64 years	3,444 3.8%	21 3.8%	355 3.2%	980 3.1%	151 3.9%	5 2.9%
65 to 74 years	4,498 4.9%	41 7.4%	654 5.9%	1,315 4.2%	198 5.1%	14 8.0%
75 to 84 years	2,810 3.1%	24 4.3%	585 5.2%	930 2.9%	95 2.4%	8 4.6%
85 years and over	796 0.9%	3 0.5%	238 2.1%	267 0.8%	25 0.6%	1 0.6%
Total Population	91,263 100%	553 100%	11,148 100%	31,580 100%	3,916 100%	175 100%
Median age (years)	38.2	40.2	36.1	37.5	38.6	40.8

Source:  
Bureau of  
Census  
2000

U.S.  
Department of  
Commerce,  
Bureau of  
Economic  
Analysis



Whether or not Fayette County's population continues to grow at comparable rates as in the past, by the year 2020, Fayette County can expect the number of older citizens to increase. The population 65 and over is expected to increase 67 percent over the next 20 years, accounting for 16 percent of the population in 2020, as opposed to its current nine percent (Table P-11).

	1980	1985	1990	1995	2000	2005	2010	2015	2020
Under 5 years	2,048 7.1%	3,490 8.0%	4,399 7.1%	5,331 6.9%	5,325 5.8%	6,352 6.2%	7,032 6.3%	8,059 6.4%	9,284 6.5%
5 to 14 years	5,891 20.3%	7,635 17.5%	10,685 17.2%	12,825 16.65	16,063 17.6%	15,367 15.0%	15,963 14.3%	17,504 13.9%	18,853 13.2%
15 to 24 years	4,181 14.4%	5,977 13.7%	8,192 12.9%	9,657 12.5%	11,085 12.1%	13,113 12.8%	14,177 12.7%	15,363 12.2%	16,854 11.8%
25 to 34 years	5,091 17.5%	6,893 15.8%	8,880 14.2%	9,889 12.85	8,511 9.3%	11,371 11.1%	12,056 10.8%	14,985 11.9%	18,282 12.85
35 to 44	5,080 17.5%	8,725 20.05	13,043 21.35	15,297 19.8%	16,792 18.45	16,699 16.3%	15,851 14.2%	16,245 12.9%	16,568 11.6%
45 to 54 years	2,914 10.0%	5,148 11.8%	8,567 13.5%	12,670 16.4%	16,592 18.2%	18,543 18.1%	19,535 17.5%	19,393 15.4%	18,996 13.3%
55 to 64 years	2,116 7.3%	3,098 7.1%	4,181 6.6%	5,640 7.3%	8,791 9.7%	11,269 11.0%	13,954 12.5%	16,622 13.2%	20,995 14.7%
65 years and over	3,838 5.9%	2,661 6.1%	4,468 7.1%	5,949 7.7%	8,104 8.9%	9,732 9.5%	13,060 11.7%	17,756 14.1%	22,995 16.1%
Median Age	30.9	32.72	34.1	35.67	38.2	38.53	39.32	39.64	39.48

Source: U.S. Bureau of the Census, 1980, 1990, 2000  
 Other Years: Woods and Poole Economics, Inc.

While still providing for the needs of school-age children, Fayette County must position itself to provide physical and social support to older residents. The aging population will seek recreational and human service facilities that are readily accessible from their homes; many may desire smaller housing units close to shopping and community services.

## RACIAL COMPOSITION

The non-white population as a percent of Fayette County's total population increased from 4.9 percent in 1980 to 14.9 percent in 2000. Table P-12 summarizes the composition of the non-white population of Fayette County, the surrounding counties, the Atlanta MSA, and the state for the years 1980-2000.

TABLE P-12 NON-WHITE POPULATION, PERCENT OF TOTAL POPULATION: 1980 - 2000 FAYETTE COUNTY, SURROUNDING COUNTIES, ATLANTA MSA, STATE					
	1980	1985*	1990	1995*	2000
Fayette County	1,452 4.9%	3,069 7.0%	4,686 7.5%	9,135 11.9%	13,583 14.9%
Clayton County	10,494 7.0%	31,365 19.1%	50,323 27.6%	96,089 45.9%	141,854 60.0%
Coweta County	10,703 27.3%	11,665 26.3%	12,531 23.3%	15,242 21.3%	17,952 20.1%
Fulton County	303,508 51.5%	324,310 51.3%	339,050 52.2%	375,303 51.2%	411,555 50.4%
Spalding County	13,002 27.1%	14,681 28.9%	16,176 29.7%	17,616 31.2%	19,055 32.7%
Atlanta MSA	498,826 24.6%	666,498 27.4%	811,925 28.7%	1,132,813 32.6%	1,453,700 35.3%
State	1,465,181 26.8%	1,695,395 28.4%	1,874,820 28.9%	2,309,902 31.5%	2,744,984 33.5%

Source: U.S. Bureau of the Census, 1980, 1990, 2000 (One Race Indicated)

\* : Extrapolated U.S. Bureau of the Census data

The change in Fayette County's racial composition from 1990 to 2000 is summarized in Table P-13.

TABLE P-13  
RACIAL COMPOSITION, AS PERCENT OF POPULATION: 1990, 2000  
FAYETTE COUNTY, MUNICIPALITIES

	Fayette County		Brooks		Fayetteville		Peachtree City		Tyrone		Woolsey	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
White	57,729 92.5%	76,541 83.9%	319 97.3%	542 98.0%	5,414 92.9%	8,967 80.4%	17,576 92.4%	27,683 87.7%	2,660 97.7%	3,696 94.4%	115 95.8%	167 95.4%
Black and African American	3,380 5.4%	10,465 11.5%	9 2.7%	2 0.4%	338 5.8%	1,557 14.0%	756 4.0%	1,929 6.1%	40 1.5%	132 3.4%	4 3.3%	6 3.45
American Indian and Alaska Native	82 0.1%	194 0.2%	0 -	1 0.2%	6 0.1%	25 0.2%	23 0.1%	50 0.2%	8 0.3%	13 0.3%	0 -	0 -
Asian	1,053 1.7%	2,208 2.4%	0 -	7 1.3%	45 .8%	371 3.3%	611 3.2%	1,167 3.7%	15 .6%	39 1.0%	1 0.8%	2 1.1%
Native Hawaiian and Other Pacific Islander	NA -	22 -	NA -	0 -	NA -	1 -	NA -	9 -	NA -	0 -	NA -	0 -
Some other race	171 0.3%	694 0.8%	0 -	0 -	24 0.4%	106 1.0%	61 0.3%	291 0.9%	1 0.2%	6 0.2%	0 -	0 -
Hispanic origin (of any race)	994 1.6%	2,582 2.8%	2 0.6%	3 0.5%	82 1.4%	310 2.8%	455 2.4%	1,184 3.7%	16 0.6%	57 1.5%	0 -	1 0.6%

Source: U.S. Bureau of the Census, 1990, 2000 (One Race Indicated)

## EDUCATIONAL ATTAINMENT

In 2000, 92.4 percent of Fayette County residents over the age of 25 had graduated from high school. As shown in Table 1.14, this exceeds the Atlanta metropolitan area and the state's figures of 84 percent and 78.6 percent, respectively. Also in 2000, 36.2 percent of Fayette County residents had received a bachelors or higher degree. This number is also higher than that of the Atlanta region or the state. Table P-14 compares Fayette County's educational attainment with that of its municipalities, the Atlanta region and the state for both 1990 and 2000.

TABLE P-14 EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OF AGE AND OLDER: 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE				
	Percent High School Graduate or Higher		Percent with Bachelors Degree or Higher	
	1990	2000	1990	2000
Fayette County	86.5	92.4	25.8	36.2
Brooks	78.4	87.9	9.5	8.7
Fayetteville	78.5	90.7	18.4	31.3
Peachtree City	94.3	96.2	37.9	46.2
Tyrone	79.4	89.2	14.9	30.4
Woolsey	74.1	94.5	23.5	28.4
Clayton County	77.2	80.1	14.7	16.6
Coweta County	67.4	81.6	13.3	20.6
Fulton County	77.8	84.0	31.6	41.4
Spalding County	60.0	67.8	11.1	12.5
Atlanta MSA	79.5	84.0	26.8	32.0
State	70.9	78.6	19.3	24.3

Source: U.S. Bureau of the Census, 1990, 2000

There has been a general decrease in the dropout rate in Fayette County, as shown in Table P-15. There has also been a decline in the percent of students continuing on to post secondary education. The current level of 69 percent continuing on to post secondary education was last seen in 1995-1996 when only 68 percent of the students continued on to post secondary education institutions.

TABLE P-15 DROPOUT RATE AND POST SECONDARY EDUCATION: 1995 - 2000 FAYETTE COUNTY					
	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000
Dropout Rates	3.0%	2.3%	2.3%	2.8%	1.0%
Continuing to Post-Secondary Education	68%	82%	78%	75%	69%

Source: Fayette County Board of Education, 2002

Scholastic Aptitude Test scores in Fayette County are higher than both the state and the country as a whole, as illustrated in Table P-16. The table also indicates that the Iowa Test of Basic Skills (ITBS) scores in Fayette County, while falling to some extent, remain higher than the state average.

TABLE P-16 STANDARDIZED ACHIEVEMENT TEST SCORES: 1995 - 2000 FAYETTE COUNTY					
	Scholastic Aptitude Test			ITBS - Grade 8 Iowa Test of Basic Skills	
	Fayette County	State	National	Fayette County	State
1995-1996	1032	961	1013	73	na
1996-1997	1037	967	1016	73	54
1997-1998	1031	968	1017	74	54
1998-1999	1048	969	1016	73	56
1999-2000	1046	974	1019	66	49

Source: Fayette County Board of Education, 2002

## INCOME

Table P-17 compares median household income and per capita income levels of Fayette County and its municipalities with those of the Atlanta metropolitan region and the state. Fayette County's median household income increased from \$50,167 in 1990 to \$71,227 in 2000, a 42 percent increase. Over the same time period, the median household income in the Atlanta area increased by 44 percent; the state saw a 46 percent increase. However, the median household income for Fayette County, and each of its municipalities, far exceeds that of the Atlanta area or the state. The same is true for per capita income.

TABLE P-17  
 MEDIAN HOUSEHOLD INCOME, PER CAPITA INCOME: 1989, 1999  
 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE

	Median Household Income			Per Capita Income		
	1979	1989	1999	1979	1989	1999
Fayette County	\$25,586	\$50,167	\$71,227	\$8,782	\$19,025	\$29,464
Brooks	na	\$40,714	\$65,000	na	\$15,021	\$28,200
Fayetteville	\$20,313	\$36,224	\$55,208	\$7,401	\$16,169	\$26,551
Peachtree City	\$28,656	\$53,514	\$76,458	\$9,390	\$19,047	\$31,667
Tyrone	na	\$47,656	\$63,080	na	\$17,208	\$26,463
Woolsey	na	\$29,583	\$84,103	na	\$13,546	\$42,177
Clayton County	\$19,960	\$33,472	\$42,697	\$7,308	\$13,577	\$18,079
Coweta County	\$15,329	\$31,925	\$52,706	\$6,324	\$13,708	\$21,949
Fulton County	\$13,988	\$29,978	\$47,321	\$7,621	\$18,452	\$30,003
Spalding County	\$13,598	\$25,634	\$36,221	\$5,758	\$11,073	\$16,791
Atlanta MSA	\$18,355	\$36,051	\$51,948	\$7,803	\$16,897	\$25,033
State	\$15,033	\$29,021	\$42,433	\$6,402	\$13,631	\$21,154

Source: U.S. Bureau of the Census, 1990, 2000

With a median household income of \$71,227 in 1999, Fayette County remains one of the top income earning counties in the state. Only 18 percent of Fayette County households earned less than \$35,000 in 2000 as compared to almost 41 percent for the state for the same period (Table P-18).



TABLE P-18  
HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 1989, 1999  
FAYETTE COUNTY, STATE

	Fayette County		State	
	1989	1999	1989	1999
Less than \$10,000	908 4.3%	897 2.8%	398,078 16.8%	304,816 10.1%
\$10,000 to \$14,999	805 3.8%	611 1.9%	204,142 8.6%	176,059 5.9%
\$15,000 to \$24,999	2,067 9.9%	1,844 5.9%	418,568 17.7%	369,279 12.3%
\$25,000 to \$34,999	2,419 11.5%	2,321 7.4%	383,733 16.2%	378,689 12.6%
\$35,000 to \$49,999	4,229 20.2%	4,174 13.3%	420,917 18.8%	502,961 16.7%
\$50,000 to \$74,999	6,230 29.7%	6,892 21.9%	341,667 14.4%	593,203 19.7%
\$75,000 to \$99,999	2,568 12.2%	5,675 18.0%	109,354 4.6%	311,651 10.4%
\$100,000 to \$149,999	1,149 5.5%	5,695 18.1%	56,974 2.4%	234,093 7.8%
\$150,00 to \$199,999	594* 2.8%	2,025 6.4%	33,142* 1.4%	66,084 2.2%
\$200,000 or more	-	1,357 4.3%	-	70,843 2.4%
Per Capita Income	\$19,025	\$29,464	\$13,631	\$21,154
Median Household Income	\$50,167	\$71,227	\$29,021	\$42,433

Source: U.S. Bureau of the Census, 1990, 2000

\* Households earning \$150,000 or more

The disproportionate rise in Fayette County’s median household income can be attributed to a number of factors. Most of Fayette County’s labor force growth has been associated with “white collar” jobs resulting in over half of the employed residents holding professional, managerial, or sales jobs, with another quarter in administrative support positions. The increase in dual income households has been a major factor in the rise of Fayette County’s median household income.

## **HOUSING**

*You say the word “house” and it means so many different things to different people. One thinks of a farm; another of a cliff dwelling in the urban landscape.*

*- Moshe Safdie*

### **INTRODUCTION**

Fayette County’s sustained prosperity and its ability to attract new residents is due in part to the high quality of life it offers. Residential development in Fayette County and its municipalities should provide housing opportunities for all its citizens and a variety of housing choices in urban, suburban, and rural settings. Such development must be accomplished while protecting the quality of the natural environment and providing for a balanced land use pattern which minimizes land use conflict.

An inventory and assessment of Fayette County’s housing stock provides the foundation upon which to base projections of future housing needs. The use of these projections will ensure an adequate supply of housing for all residents of the county. This element inventories the number, type, location and cost of the existing housing stock, provides an assessment of housing conditions, and future housing needs, and establishes housing goals, objectives, policies and guidelines for the county.

The following sections provide an inventory of the existing housing stock and the terms and conditions of its occupancy. The following items are included in the inventory: Types of Housing Units (the number and mix of units and types); the Age and Condition of Housing; Housing Occupancy, Households by Type, and the Cost of Housing. In many of the tables, information is provided for Fayette County, its municipalities, the Atlanta Metropolitan Statistical Area (MSA), and the state. The Atlanta MSA is comprised of 20 counties including the Atlanta metropolitan area and extending north and west to the state line.

### **TYPES OF HOUSING UNITS**

According to the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailers, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

In 2000, there was a total of 32,726 housing units in Fayette County. This is an increase of 10,298 units since the 1990 census (a 46 percent increase). As indicated in Table H-1, the housing stock in Fayette County is, and has predominantly been, made up of single-family detached homes. While the greatest increase has been an increase in the number of large unit buildings (ten or more units), such buildings still represent a small percent (3.2 percent) of the total housing stock. The number of mobile homes actually declined over the last ten years.

TABLE H-1 UNITS IN STRUCTURE: 1980, 1990, 2000 FAYETTE COUNTY								
	UNITS						PERCENT CHANGE	
	1980		1990		2000		1980-1990	1990-2000
	#	%	#	%	#	%	%	%
1-unit detached	8,426	87.6	18,351	81.8	27,792	84.9	117.8	51.4
1-unit attached	na	na	578	2.6	918	2.8	-	58.8
2 to 4 units	291	3.0	660	2.9	686	2.1	126.8	3.9
4 to 9 units	117	1.2	598	2.7	954	2.9	411.1	50.5
10 or more units	64	0.7	358	1.6	1,021	3.1	459.4	185.2
Mobile home, trailer, or other	716	7.4	1,883	8.4	1,355	4.1	163.0	-28.6
Total units	9,614	100.0	22,428	100.0	32,726	100.0	133.3	45.9

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table H-2 indicates the percent of units per structure type for Fayette County, its municipalities, the Atlanta MSA and the state as of 2000. As stated previously, the numbers show that housing in Fayette County is predominantly single-family detached residential. Housing in the more rural areas of Brooks and Woolsey is almost exclusively single-family. Single-family detached homes made up 85 percent of the housing stock in 2000. This compares to 65 percent for the Atlanta region and 64 percent for the state. Multi-family units are located in the cities of Fayetteville and Peachtree City where public sewer is available. Some duplexes have been constructed in the Town of Tyrone.

TABLE H-2  
 UNITS IN STRUCTURE, PERCENT OF TOTAL UNITS: 2000  
 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE

	Fayette County	Brooks	Fayette- ville	Peachtree City	Tyrone	Woolsey	Atlanta MSA	State
1-unit, detached	27,792 84.9%	216 99.1%	3,220 69.4%	9,548 83.1%	1,224 86.4%	62 100.0%	1,037,566 65.3%	2,107,317 64.2%
1-unit, attached	918 2.8%	-	433 9.3%	355 3.1%	36 2.5%	-	56,954 3.6%	94,150 2.9%
2 units	199 0.6%	-	92 2.0%	34 0.3%	59 4.2%	-	32,400 2.0%	90,370 2.8%
3 or 4 units	487 1.5%	2 0.9%	192 4.1%	265 2.3%	-	-	70,114 4.4%	132,535 4.0%
5 to 9 units	954 2.9%	-	384 8.3%	549 4.8%	-	-	114,296 7.2%	173,385 5.3%
10 to 19 units	447 1.4%	-	145 3.1%	302 2.6%	-	-	102,752 6.5%	129,276 3.9%
20 or more units	574 1.8%	-	147 3.2%	417 3.6%	-	-	113,939 7.2%	155,453 4.7%
Mobile home	1,345 4.1%	-	19 0.4%	20 0.2%	98 6.9%	-	60,848 3.8%	394,938 12.0%
Boat, RV, van, etc.	10 -	-	10 0.2%	-	-	-	699 -	4,313 0.1%
Total Housing Units	32,726 100.0%	218 100.0%	4,642 100.0%	11,490 100.0%	1,417 100.0%	62 100.0%	1,589,568 100.0%	3,281,737 100.0%

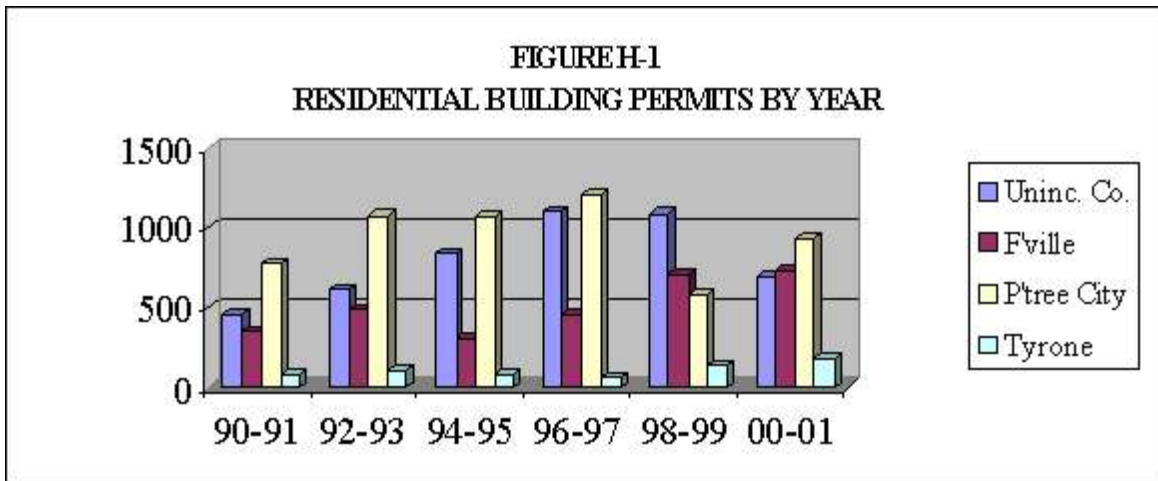
Source: U.S. Bureau of the Census, 2000.

From 1990 to 2001, Fayette County issued some 14,245 residential building permits (Table H-3). During this period, approximately 88 percent of the building permits issued were for single-family housing. Multifamily units constituted approximately eleven percent of the residential units. The majority of these multifamily units were built in the cities of Peachtree City (73 percent) and Fayetteville (26 percent) where public sewerage is available. The remaining units were permitted in the Town of Tyrone.

		'90&'91	'92&'93	'94&'95	'96&'97	'98&'99	'00&01	Totals
Unincorp. County	SF	463	608	837	1,098	1,093	697	4,796
	MF	0	0	0	0	0	0	0
	Subtotal	463	608	837	1,098	1,093	697	4,796
Brooks	SF	9	14	15	7	12	7	64
	MF	0	0	0	0	0	0	0
	Subtotal	9	14	15	7	12	7	64
Fayetteville	SF	354	305	285	376	675	621	2,616
	MF	0	184	26	79	36	110	435
	Subtotal	354	489	311	455	711	731	3,051
Peachtree City	SF	776	881	1,021	854	565	320	4,417
	MF	4	196	52	350	14	615	1,231
	Subtotal	780	1,077	1,073	1,204	579	935	5,648
Tyrone	SF	82	106	83	65	141	190	667
	MF	6	0	4	4	0	0	14
	Subtotal	88	106	87	69	141	190	681
Woolsey	SF	na	na	na	na	na	5	5
	MF	na	na	na	na	na	0	0
	Subtotal	na	na	na	na	na	5	5
Fayette County Totals	SF	1,684	1,914	2,241	2,400	2,486	1,840	12,565
	MF	10	380	82	433	50	725	1,680
	Total	1,694	2,294	2,323	2,833	2,536	2,565	14,245

Source: Fayette County Building and Inspections Department; Municipalities of Fayetteville, Peachtree City, and Tyrone.

Figure H-1, below, graphically portrays the number of residential building permits issued in unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone during the ten year period 1991-2001. The vast majority of building permits were issued in these jurisdictions.



### AGE AND CONDITION OF HOUSING

Data on the year a structure is built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction, all exterior windows, doors, and final usable floors had to be in place to be considered as “built” in the census year.

The housing stock in Fayette County remains fairly new, with 40 percent of the residential units being less than ten years old. Another 35 percent of the housing stock was built between 1980 and 1989, making 75 percent of Fayette County’s housing stock less than 20 years old. Some 55 percent of the Atlanta region’s housing stock is less than 20 years old; for the state as a whole, the number drops to just under 50 percent. Table H-4 indicates the percent of structures by age for Fayette County, the Atlanta MSA and the state for the last three censuses. Table H-5 indicates the age of structures as of 2000 for Fayette County and its municipalities.

	Fayette County			Atlanta MSA			State		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
1990 to March 2000	-	-	40.6	-	-	30.8	-	-	27.9
1980 to 1989	-	61.9	35.3	-	37.4	24.6	-	32.1	22.0
1970 to 1979	67.1	26.7	17.4	36.9	24.3	18.0	33.3	24.5	18.6
1960 to 1969	16.8	6.6	3.5	29.0	17.5	12.0	25.1	17.2	12.7
1940 to 1959	7.4	3.0	2.0	24.2	15.2	10.3	26.9	18.1	13.0
1939 or earlier	9.3	1.9	1.2	9.8	5.7	4.2	14.7	8.1	5.9

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

TABLE H-5  
YEAR STRUCTURE BUILT (NUMBER AND PERCENT): 2000  
FAYETTE COUNTY, MUNICIPALITIES

	Fayette County		Brooks		Fayetteville		Peachtree City		Tyrone		Woolsey	
	#	%	#	%	#	%	#	%	#	%	#	%
1999 to March 2000	1,768	5.4	-	-	550	11.8	428	3.7	65	4.6	-	-
1995 to 1998	5,643	17.2	31	14.2	993	21.4	2,222	19.3	143	10.1	2	3.2
1990 to 1994	5,893	18.0	36	16.5	1,067	23.0	2,613	22.7	215	15.2	9	14.5
1980 to 1989	11,554	35.3	60	27.5	1,037	22.3	4,219	36.7	624	44.0	26	41.9
1970 to 1979	5,684	17.4	16	7.3	577	12.4	1,752	15.2	231	16.3	2	3.2
1960 to 1969	1,144	3.5	14	6.4	182	3.9	190	1.7	55	3.9	2	3.2
1940 to 1959	639	2.0	16	7.3	181	3.9	45	0.4	44	3.1	4	6.5
1939 or earlier	401	1.2	45	20.6	55	1.2	21	0.2	40	2.8	17	27.4

Source: U.S. Bureau of the Census, 2000.

The condition of housing is described to the extent that complete kitchen and plumbing facilities are available. According to the U.S. Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator. Likewise, complete plumbing facilities are defined as hot and cold piped water, a bathtub or shower, and a flush toilet. In earlier censuses, these facilities must have been for exclusive use of a housing unit's inhabitants; this requirement was dropped in 1990.

The relative newness of the housing stock, along with strict code enforcement and active homeowners associations, limits the amount of substandard housing in Fayette County. Table H-6 indicates how the percent of structures lacking complete plumbing and kitchen facilities continue to decrease, not only in Fayette County, but for the surrounding counties, the Atlanta MSA, and the state as well.

TABLE H-6  
 CONDITION OF HOUSING: 1980, 1990, 2000  
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	LACKING COMPLETE PLUMBING FACILITIES						LACKING COMPLETE KITCHEN FACILITIES					
	1980		1990		2000		1980		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%
Fayette County	281	2.9	136	0.6	121	0.4	294	3.1	120	0.5	166	0.5
Brooks	10	11.4	3	2.3	5	2.5	na	na	3	2.3	3	1.5
Fayetteville	17	1.8	22	0.8	6	0.1	na	na	13	0.5	84	1.9
Peachtree City	14	0.7	9	0.1	26	0.2	na	na	21	0.3	28	0.3
Tyrone	15	4.2	19	2.0	0	0.0	na	na	22	2.3	0	0.0
Woolsey	40	5.0	0	-	0	0.0	na	na	0	0.0	0	0.0
Clayton County	391	0.7	229	0.3	306	0.4	517	1.0	203	0.3	235	0.3
Coweta County	778	5.5	297	1.6	191	0.6	588	4.2	296	1.6	182	0.6
Fulton County	3,605	1.5	1,774	0.7	1,967	0.6	5,246	2.1	1,931	0.8	2,229	0.7
Spalding County	522	3.1	128	0.7	201	0.9	584	3.4	181	0.9	210	1.0
Atlanta MSA	11,306	1.5	5,844	0.5	6,751	0.4	31,405	4.1	5,925	0.5	6,450	0.4
State	33,823	1.7	28,462	1.2	17,117	0.6	71,793	3.6	24,014	0.9	15,151	0.5

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

## OWNER AND RENTER OCCUPIED UNITS

The U.S. Census Bureau classifies all occupied housing units as either owner occupied or renter occupied. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Vacant units are considered those units offered “for rent”, “for sale”, for seasonal, recreational, or occasional use, for migrant workers, or “other vacant”, which would include units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner. Seasonal, recreational, or occasional use units are vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. Seasonal units include those



used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, are considered in this category.

Table H-7 summarizes the housing stock by occupancy in 2000 for Fayette County, its municipalities, surrounding counties, the Atlanta MSA, and the state.

TABLE H-7 HOUSING TENURE: 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE							
	Total Housing Units	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Vacant Units	Seasonal Units*	Average Household Size
Fayette County	32,726 100.0%	31,524 96.3%	27,252 86.4%	4,272 13.6%	1,202 3.7%	119 -	2.88
Brooks	208 100.0%	195 93.7%	180 92.3%	15 7.7%	13 6.3%	1 -	2.84
Fayetteville	4,572 100.0%	4,338 94.9%	3,050 70.3%	1,288 29.7%	234 5.1%	5 -	2.48
Peachtree City	11,313 100.0%	10,876 96.1%	8,826 81.2%	2,050 18.8%	437 3.9%	65 -	2.89
Tyrone	1,425 100.0%	1,374 96.4%	1,174 85.4%	200 14.6%	51 3.6%	7 -	2.85
Woolsey	62 100.0%	57 91.9%	47 82.5%	10 17.5%	5 8.1%	- -	3.07
Clayton County	86,461 100.0%	82,243 95.1%	49,844 60.6%	32,399 39.4%	4,218 4.9%	211 0.2%	2.84
Coweta County	33,182 100.0%	31,442 94.8%	24,529 78.0%	6,913 22.0%	1,740 5.2%	151 0.5%	2.81
Fulton County	348,632 100.0%	321,242 92.1%	167,119 52.0%	154,123 48.0%	27,390 7.9%	1,737 0.5%	2.44
Spalding County	23,001 100.0%	21,519 93.6%	13,521 62.8%	7,998 37.2%	1,482 6.4%	51 0.2%	2.67
Atlanta MSA	1,589,568 100.0%	1,056,427 94.7%	999,564 66.4%	505,207 33.6%	84,697 5.3%	6,915 -	2.68
State	3,281,737 100.0%	2,366,615 91.6%	2,029,154 67.5%	977,215 32.5%	275,368 8.4%	50,064 -	2.65

\* Counted as part of Vacant Units

Source: U.S. Bureau of the Census, 2000

The homeowner vacancy rate is the percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant

units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. The rental vacancy rate is the percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent.

Of the total number of occupied units in 2000, owner-occupied units accounted for just over 86 percent, while over thirteen percent were renter-occupied (see Table H-8). Even with the addition of 9,781 single-family units, the percent of owner-occupied units has remained fairly stable since 1990, increasing only .3 percent. Between 1990 and 2000, the percent of renter-occupied units decreased by .3 percent, to 13.6 percent of occupied units.

The number of owner-occupied housing units is much lower for the Atlanta region and the state, which had owner-occupied rates of 66.4 percent and 67.5 percent, respectively, in 2000. Consequently, renter-occupied units made up a greater percentage of the housing stock for the Atlanta region, and the state, at 33.6 and 32.5 percent, respectively.

TABLE H-8 HOUSING TENURE AS PERCENT OF OCCUPANCY; VACANCY RATES: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE												
	OWNER-OCCUPIED HOUSING UNITS						RENTER-OCCUPIED HOUSING UNITS					
	1980		1990		2000		1980		1990		2000	
	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate
Fayette County	83.7	1.7	86.1	3.2	86.4	1.3	12.7	7.4	13.9	8.0	13.6	7.6
Brooks	na	na	85.2	3.0	92.3	1.1	na	na	14.8	5.6	7.7	6.3
Fayetteville	71.5	1.9	61.9	9.4	70.3	2.0	23.8	4.3	38.1	7.3	29.7	7.5
Peachtree City	82.2	2.7	82.2	3.0	81.2	1.2	12.6	12.0	17.8	10.7	18.8	7.9
Tyrone	na	na	80.3	2.7	85.4	1.0	na	na	17.7	3.7	14.6	7.8
Woolsey	na	na	87.0	2.4	82.5	4.1	na	na	13.0	0.0	17.5	0.0
Clayton County	61.3	1.2	58.8	2.8	60.6	1.6	34.0	8.5	41.2	14.4	39.4	6.1
Coweta County	69.1	1.1	72.8	3.1	78.0	1.9	25.4	6.1	27.2	7.2	22.0	6.0
Fulton County	42.7	2.9	49.5	4.0	52.0	2.7	49.2	8.8	50.5	15.9	48.0	7.1

TABLE H-8, continued.  
 HOUSING TENURE AS PERCENT OF OCCUPANCY; VACANCY RATES: 1980, 1990, 2000  
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	OWNER-OCCUPIED HOUSING UNITS						RENTER-OCCUPIED HOUSING UNITS					
	1980		1990		2000		1980		1990		2000	
	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate
Spalding County	60.7	0.9	61.4	1.7	62.8	1.3	34.3	7.0	38.6	8.9	37.2	7.5
Atlanta MSA	61.4	2.2	62.3	3.2	66.4	1.7	38.6	7.7	37.7	14.5	33.6	6.1
State	65.0	1.1	86.1	2.5	67.5	1.9	35.0	7.5	13.9	12.2	32.5	8.2

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

## COST OF HOUSING

As Table H-9 illustrates, the median cost of owner-occupied housing in Fayette County increased between 1980 and 1990, from \$65,000 to \$116,700 (an 80 percent increase). Between 1990 and 2000, the cost rose from \$116,700 to \$171,500 (a 47 percent increase). During this same period (1990-2000), the median cost of owner-occupied housing in the Atlanta MSA increased by 51 percent and in the state by 56 percent.

Contract median rent in Fayette County increased from \$178 per month to \$487 per month, an increase of 174 percent, between 1980 and 1990. By 2000, the median rent was \$890, an 83 percent increase. Contract median rent in the Atlanta MSA and the state rose by 69 and 78 percent, respectively, from 1990 to 2000.

The increase in housing costs can be attributed in large part to the growth of the Atlanta metropolitan region during the last 20 years, and to inflation. It can also be attributed to the income level of Fayette County residents and the type of detached, single-family housing so prevalent in Fayette County.

TABLE H-9  
 COST OF HOUSING: 1980, 1990, 2000  
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	MEDIAN PURCHASE PRICE				MEDIAN MONTHLY RENT			
	1980	1990	2000	% Increase '90-'00	1980	1990	2000	% Increase '90-'00
Fayette County	\$69,300	\$116,700	\$171,500	47.0%	\$198	\$487	\$890	82.8
Brooks	na	\$83,300	\$158,000	89.7%	na	\$325	\$606	86.5
Fayetteville	na	\$90,900	\$140,500	54.6%	na	\$465	\$796	71.2
Peachtree City	na	\$118,600	\$190,900	61.0%	na	\$574	\$990	72.5
Tyrone	na	\$107,100	\$149,500	39.6%	na	\$412	\$756	83.5
Woolsey	na	\$81,300	\$178,100	119.1%	na	\$275	\$1,500	445.5
Clayton County	\$41,100	\$70,100	\$92,700	32.3%	\$233	\$441	\$699	58.5%
Coweta County	\$40,000	\$68,700	\$121,700	77.1%	\$126	\$287	\$628	118.8%
Fulton County	\$40,600	\$97,770	\$180,700	85.0%	\$195	\$396	\$709	79.0%
Spalding County	\$33,400	\$57,700	\$86,600	50.1%	106\$	\$250	\$537	114.8%
Atlanta MSA	\$54,600	\$89,800	\$135,300	50.7%	\$156	\$441	\$746	69.2%
State	\$40,700	\$71,300	\$111,200	56.0%	\$158	\$344	\$613	78.2%

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Based on 2000 Census data, 64.6 percent of the housing stock is affordable to low to moderate income households in Fayette County. Low to moderate incomes households are defined as those households earning 50 to 80 percent of the median household income. Assumptions include a 10 percent down payment with a loan term of 30 years at six percent interest and estimates for property taxes, homeowners insurance, and household debt.

## HOUSEHOLDS BY TYPE

A household includes all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Households are classified by type according to the sex of the householder and the presence of relatives. The householder is the person, or

one of the persons, in whose name the home is owned, being bought, or rented. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. The householder and all persons in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

In 1990, over 85 percent of Fayette County households were families (those with two or more related individuals); by 2000 this percentage had dropped to 82.4 percent. Half of these family households had children under 18 years of age. While the number of family households declined, there was an increase in nonfamily households. Households with single persons increased from 12.5 percent in 1990 to 15 percent in 2000. The number of households with individuals 65 years of age and over also increased, signaling the aging of the population. Table H-10 summarizes these changes.

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Total Households	9,208	100.0	21,054	100.0	31,524	100.00
Family Households (families)	8,185	88.9	18,018	85.6	25,990	82.4
With own children under 18 years	4,979	54.1	9,816	46.6	13,587	43.1
Married-couple family	7,521	81.7	16,110	76.5	22,525	71.5
With own children under 18 years	4,631	50.3	8,913	42.3	11,528	36.6
Female householder, no husband present	535	5.8	1,439	6.8	2,629	8.3
With own children under 18 years	295	3.2	687	3.3	1,591	5.0
Nonfamily households	na	na	3,036	14.4	5,534	17.6
Householder living alone	na	na	2,640	12.5	4,723	15.0
Householder 65 years and over	na	na	1,001	4.8	1,749	5.5
Households with individuals under 18 years	na	na	9,816	46.6	14,379	45.6
Households with individuals 65 years & over	na	na	2,728	13.0	5,663	18.0
Average household size	3.15	-	2.96	-	2.8	-
Average family size	3.39	-	3.23	-	3.20	-

Source: U.S. Bureau of the Census, 1990, 2000.

## ASSESSMENT OF CURRENT AND FUTURE NEEDS

The existing housing stock in Fayette County is in good condition. Houses and yards are well-maintained, suggesting a sense of community spirit and pride of ownership among owners and residents. A “small town” character still exists within the communities of Fayetteville and Tyrone; a more cosmopolitan community atmosphere exists within Peachtree City. Newer suburban-type development in the unincorporated county reflects an upscale, suburban atmosphere. A rural community atmosphere exists in other areas of the unincorporated county and the communities of Brooks and Woolsey. It is evident that among the various jurisdictions, a wide range of living styles and housing choices are available within Fayette County.

It is anticipated that changes in household size and type will be reflected in the available housing stock. The trends toward smaller households and fewer family households will have an impact on the type of housing demanded by Fayette County residents in years to come. Smaller families will not require as much space, and many may need or desire multi-family and townhouses instead of traditional single-family units. The accommodation of these trends is already seen in an increased number of single-family cluster developments, town homes, and apartments.

The Atlanta Regional Commission (ARC) projects that Fayette County’s population will grow to 142,829 by 2020. The ARC also forecasts that the average household size will drop over this period from 2.83 to 2.69. Table H-11 illustrates future housing demand in Fayette County to the year 2020. The “TOTAL” line reflects population growth since 2000 and the additional units needed to house this growth.

TABLE H-11 FUTURE HOUSING DEMAND: 2000-2020 FAYETTE COUNTY, SELECTED YEARS				
YEAR	PROJECTED POPULATION	ADDITIONAL POPULATION	PERSONS PER HOUSEHOLD	ADDITIONAL UNITS NEEDED
2000	91,263*	-	2.88*	-
2005	102,446	11,183	2.83	3,952
2010	111,628	9,182	2.77	3,315
2015	125,928	14,300	2.73	5,238
2020	142,829	16,901	2.69	6,283
TOTAL	-	51,566	-	18,788

\* U.S. Bureau of the Census, 2000.

Source: Atlanta Regional Commission; Fayette County Planning Department.

## GOALS, OBJECTIVES, POLICIES, GUIDELINES

The following goal, objective, and policy statements provide the basis for dealing with the growth and development which will impact the county over the next 20 years. Following each goal is a listing of objectives and policies which address specific issues. Recommendations, or guidelines, which suggest courses of action for addressing these issues, are also provided.

**Goal for Housing:** A variety of housing choices which are adequate, safe, and convenient for existing and future residents should be available in Fayette County. The availability of housing choices should be greatest in locations that are in close proximity to existing infrastructure and/or employment areas.

**Objective H-1:**       **Assure the provision of adequate, safe, and accessible housing opportunities for existing and future residents.**

Policy a.           Ensure, through the enforcement of appropriate development standards, that the level and type of residential development will be compatible with the physical limitations of the land and established land uses in an area.

Policy b.           Encourage the maintenance and/or improvement of the individual character and identity of established neighborhoods, communities, and rural settlements.

**Objective H-2:**       **Provide for additional housing units in the unincorporated county to accommodate the projected population growth.**

Policy a.           Coordinate the expansion of residential development with information regarding potential impacts on schools, water, drainage, transportation systems, and the environment.

Policy b.           Encourage the location of higher residential development (less than one acre) within incorporated limits where public facilities such as sewer are readily available.

Policy c.           Encourage the location of residential development where public facilities, such as water, are already available.

**Objective H-3:**       **Promote the preservation of historical residential dwellings by encouraging homeowners to rehabilitate deteriorated, historical, housing stock.**

Policy a.           Institute regulations that facilitate the renovation and/or reuse of historic residential structures.

Policy b. Monitor the list of historic structures for currency.

**Objective H-4: Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.**

Policy a. Protect existing residential areas from the encroachment of nonresidential development.

Policy b.. Improve and maintain existing neighborhood quality by maintaining the County's program of street resurfacing in existing neighborhoods.



## COMMUNITY FACILITIES AND SERVICES

*A service or facility that a few years ago was a luxury may now be regarded as a necessity.  
- Frank S. So*

### INTRODUCTION

Community facilities and services are required to support the functions provided by the county government. They include such necessities as utilities, public safety, recreation, and general government services. Such facilities and services are essential to support the community and its development and to enhance the overall quality of life.

The vigorous growth of Fayette County has been paralleled by demands for community facilities and services. The county's present system of community facilities and services demonstrate a high commitment to service provision and the community's expectations. However, as the infrastructure in currently developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. If the existing level of service is to be maintained in a fiscally sound manner, it will become increasingly important to cause future development to occur concurrently with the provision of adequate community facilities and services which support the increased development of an area.

The Community Facilities and Services Element of the Fayette County Comprehensive Plan recognizes that the level of public services enjoyed by county residents is a significant local attribute and its continuation requires sound and supportable planning guidelines. These must not only ensure that there is a balance between the county's future land use intensity, but that new facilities are located to maximize accessibility while minimizing neighborhood impact. Therefore, it is the purpose of this Plan element to provide specific guidance on the following: locational criteria, service levels, and methods for determining the specific need and appropriate timing of facilities. The primary mechanism for applying this guidance and ensuring a well balanced and adequate community facility system is through the Capital Improvement Program. This mechanism is an important tool for implementing the county's Community Facilities Element.

The Capital Improvement Program provides the financial foundation necessary to implement plans. The county's Capital Improvement Program guides the development of community facilities over a five year period. Projects are listed in a sequential order based on a schedule of priorities and include an estimated cost and anticipated method of funding each project.

The Board of Commissioners has adopted goals, objectives, policies, and guidelines which relate directly to community facilities and services. The following goal establishes the basis for community facilities planning in Fayette County as articulated by the objectives and policies in this element. This goal also emphasizes that community services and facilities, and the county's ability to provide them, are essential to maintaining the quality of life in the county.

**Goal for Community Facilities and Services:** Development in the county should be held to a level and rate which is consistent with the availability and adequacy of the county's community

facilities. The provision of community facilities must ensure an adequate level of service for existing and future residents. Plans to provide for new community facilities and for the maintenance of existing community facilities should take into account financial limitations associated with increased needs for community facilities.

The following element provides a description of existing community facilities and services in Fayette County. The Community Facilities and Services Element of the county’s Comprehensive Plan is organized in the following sections:

Water Supply and Treatment	Recreation Facilities
Sewerage System and Wastewater Treatment	General Government
Solid Waste Management	Educational Facilities
Public Safety	Libraries and Other Cultural Facilities
Hospitals and Other Public Health Facilities	

The effect of projected population increases upon the adequate provision of these services is addressed and recommendations for their improvement and/or expansion are provided.

## **WATER SUPPLY AND TREATMENT**

### **Inventory**

The Fayette County Water System is the major supplier of public water in Fayette County, providing water to areas of the unincorporated county as well as the municipalities of Peachtree City, Tyrone and Woolsey. The Town of Brooks and the City of Fayetteville have their own water systems and purchase water from the county to supplement their supply. Raw water is drawn from the Flint River, Starr’s Mill Pond, reservoirs, various wells, and the City of Atlanta.

Supply and Production: The existing water treatment plants (Crosstown Plant and South Fayette Water Plant) currently treat 19.5 millions gallons per day (MGD) of raw water. Map C- 1 shows the location of the treatment plants, raw water intakes, reservoirs, treated water storage facilities and distribution system. There is a total storage capacity of approximately 16.25 MGD using a combination of elevated storage tanks and clear wells (see Table C-1).

<p>TABLE C-1 TREATED WATER STORAGE FACILITIES FAYETTE COUNTY WATER SYSTEM</p>
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Facility	Location	Capacity (gallons)
Ellis Road Tank	Ellis Road	2,000,000
Crabapple Tank	SR 74 and Peachtree Parkway	2,000,000
Twin Tanks	SR 54 and SR 74 (2 tanks)	1,250,000
SR 92 Tank	SR 92 and New Hope	2,000,000
Clear Well	Crosstown Water Plant	6,000,000
Clear Well	South Fayette Water Plant	3,000,000
Total Water Storage Capacity	-	16,250,000

Source: Fayette County Water System, 2003.

The Water System presently has the capacity of providing approximately 20.3 million gallons of water per day (MGD) utilizing many sources which include Lake Horton, Lake Kedron, Lake Peachtree, Line Creek, Whitewater Creek, Flint River, various wells and the City of Atlanta. The Water System has a contract to purchase up to four MGD from the City of Atlanta.

The Fayette County Water System has a total production capacity of 20.3 MGD. This includes thirteen and one half (13.5) MGD from the Crosstown Road Treatment Plant, six MGD from the South Fayette County Treatment Plant and .8 MGD from various wells. The South Fayette Water Plant can be high rated to nine MGD.

The Water System has three existing reservoirs: Lake Kedron (235 acres), Lake Peachtree (250 acres) and Lake Horton (790 acres). Lake Horton utilizes two off-site intakes, the Flint River and Whitewater Creek.

Consumers: According to recent estimated averages, 69 percent of Fayette County households are served by the Fayette County Water System. The remaining 31 percent of the residents receive water from the municipalities of Fayetteville or Brooks, private well systems, or individual wells. The number of residential, commercial, and industrial water accounts in 2002 totaled 23,479, an increase of 10,235 since 1990, when the Water System had 13,244 accounts.

Distribution: The Water System includes more than 526 miles of water lines in various diameters and materials. All water lines are either (1) constructed by the Water System’s own crews, (2) contracted for with the construction monitored and approved by the Water System’s engineer, or (3) constructed by developers and contributed to the Water System upon inspection and approval of the construction by the Water System.

The Water System wholesales water to the City of Fayetteville under a wholesale water contract which expires in 2034. The Water System is also the backup supplier for the Town of Brooks under a wholesale water contract which expires in 2024.

**Assessment**

Water demand is projected to increase to 23.2 MGD in 2020 and 31.2 MGD in 2030. As a result,

the county is pursuing a 404 permit for a new 650 acre reservoir on Line Creek. During drought conditions, Lake McIntosh, located on the county line with Coweta County, will provide an additional eight MGD.

Two future water tank sites have been identified with plans to construct a 2,000,000 gallon water tank on each site over the next six years. The South Fayette Water Plant is designed to be expanded to 18 MGD.

**Objective C-1:       Locate sites for adequate and appropriate facilities to store, treat, and distribute a safe and adequate potable water supply.**

- Policy a.       Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.
- Policy b.       Encourage the early acquisition of sites for distribution and storage facilities where development activities are imminent. This must be done prior to proposed development in the area so that neighborhood disruption and costs are minimized.
- Policy c.       Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

**Objective C-2:       Plan and provide for facilities to store, treat, and distribute a safe and adequate potable water supply.**

- Policy a.       Maintain the 110 gallons per person per day guideline for the provision of water, with a peak factor of 1.6 times the estimated average daily demand, to determine maximum daily demand. The 110 gallons is derived from total water sales (including commercial, industrial and institutional uses) and the estimated population served.
- Policy b.       Supply fire flows of 1,000 gallons per minute (GPM) with 20 pounds per square inch (psi) of water pressure.
- Policy c.       Expand and improve water storage and treatment facilities, including the provision of elevated storage capacity equal to an average day of water use, ground storage capacity equal to maximum daily water use, and future reservoir construction.
- Policy d.       Pursue strategies to reduce the per capita consumption of water.

## **SEWERAGE SYSTEM AND WASTEWATER TREATMENT**

### **Inventory**

Only the cities of Fayetteville and Peachtree City own and operate municipal sewerage systems (see Table C-2). Tyrone provides a limited amount of sewerage service in the SR74 North corridor through a contractual agreement with the City of Fairburn. Unincorporated Fayette County, Brooks and Woolsey have no sewerage and all development is served by septic systems, most being individual septic tank systems.

TABLE C-2 MUNICIPAL SEWAGE TREATMENT PLANTS							
City	Facility	Permitted Capacity mgd	Design Capacity mgd	2001 mgd	2008 mgd	2008 Capacity Available +/-, mgd	Planned Expansion
Fayetteville	Whitewater Creek	3.75	3.75	2.05	3.3	0.45	A Waste Load Allocation for 5mgd has been requested.
Peachtree City	Flat Creek	0.9	0.9	0.59	0.9	0	Plant to be taken off line in 2004. Flow to be diverted to Rockaway Road Plant with discharge at existing site.
Peachtree City	Line Creek	2	2	1.23	2	0	Upgrades to allow for reuse & seasonal discharge by 2004.
Peachtree City	Rockaway Road	2	2	1.63	2	0	Planned expansion to 4 mgd by 2004.

Source: Metropolitan North Georgia Water Planning District, Short-Term Wastewater Capacity Plan, 2002.

### Assessment

The Metropolitan North Georgia Water Planning District (MNGWPD) prepared the Short-Term Wastewater Capacity Plan to address the immediate capacity needs of local wastewater treatment systems in preparation of a Long-Term Wastewater Management Plan which will take a number of years to implement. The report states that since both Fayetteville and Peachtree City have plans in place to increase wastewater treatment capacity that no short-term capacity issues are identified in Fayette County through the year 2008.

To address septage disposal needs, Fayette County is working with the Peachtree City Water and Sewer Authority (PTCWSA). Fayette County is funding the installation of equipment which separates the septage liquids and solids prior to it going into a municipal sewerage treatment facility. The equipment will be installed in conjunction with upgrades being made by PTCWSA to existing sewerage treatments facilities.

**Objective C-3: Provide for septage disposal to meet existing and future demand.**

Policy a. Establish and maintain a partnership with a treatment provider for the treatment and disposal of septage.

Policy b. Plan for the provision of additional capacity as necessary.

**Objective C-4: Initiate a public education program for the proper operation and maintenance of on-site septic systems.**

Policy a. Provide public education on the county's web site.

Policy b. Provide an educational brochure on the care and maintenance of septic systems to existing and new households.

**Objective C-5: Ensure the longevity of on-site septic systems.**

Policy a. Explore the feasibility of an inspection and maintenance program.

## **SOLID WASTE MANAGEMENT**

### **Inventory**

The Fayette County Comprehensive Solid Waste Management Plan was adopted in 1999 to fulfill the requirements of the Georgia Solid Waste Management Act (GSWMA). The seven elements addressed in the plan are: Amount of Waste, Collection, Reduction, Disposal, Land Limitations, Education and Public Involvement, and Implementation and Financing. The goal of the GSWMA is for every jurisdiction to reduce the amount of solid waste going into landfills by 25 percent. The plan includes Brooks, Fayetteville, Peachtree City, Tyrone and Woolsey, as well as unincorporated Fayette County. The plan was approved by the Georgia Department of Community Affairs (DCA) in April of 1999.

Refuse collection in the unincorporated county is provided by private contractors. All curb-side pick up of residential solid waste in unincorporated Fayette County is handled by private haulers. County citizens contract directly with these companies. Some of these companies offer recycling services.

Fayette County's transfer station is operated by a private contractor. Solid waste from this facility is taken to Live Oak Landfill in DeKalb County, Georgia.

Recycling services and yard waste drop off disposal are provided to all Fayette County citizens by the county at the transfer station on First Manassas Mile Road. This facility has receptacles for drop off of aluminum, scrap metals, glass, newspaper, white paper and cardboard. Newspaper recycling receptacles are also located in Kiwanis and McCurry Parks.

### **Assessment**

The plan identifies the need for a data collection system to determine the amount of solid waste being diverted from the landfills through waste reduction, reuse and recycling. In addition, the plan identifies the need for a more accessible recycling center.

**Objective C-6: Provide a solid waste transfer station, a recycling collection facility, and a yard waste collection facility.**

Policy a. Maintain and expand the transfer station as needed in order to accommodate the collection and transfer of projected solid waste materials.

Policy b. Maintain and expand the recycling and yard waste facilities as needed in order to accommodate the collection of projected recyclable and yard waste materials.

**Objective C-7: Ensure that Fayette County has the capacity to meet the disposal needs for ten years as required by the Georgia Solid Waste Management Act.**

Policy a. Guarantee landfill capacity through contract with private corporation operating the Fayette County Transfer Station.

**Objective C-8: Increase waste reduction opportunities to achieve a 25 percent reduction of solid waste.**

Policy a. Continue to encourage citizen and private sector participation in recycling programs through a public education program on the county's web site.

Policy b. Continue to collect solid waste handling data from private haulers.

Policy c. Increase recycling opportunities for Fayette County residents.

**Objective C-9: Provide appropriate closure/post closure care for the closed Fayette County landfill located on First Manassas Mile Road.**

Policy a. Continue to monitor landfills for presence of methane and quality of groundwater.

Policy b. Mitigate groundwater contamination by natural attenuation and reduction of methane pressures in the waste units by using an active and passive venting system.

## **PUBLIC SAFETY**

The provision of public safety services is basic to an orderly society and to the protection and safeguarding of the health and safety of county residents. For the most part, these functions in the unincorporated county are the responsibility of law enforcement agencies (the Sheriff's Office and the Marshal's Office), the Department of Fire and Emergency Services (Fire/EMS), Emergency 911 Communications, and the Judicial System. Each of these functions is discussed in this section

with specific objectives and policies. However, there are certain general guidelines, objectives and policies that are common to all.

**Objective C-10:      Ensure that an adequate level of law enforcement, fire and emergency services, and 911 emergency communications is provided in a cost-effective, efficient, and timely manner.**

**Objective C-11:      Maintain the high level of training provided to public safety officials.**

Policy a.      Provide access to a multi-faceted, multi-user Public Safety Training Facility consisting of classroom areas, a shooting range, a driver training facility, and training facilities for fire suppression, medical emergencies, disaster-related emergencies, and law enforcement emergency scenarios. Such a facility should provide a safe environment for training and be readily accessible to all users, which would include, but not be limited to, the following county departments: Fire/EMS, Marshal's Office, Sheriff's Office, and Public Works.

Policy b.      Ensure that training complies with all applicable state and federal regulations and laws governing the security and processing of criminal justice information.

**Objective C-12:      Ensure that public safety officials are supplied with facilities and equipment to properly support their duties.**

Policy a.      Provide public safety telecommunications necessary for the rapid dispatch of public safety officials.

Policy b.      Locate telecommunications facilities and equipment associated with public safety agencies in accordance with communication utility standards.

Policy c.      Locate new public safety facilities in order that adequate space remains on site for future expansions.

Policy d.      Investigate the potential for community-based facility sharing among public safety agencies and other community facilities where feasible (i.e. provide office and/or meeting space for county personnel at fire stations, branch libraries, etc.)

## **FIRE AND EMERGENCY SERVICES**

### **Inventory**

The Fayette County Department of Fire and Emergency Services is charged with the responsibility of providing Fire Protection, Emergency Medical Services, and Emergency Management. These



functions are provided through the provision of fire protection to the unincorporated areas of the county and the municipalities of Brooks, Tyrone and Woolsey, Emergency Medical Services to the same jurisdictions with the addition of Fayetteville and Emergency Management to all residents of Fayette County. Mutual Aid and Automatic Aid agreements are maintained between the City of Fayetteville and the county. Mutual Aid agreements are in effect with Peachtree City.

Fire Protection: The delivery of fire protection services includes emergency response to all fire calls and alarms, the provision of fire prevention through the Bureau of Fire Prevention and fire safety education. The department maintains a comprehensive prevention effort that includes new construction plan review and enforcement of the State Fire Prevention Code as well as the NFPA Life Safety Code and other NFPA Standards and codes. In addition the department conducts semi-annual fire inspections of all non-residential facilities, issues permits for hazardous operations and administers the outdoor burning program. Fire safety education is accomplished through established educational programs.

Emergency Medical Services: The department provides Advanced Life Support Ambulance Transport and First Responder Emergency Medical Services. The provision of these services is authorized and licensed through the State Department of Human Resources. The Department is the designated 911 Zone provider to all emergency medical calls within Fayette County with the exception of Peachtree City as stipulated through the Region IV EMS Council.

The Department operates nine existing fire stations located throughout the county (see Table C-3). Personnel consists of 125 full-time firefighters/EMT's and 35 volunteer firefighters. The department utilizes cross-trained personnel (to the level of Emergency Medical Technician) to provide fire protection and emergency medical services. In addition to this basic level certification, the department has approximately 60 personnel who are also certified and trained to the Paramedic level.

TABLE C-3 FIRE AND EMERGENCY SERVICES FACILITIES FAYETTE COUNTY				
Station	Location	Equipment	Date of Construction	Approximate Square Footage
Station 1	SR 314 and Helmer Road	1 Ambulance 1 Fire Engine	2001	5,700

Station 2	SR 92 North	1 Ambulance 1 Fire Engine 1 Tanker Truck	1980	5,700
Station 3	Senoia Road (Tyrone)	1 Ambulance 1 Brush Truck 1 Fire Engine 1 Tanker Truck	1980	4,500
Station 4	Johnson Avenue (Fayetteville)	1 Ambulance 1 Heavy Rescue 1 Squad Vehicle	1978	5,480
Station 5	SR 85 South/ Bernhard Road	1 Ambulance 1 Fire Engine	2002	5,700
Station 6	SR 85 Connector (Brooks)	1 Fire Engine	2000	5,600
Station 7	Hampton Road (Woolsey)	1 Ambulance 1 Brush Truck 1 Fire Engine 1 Haz-Mat Trailer 1 Tanker Truck	2002	5,700
Station 8	Flat Creek Trail	1 Fire Engine	1989	6,000
Station 10	Seay Road	1 Fire Engine	2002	5,700

Source: Fayette County Fire and Emergency Services, 2003.

Emergency Management: Responsibilities of the Department of Fire and Emergency Services in this area include coordinating the functions of preparedness, mitigation, response, and recovery in the event of a disaster, whether natural or man made. Inclusive within this responsibility is the maintenance and administration of the county's Disaster Plan. The plan reflects emergency management functions on a countywide basis and includes Fayetteville, Peachtree City, Tyrone, Brooks and Woolsey.

Additionally, the coordination of response to Hazardous Material Incidents and maintenance of a comprehensive hazardous materials plan is administered by this office as required by the Community Right-To-Know Act, otherwise known as SARA Title III. The Local Emergency Planning Committee (LEPC) and the Local Emergency Resource Councils are functions of the department's emergency management responsibilities. Homeland Security has recently been added as an additional function in light of the potential for Weapons of Mass Destruction events and domestic terrorism.

### **Assessment**

The 2003 institution of a manpower squad should serve to provide the essential operational personnel for emergency response. However, there is a need to provide full-time shift supervisory personnel that would be responsible for assisting the Deputy Chief of Operations in the fulfillment

of those duties. There have been no positions added to these functions during the last twenty years as the primary focus on personnel has been on acquiring sufficient apparatus staffing.

The current level of service of Advanced Life Support Ambulances has remained constant during the last twenty years. However, municipal growth within the City of Fayetteville and adjacent areas has indicated a need for an additional ambulance to meet established service standards. At the present time, the ambulance serving the Fayetteville and surrounding area is approaching 2000 calls annually or approximately 38% of EMS total call volume. It is estimated that an additional transport unit will be required within the next 2 years to absorb the increase in call volume and reduce the dependency on outlying units to respond to this coverage zone.

Starting in 2000, the county began assessing impact fees for the provision of fire services. The Capital Improvement Element contained in this plan identifies the fire service needs to the year 2023.

Fire/EMS stations in the county are located to provide maximum coverage based on a five minute average response time. This response goal is critical to providing effective fire suppression as well as emergency medical services. This existing level and quality of service is considered adequate to meet current needs. Fayette County has an Insurance Services Office (ISO) rating of five in areas served by public water and in ISO rating of nine in areas not served by public water. The department has recently been awarded accreditation through the Commission on Fire Accreditation International. The department is the first fire agency in the State of Georgia to be awarded accredited status.

The county's adopted Fire and Rescue Station Location Master Plan has determined that stations can be located to enable a five minute average response time to at least 80 per cent of the county's population. The fundamental element in facility planning is determining future demand for emergency services. While providing new facilities to meet the increasing demand is expected to be a primary focus for the fire and emergency services, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

National Fire Prevention Association standards recommend a minimum of four firefighters for each apparatus. The eight engines are presently staffed with two firefighters per apparatus. In terms of this standard, there is a total deficit of 16 firefighters per shift which should be available for the eight engines. National standards used by the Department require one EMS vehicle per 15,000 population and one EMS technician per 2,000 population.

An additional full time staff position is indicated for responsibilities associated with the provision of emergency management functions. Risk management and threat assessment requirements including an all hazards analysis for the community as stipulated by the Georgia Emergency Management Agency has increased the need for staff assistance. Disaster funding eligibility requires that comprehensive threat and risk assessment plans are developed in concert with WMD (Weapons of Mass Destruction) planning. Record keeping and retention including dissemination

of information as required under SARA Title III (Superfund Authorization and Reauthorization Act) will require additional computer capabilities.

**Objective C-13: Provide a sufficient number of fire and emergency service personnel to carry out the functions of the department.**

Policy a. Fire and Emergency Services personnel should meet national norms as established in the Fire and Emergency Services Master Plan.

**Objective C-14: Establish and maintain, at a minimum, a five minute average response time coverage for fire and rescue emergencies to at least 80 percent of the county's population.**

Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:

S The projected service area of new stations has a population density of 4,000 persons per square mile in an area which has a mix of urban and suburban densities;

S The projected service area is greater than 15 square miles;

S The projected service area is estimated to experience an activity level of 1,000 calls annually or an average of three per day;

S The presence of target hazards (nursing homes, hospitals, jails, airports, etc.), including those occupancies that have the potential for a significant loss of life; and

S Achieve and maintain a uniform, county-wide insurance rating of 4 based on the Insurance Services Office of Georgia, or its successor.

Policy b. Locate new fire and rescue stations at the most strategic point in a service area. Attempt to achieve a seven-minute total response time coverage to all points of the service area and/or provide the most optimum coverage of the service area based on the Fire and Emergency Service's service area void map in the Fire and Rescue Station Location Master Plan and the locational criteria of the Plan to include the following:

S Locate stations close to intersections with highway access and on paved roads, preferably state-maintained, with shoulders and a minimum of curves in the immediate vicinity of station access;

S Locate stations on relatively flat topography and on sites of two acres or more as established in the Fire and Rescue Station Location Master Plan. Stations should be designed to be

compatible with the character of the surrounding area and should provide buffering from adjacent property;

S Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas; and

S Stations should consist of a minimum of 6,000 square feet and support a two bay drive-through design.

Policy c. Plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations. These policies may include, but are not limited to, the following:

S Staffing additional emergency response apparatus during peak system demand periods;

S Redeploying existing resources to heavier demand areas; and

S Varying dispatching of resources based on peak demand analysis, the day of the week, and the time of day.

Policy d. Plan and implement administrative and operational policies to assure compliance with maintaining accreditation through the Commission on Fire Accreditation International.

**Objective C-15: Ensure an adequate level of Fire and Emergency Service facilities are provided to support the provision of administration, training, and emergency operations.**

Policy a. Plan, locate and construct administrative facilities capable of supporting services consistent with department emergency operations and activity levels.

Policy b. Provide for an Emergency Operations Center capable of supporting disaster or multi-agency emergency operations according to the following guidelines:

S Facility design should be capable of sustaining operations during periods of inclement weather and/or utility service disruption;

S Facility should be designed to provide appropriate levels of security; and

S Facility should be capable of supporting emergency communications.

Policy c. Provide training facilities to support service delivery training requirements according to the following guidelines:

S Facility should be capable of providing real and/or simulated fire conditions;

S Facility design should be compatible with hazards and risks frequency;

S Facility should have a dependable life of 15 years or greater; and

S Facility should meet the requirements of the ISO Grading Schedule.

**Objective C-16: Maintain an emergency medical services system which meets the changing needs of the community based on medical surveillance, statistical analysis, technological advances, and service demands.**

Policy a. Assure that medical equipment, apparatus, and staff meet industry standards and applicable needs of the community.

Policy b. Expand service delivery in areas of specialization based on need such as critical care services and medical support in biological and/or chemical events.

**Objective C-17: Expand emergency management capabilities of the department to meet the changing needs within the public safety and homeland defense and security for the community.**

Policy a. Establish an Emergency Operations Center which can serve to coordinate county-wide activities during a state of emergency and can provide an alternative site from which to direct essential governmental services.

Policy b. Expand capabilities in the areas of preparation, response, recovery, and mitigation for risk hazards within the community to include natural disasters, mass casualty events, biological and/or chemical events and hazardous material situations. This entails specialized equipment, apparatus, and training for special operation activities.

Policy c. Investigate the feasibility and/or need for the storage of emergency materials (underground emergency fuel storage areas, supplies, etc.).

## LAW ENFORCEMENT

### Inventory

Law enforcement in unincorporated Fayette County is provided by two agencies, the Sheriff's Department and the Marshal's Office. The **Fayette County Sheriff's Department** provides law enforcement in unincorporated Fayette County, Brooks and Woolsey. The cities of Fayetteville, Peachtree City and Tyrone provide their own law enforcement functions. Services provided by the Fayette County Sheriff's Office include law enforcement and patrol activities, operation of the jail for the incarceration of convicted criminals and those individuals who have been accused of crimes and are awaiting trial, provision of security services for the court system, criminal investigations, and the serving of warrants and civil processes. The Fayette County Sheriff's Department currently employs 215 persons which includes 119 sworn officers.

The unincorporated county, the cities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey all utilize the services of the jail as the facility is available without regard to political jurisdiction. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county. The new jail facility consists of two pods housing 192 inmates each for a total capacity of 384 inmates. The facility is designed to be expandable to a total of four pods. The existing jail will be retained giving Fayette County a total capacity of 472 inmates.

The **Fayette County Marshal's Office** provides security for county-owned property, enforces county codes and regulations, develops safety policies and procedures for county employees and investigates Workman's Compensation claims, traffic accidents and property damage involving county personnel and property. The Fayette County Marshal's Office currently has a force of nine sworn officers.

### Assessment

The Sheriff has identified the need for a satellite precinct in the SR 92 North Corridor and a training facility with a firing range. The sharing of a training facility with the Fayette County Department of Fire and Emergency Services is also a possibility. The Marshal's Office has identified the need for additional office space to accommodate personnel.

**Objective C-18: Establish and maintain a minimum average response time of dispatched (emergency) calls of nine minutes or less.**

- Policy a. Provide response zones that are internally accessible and geographically defined.
- Policy b. Add response zones, and corresponding personnel, when call dispatched volumes exceed 260 calls per response zone per month.
- Policy c. Minimize call swapping; reduce the amount of time an officer is responding to calls outside of his/her assigned zone (see Policy b).

- Policy d. Minimize call stacking; reduce the number of calls held and prioritized by communications due to lack of officer availability (see Policy b).
- Objective C-19: Ensure a sufficient number of law enforcement personnel to carry out the functions of the various divisions (patrol, traffic, investigations, jail, and administration). Re-evaluate current staffing levels as crime statistics, call response volumes, and jail inmate population increases.**
- Objective C-20: Maintain or establish equipment and facilities that allow law enforcement personnel to operate at maximum effectiveness.**
- Policy a. Plan, locate and construct facilities capable of supporting services consistent with current department operations and activity levels.
- Policy b. Investigate the potential of providing facilities for law enforcement personnel in conjunction with other community facilities such as fire/EMS stations.
- Policy c. Explore technology advances to enhance officer safety, monitor officer activity and location, improve data collection, reduce response time, and improve field reporting. Such technology includes, but it not limited to, GPS/GIS equipment and personnel data assistants (PDAs: palm pilots, e.g.).
- Objective C-21: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Fayette County Jail.**
- Policy a. Continue to follow guidelines, standards, and procedures for jail renovations and additions as established by the American Corrections Association for any additions to the Fayette County Jail.

## **EMERGENCY 911 COMMUNICATIONS CENTER**

### **Inventory**

The Emergency 911 Communications Center was consolidated in 1995 and provides service to the county and its municipalities. The county and each of its municipalities provide funding for this service based on a formula in the Consolidated Communications Agreement. A total staff of 29 (25 full-time and 4 part-time) working three shifts operate the center 24 hours a day.



## Assessment

The Emergency 911 Communications Center has identified the need of an addition to the radio room to accommodate equipment and personnel. As with any public safety agency, as the county grows, additional personnel will be needed to maintain an adequate level of service.

**Objective C-22: Provide a sufficient number of Emergency 911 personnel to carry out the functions of the department.**

Policy a. Maintain the current call volume level of service of one operator per 870 calls per month.

**Objective C-23: Provide efficient, effective community safety communication to the agencies it serves and to the public at large.**

Policy a. Ensure that E-911 Communications are conducted in accordance with the following Federal Communications Commission procedures and requirements.

S Provide 24-hour, toll-free telephone access for emergency calls for service.

S Utilize a single emergency telephone number.

S Provide 24-hour two-way radio capability ensuring continuous communication between the communications center and officers on duty.

Policy b. Transition from the 806 frequency spectrum to the 821 frequency spectrum provided the following guidelines are met:

S Utilize the 10 reserved public safety 821 MHz frequencies;

S Have all agencies utilize one system;

S Increase coverage from mobile to portable units and inside buildings;

S Accommodate data communications with increased efficiency; and

S Provide the ability to add other county and city departments as necessary.

Policy c. Create a state-of-the-art digital communications system by ensuring the following guidelines are met:

- S Gradually transition from existing analog subscriber radios to digital radios;
- S Install T-1 (telephone) lines;
- S Construct tower buildings (by either the county or through a sub-contractor) and obtain generators and Uninterrupted Power Source systems;
- S Upgrade the existing communications center analog Centracom consoles to digital consoles;
- S Upgrade the existing analog 911 Centralink to Centralink 2000;
- S Provide an uninterrupted electrical power supply with automatic backup capability.

## **JUDICIAL SYSTEM**

### **Inventory**

The court system (State Court, Superior Court, Magistrate Court, Juvenile Court, Probate Court District Attorney & Solicitor) primarily involves the administration and enforcement of justice based on civil and criminal laws of the State of Georgia. Space for retention of court records, as required by code, continues to be an important requirement of the Court system. These offices are housed in the Fayette County Justice Center.

### **Assessment**

The Fayette County Justice Center will meet the immediate and future needs of the judicial system. The 50,000 square foot third floor of this facility which is currently unoccupied will be utilized as the need arises.

**Objective C-24: Maintain a central location for the main court system that is convenient to all county residents.**

Policy a. Plan and locate new or expanded facilities at the Judicial Center/Courthouse Complex so that centrality of this service is preserved and that other related criminal justice agencies existing at the complex remain in close proximity.

**Objective C-25: Maintain the efficient and expedient processing and adjudication of court cases in Fayette County by providing the necessary facilities to accomplish such actions.**

- Policy a. Plan and construct additional court and records storage space in accordance with needs analyses and avoid deferring expansion to a point where unsatisfactory conditions exist.

## **HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES**

### **Inventory**

#### **Fayette County Community Hospital**

Open since September 1997, Fayette Community Hospital is a 100-bed, general community hospital which is governed by a nine-member Board of Trustees, five of whom are physicians. The hospital offers a wide range of services, including medical, surgical, critical care, diagnostics, physical therapy, and emergency room. A medical staff of more than 300 doctors represents more than 30 specialties. Members of the medical staff are board certified or qualified.

Fayette Community Hospital offers a full range of services including medical, surgical, critical care, diagnostics, laboratory, respiratory, outpatient surgery, rehabilitation and comprehensive out-patient services. A 24-hour emergency department with a FAA-approved helipad serves the emergency medical needs of the community. The Hospital has expanded the Diagnostic and Emergency Services to 105 Yorktown Drive in Fayetteville by opening the Minor Emergency Care and Outpatient Diagnostic Center.

Fayette Community Hospital's inpatient and outpatient services include:

- Twenty-four hour emergency care, including a FAA-approved helipad
- Medical/Surgical services
- Critical care
- Full diagnostics, including CT scan and nuclear medicine
- Pediatric services
- Operating rooms for inpatient and outpatient surgery
- Rehabilitation/Physical Therapy/Fitness Center
- Respiratory Therapy
- General lab services
- Comprehensive outpatient services

#### **Public Health Facilities**

The Fayette County Public Health Department provides services to local citizens. Services provided by the department include preventive health care, educational services, immunizations, family planning, travel shots, cancer screening and physical assessments. The department also includes Environmental Health which regulates septic placement, restaurant cleanliness, care homes, tourist accommodations, the testing of wells and public swimming pools, and the survey

and identification of mosquito species for the presence of the West Nile Virus. The department is supported by fees and state and local funds.

**Assessment**

The Fayette County Community Hospital will meet the future needs of Fayette County citizens. The hospital was constructed with an unfinished third floor that will be finished when the need arises. When finished, it will include an additional 50 beds.

The Fayette County Health Department has identified a need for more facility space due to an increased patient load. Patient contacts increased from 10,344 to 20,122, an increase of 95 percent, between 1996 to 2002. Patient load is expected to increase as the county continues to grow. A State Block Grant could be utilized to pay for a portion of a new public health facility. The provision of Fayette County Health Department services will be addressed under the Objectives and Policies of the General Government section.

**RECREATION FACILITIES**

**Inventory**

Fayette County has seven recreational areas totaling approximately 276 acres (see Table C-4). These recreational areas have an array of facilities such as baseball fields, boat ramps/docks, football fields, picnic areas, soccer fields, softball fields, tennis courts and walking trails (see Table C-5).

The county recently purchased approximately 173 acres in the Kenwood area for a future park. In addition, an eight acre tract in Peachtree City which had been used by the Fayette County Water System will be developed into a future park.

TABLE C-4 EXISTING RECREATIONAL PARKS: 2003 FAYETTE COUNTY			
Park	Location	Acreage	Facilities
Brooks Park	SR 85 Connector	15	baseball fields, softball fields, pavilion, picnic areas, and playground
Heritage Park	SR 85	1	fountain, historical markers, and public gathering place for celebrations, concerts, etc.

Kiwanis Park	Redwine Road	45	baseball fields, indoor recreation facility, Kiwanis Activity House, picnic areas, playground, tennis courts, and walking trail
Lake Horton	Antioch Road	48	boat ramps, fishing area, picnic areas, and walking trails
Lake Kedron	Peachtree Pkwy.	9	boat ramps, fishing area, picnic area, and playground
McCurry Park	SR 54 East	130	football fields, multipurpose field, soccer fields, softball fields, pavilion, picnic areas, playground, ropes course, and walking trails
Starr's Mill Park	SR 85 South	19	fishing area and picnic area
Total		276	

Source: Fayette County Recreation Department and Fayette County Water System, 2003.

Compiled: Fayette County Planning Department, 2003.

TABLE C-5 EXISTING RECREATIONAL FACILITIES: 2003 FAYETTE COUNTY	
Facility Type	Current Provision
Acreage	276
Baseball Fields	14
Docks and Boat Ramps	3
Football Fields	2
Multipurpose Court	1
Picnic Areas	6
Playgrounds	7
Recreation Center (indoor)	1
Rope Course	1
Soccer Fields	15
TABLE C-5, continued EXISTING RECREATIONAL FACILITIES: 2003 FAYETTE COUNTY	
Facility Type	Current Provision
Softball Fields	9
Tennis Courts	4
Walking Trails	3
Activity House	1

Source: Fayette County Recreation Department and Fayette County Water System, 2003.

**Assessment**

To address recreation needs in Fayette County, the Fayette County Board of Commissioners contracted with Robert and Company to conduct a recreation needs assessment. The Fayette County Recreation Needs Assessment was completed in 2003. The needs assessment recommends recreation improvements to be undertaken by Fayette County. Timing for the improvements range from 2005 to 2020. In the next year, the staff of the Recreation Department will utilize the needs assessment to update the Fayette County Capital Improvement Plan. The following table from the needs assessment (Table C-6) illustrates these overall needs.

TABLE C-6 RECREATIONAL FACILITY NEEDS: 2005 - 2020 FAYETTE COUNTY		
Type of Improvement	Quantity	Unit Cost
Park Acreage (1, 4)	209	\$20,000
Aquatic Complex (2)	2	\$1,748,000
Baseball Field (lighted) (4)	6	\$120,000
Community Centers (3)	2	\$650,000
Football Field (unlighted) (4)	1	\$145,000
Handball	4	\$25,000
Horseshoe Courts	47	\$1,500
Multi-Purpose Field (unlighted)	3	\$160,000
Outdoor Basketball (unlighted)	8	\$35,000
Outdoor Volleyball	17	\$40,000
Picnic Areas	41	\$8,000
Picnic Pavilions (4)	40	\$15,000
TABLE C-6, continued. RECREATIONAL FACILITY NEEDS 2005 - 2020 FAYETTE COUNTY		
Type of Improvement	Quantity	Unit Cost
Playgrounds (4)	19	\$20,000
Running Tracks (4)	3	\$75,000
Soccer Fields (4)	2	\$160,000
Softball Fields (4) (lighted)	2	\$120,000
Tennis Courts (unlighted)	8	\$35,000
Tot Lots (4)	36	\$20,000

Trails (4)	14 miles	\$105,000
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Source: Fayette County Recreation Needs Assessment, 2003

- (1) Cost does not include site development items such as accessibility, utilities, amenities and FFE.  
Typical programming costs assumes +/- \$10,000/acre for active parks.
- (2) Cost based on estimate for a 7 lane lap pool and building.
- (3) Cost based on a building with multipurpose space, meeting rooms, restrooms, and kitchen at a cost of \$115 per sq. ft. of building plus costs for site development/landscaping.
- (4) Cost estimate submitted by Fayette County Recreation Department.

The Recreation Department identifies the following projects which were initiated before the completion of the Fayette County Recreation Needs Assessment:

Brooks Park: Installation of softball field fencing, installation of field lighting, expansion of parking area.

Kelly Drive Neighborhood Park: Purchase of land from the Water System and converting the area into a park with picnic tables; park benches, a playground area, and a walking trail.

Kiwanis Park: Installation of additional parking and access, Kiwanis Activity House basement renovations, and the upgrade of field lighting.

McCurry Park: Parking lot installation and improvements (resurfacing, patching and fencing), the installation of barrier netting and cross fencing (to subdivide soccer fields), and the addition of a picnic shelter, walking trails, a playground, four tennis courts and two multipurpose courts.

Kenwood Park: Development of the park.

### **Fayette County Community Greenspace Program**

Fayette County and three municipalities (Fayetteville, Peachtree City, and Tyrone) are participating in the Georgia Greenspace Program which was created by Senate Bill 399. The purpose of this program is to encourage rapidly developing counties to preserve a minimum of 20 percent of their entire area as permanently protected green space. This permanently protected greenspace will be used to achieve to the greatest degree possible the goals stated in Senate Bill 399. These goals are water protection, flood protection, wetlands protection, reduction of erosion, protection of riparian buffers, protection of archaeological and historic resources, provision of passive recreation and connection of existing or planned greenspace areas. Ultimately this green space will be connected and utilized for conservation areas and passive recreation. For the purposes of this program, Fayette County's total area (incorporated and unincorporated) is approximately 127,332 acres of which 25,466 acres would be the 20 percent target for green space area. In 2003, approximately 900 acres qualified as permanently protected greenspace as is defined in the Georgia Greenspace Program.

- Objective C-26:** **Provide recreational facilities needed for current and future residents.**
- Policy a. Acquire additional land to expand existing parks or provide new parks through a combination of purchase in fee simple, easements, dedication, donation, and/or other appropriate means.

Policy b. Provide recreational opportunities as appropriate to the individual park's service area.

**Objective C-27: Preserve appropriate land areas in a natural state to conserve ecological resources, protect environmentally and historically significant areas, and maintain open space in developed areas for passive recreation.**

Policy a. Identify and protect, through public acquisition or other appropriate means, representative high quality occurrences of significant ecological and historic resources for inclusion in the park system.

Policy b. Encourage developers to include recreational facilities in new subdivisions and Planned Unit Developments (PUDs).

**Objective C-28: Ensure the long term protection, maintenance and preservation of park resources.**

Policy a. Protect park resources from the adverse impacts of development on nearby properties.

Policy b. Ensure adequate maintenance for existing facilities.

**Objective C-29: Provide for meeting current and future park and recreational needs through a combination of the development of new and existing sites and the optimal use of all existing facilities.**

Policy a. Maximize the use of existing public facilities for community recreation purposes.

Policy b. Enhance existing recreation and resource protection opportunities through acquisition of adjacent lands.

Policy c. Coordinate with Fayette County Board of Education on the location, phasing and design of school and park sites to enhance the potential for development of community recreation facilities and to facilitate multiple use of school facilities for community education and recreation activities.

Policy d. Encourage community participation in the maintenance of parks.

## **GENERAL GOVERNMENT**

### **Inventory**

Fayette County governmental facilities and the approximate square footage of each are listed in Table C-7. The majority of the county's administrative services are located in the Fayette County



Administrative Complex. This facility currently contains the following county offices: Administration, Board of Tax Assessors, Circuit Court Judge, Elections and Registration, Engineering, Environmental Health, Extension Service, Finance, Fire and Emergency Services, Human Resources, Information Systems, Marshals, Permits & Inspections, Physical Health, Planning, Purchasing, Tax Commissioner, and Zoning. Additional county offices are housed at other locations throughout the county (see Table C- 3). Other facilities discussed elsewhere in this element include water treatment plants, treated water storage facilities, Fire/EMS stations, and recreational facilities.

Fayette Senior Services operates the Friendship Center in a reconverted single family structure. The Friendship Center is a gathering place for the socialization and recreation of senior citizens. Facilities include a dining room, fellowship area, card and puzzle room, and warming kitchen for Meals on Wheels. A separate trailer houses the Fayette Senior Citizens administrative office.

In addition to operating the Friendship Center, Fayette Senior Services administers a nutritional program, an information and referral service, an in-home services program, transportation services, a wellness program, and the Just Older Youth Program. Overall, Fayette Senior Services serves approximately 1,700 citizens per year.

TABLE C-7 GOVERNMENTAL FACILITIES FAYETTE COUNTY				
Facility	Location	User(s)	Date of Construction	Approx. Square Footage
Fayette County Admin. Complex	Stonewall Avenue	Administrative Offices	1989	66,000
Fayette County Justice Center	Johnson Avenue	Sheriff & Jail Facilities	1984	204,000
Fayette County Courthouse	Courthouse Square	Chamber of Commerce; Development Authority	1825	16,000
Fayette County Public Library	Heritage Park Way	Library	1997	25,000
Fayette County Judicial Complex	Jimmie Mayfield Blvd.	Courts: State, Superior, Probate, Magistrate & Juvenile; District Attorney & Solicitor	2003	150,000
Friendship Center	Lee Street	Fayette Senior Services	1920	3,700

Fayette County Animal	SR 74	Fayette County Animal Control	1980	5,400
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Source: Fayette County Building and Grounds Maintenance, 2003.

## Assessment

The Fayette County Judicial Complex opened on time in the spring of 2003. A 150,000 foot building for administrative service departments is also planned on this 65 acres site. The Fayette Senior Services is involved in a capital campaign to raise funds for a new facility. This new facility will be located on approximately three acres within the aforementioned 65 acre site. The new Fayette Senior Services facility will have four functional centers: Active Recreation, Agency Offices, Meeting Space/Food Service, and Structure Programs. The proposed facility will contain a multipurpose room which will seat 150, a small dining room which will seat 60, and the kitchen facilities to serve 200 meals a day through the volunteer Meals on Wheels Program.

### **Objective C-30: Provide support for the effective and efficient delivery of governmental services.**

- Policy a. Ensure that the administrative functions are conducted consistent with the needs, demands and requirements of programs and/or services provided by local government.
- Policy b. Ensure that the administrative functions are properly equipped to adequately support county functions.
- Policy c. Ensure that the administrative functions are adequately staffed to provide county services. Base employee levels on local, state, or federal standards where applicable.

### **Objective C-31: Provide and maintain adequate community facilities to serve the existing and future needs of Fayette County.**

- Policy a. Ensure that facilities are properly sized to meet the existing and future demand for governmental services including storage space for equipment and supplies stored as a result of the Cooperative Purchasing Agreement among Fayette County governments. Future county buildings and facilities should be designed with the ability to be expanded.
- Policy b. Ensure that the administrative functions are conducted consistent with the needs, demands and requirements of programs and/or services provided by local government.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization of services. Plan the development of community facilities in areas where it will serve the greater percentage of population.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Policy e. As the county grows, the feasibility of satellite facilities should be explored to decentralize some community services (tag office, library, public safety including Fire/EMS and sheriff, e.g.) Where possible, develop community facilities which will serve dual purposes.

**Objective C-32: Construct and maintain facilities in accordance with expected levels of service objectives and fiscal limitations.**

Policy a. Program the establishment of facilities through the county's Capital Improvement Program (CIP). Projects programmed for construction in the CIP should either be 1) identified in the plan text in accordance with adopted service levels; 2) demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) supported by the County Manager's recommendation.

Policy b. Follow adopted community facility standards to identify requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Policy d. Ensure that when existing community facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

Policy e. Acquire, as fiscally possible, sites for community facilities in advance of demand either through purchase or dedication.

**Objective C-33: Provide for adequate records security, storage, and retrieval in compliance with applicable State and Federal requirements.**

Policy a. Ensure adequate document storage facilities to meet applicable State and Federal requirements as indicated below:

S Elections: Requires adequate space and security (under seal) for ballots and other documents for a period of 24 months.

S Emergency 911 Communications: Requires the secure handling and storage of records per the requirements of the Georgia Crime Information Council.

S Human Resources: Requires adequate space and security for personnel records for periods of three to five years.

- S Historical Society: The Historical Society is the official depository for all county (historic) records. Requires secure, environmentally safe (flood, fire, air) storage.
- S Superior Court: Requires on-site storage for a maximum of 70 years.
- S Solicitor: Requires on-site storage for a period of one year; remaining four years can be off-site.
- S Fire/EMS: Requires adequate space and security for storage of patient medical records (in perpetuity), and for incident reports (minimum seven years).
- S General county Records (building permits, business licenses, violation incident reports, etc.): Requires long term storage facilities.

**Objective C-34: Mitigate the impact of community facilities on adjacent planned and existing land uses.**

- Policy a. Locate community facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located community facilities which are critical to the public interest.
- Policy b. Co-locate community facilities whenever appropriate to achieve convenience and economies of scale.
- Policy c. Design facilities to promote and enhance the community identity and existing character of the area.
- Policy d. Ensure that community facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Policy e. Ensure that site size and development conforms to all requirements of the Fayette County Regulations and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

**Objective C-35: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating community facility sites.**

- Policy a. Consider accessibility in siting facilities. In general, community facilities should have access to primary roadways.

- Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

**Objective C-36: Provide and maintain the equipment necessary to fulfill the services provided by local government.**

- Policy a. Ensure that equipment is adequate to provide maintenance and support of programs and/or services provided by local government.
- Policy b. Provide county staff with sufficient hardware and software to efficiently serve the public including Internet and Geographic Information System (GIS) functions.
- Policy b. Ensure adequate storage facilities for equipment to provide protection, security and easy access to county personnel.

**Objective C-37: Ensure that county vehicle maintenance facilities are located on adequate and appropriate sites.**

- Policy a. Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.
- Policy b. Ensure that access to each facility is oriented to an arterial roadway.

**Objective C-38: Consider established design and service area standards when planning new county vehicle maintenance facilities.**

- Policy a. Provide screening and buffering around each facility in order to minimize the impact of this use.
- Policy b. Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas.

## **EDUCATIONAL FACILITIES**

### **Inventory**

The Fayette County Board of Education presently administers 26 public schools, 16 elementary schools, five middle schools, and five high schools (see Table C-8). In addition, the Board of

Education administers an alternative elementary school, middle school and high school at the Lafayette Educational Center and an evening high school at the Sandy Creek High School. Table C-6 provides information on each of the public schools located in Fayette County. Currently two projects are currently underway: Crabapple Lane Elementary with a student capacity of 800 is scheduled to open fall of 2003 and Whitewater High School with a student capacity of 1,500 will open fall of 2004.

TABLE C-8 EXISTING EDUCATIONAL FACILITIES: 2002-2003			
School	Year Built	Student Capacity	Enrollment
Elementary Schools			
Braelinn Elementary	1989	613	613
Brooks Elementary	1962	438	393
Cleveland Elementary	2002	800	350
East Fayette Elementary	1955	513	621
Fayetteville Intermediate (Grades 3-5)	1962	588	462

TABLE C-8, continued.  
EXISTING EDUCATIONAL FACILITIES: 2002-2003

School	Year Built	Student Capacity	Enrollment
Hood Avenue Primary (Grades Pre-K - 2)	1970	463	437
Huddleston Elementary	1979	563	650
Kedron Elementary	1996	738	832
North Fayette Elementary	1980	713	494
Oak Grove Elementary	1986	638	524
Peachtree City Elementary	1968	488	435
Peeples Elementary	1998	738	770
Robert J. Burch Elementary	1989	613	578
Sara Harp Minter Elementary	2002	800	635
Spring Hill Elementary	1996	738	601
Tyrone Elementary	1980	413	390
Middle Schools			
Fayette Middle	1986	988	933
Flat Rock Middle	1989	938	911
J. C. Booth Middle	1979	1,088	1,111
Rising Star Middle	1996	1,063	1,193
Whitewater Middle	1989	1,038	1,018
High Schools			
Fayette County High	1997	1,738	2,225
McIntosh High	1981	1,575	1,478
Sandy Creek High	1990	1,613	1,238
Starr's Mill High	1997	1,663	1,843

Source: Fayette County School System, 2003.

Total enrollment for Fayette County Schools during the 2002-2003 school year is 20,879 students: 8,785 elementary students, 5,187 middle school students, and 6,907 high school students. The number of students in Fayette County has increased 42 percent from 14,655 students in the 1992-1993 school year.

Education/Training Centers: Two education/training centers are located in Fayette County. These centers are the Fayette County University Center in Peachtree City and the Fayette County Community School in the LaFayette Center in Fayetteville.

The Fayette County University Center offers continuing education classes from Clayton College and State University. These classes include Basic Academic Skills, Computer Training, Career and Professional Development, Healthcare Training, Leisure and Personal Development and Small Business Development.

The Fayette County Community School offers classes from Central Michigan University, Gordon College, and West Georgia State University. A Master of Art in Education with a specialization in Instruction or Adult Learning can be obtained through Central Michigan University. Gordon College offers a variety of classes including Economics, English, History, Math, Communications, Psychology, and Sociology. West Georgia State University offers classes necessary to maintain teacher's certification.

### **Assessment**

Fayette County's rapid growth has put a burden on the Fayette County Schools System. The Fayette County Board of Education plans to construct three elementary schools and one middle school to accommodate additional students contingent on voter approval of a Special Local Option Sales Tax (SPLOST) and/or bonds.

## **LIBRARIES and OTHER CULTURAL FACILITIES**

### **Inventory**

The mission of the Fayette County Public Library is to assist the public in meeting their informational, educational, cultural, and recreational needs by providing free access (where economically feasible) to information affording personal and community benefits. Services to the hearing impaired and to visually and physically disabled residents are provided by Access Services. The Fayette County Public Library is located in the City of Fayetteville. There are three additional city-administered libraries in Fayette County: the Peachtree City Library, the Tyrone Library, and the Brooks Library.

The Fayette County Public Library is a member of the Flint River Regional Library System (FRRL) and is a unit of the Board of Regents of the University System of Georgia. The FRRL oversees libraries in a seven-county area. Authorized by the state, the FRRL distributes state funds to each of the seven counties, as well as providing technical assistance in areas such as administration, construction planning, interlibrary loans, computer backup and bulk purchasing. All four libraries in Fayette County are members of the FRRL system and as a result, all of the libraries are open to all residents of the county. Fayette County pays the FRRL membership fees on a per capita basis for all the county and city libraries.

The Fayette County Public Library is approximately 25,000 square feet in size. The library contains approximately 80,641 volumes. A computer lab in the library contains 10 computers which offer classes in academic enrichment and computer applications. The Internet can be accessed from 54 computers in the library. The Georgia Career Information System is available to students for career and education planning. The Fayette County Public Library hosts cultural events such as readings by local authors and concerts. The library also offers computer-based



instruction, a Distant Learning lab for teleconferencing, Spanish and French classes, children's storytelling, sign language and access to PINES and GALILEO. PINES (Public Information Network for Electronic Services) allows a patron at any PINES library to see and borrow the holdings of every participating library, increasing access to materials exponentially. GALILEO (GeorgiA LIbrary LEarning Online) allows users to access over 150 databases indexing thousands of periodicals and scholarly journals.

Sams Auditorium in the old Fayette County High School now known as the LaFayette Center, holds approximately 300 persons. The facility is used for concerts, local theater, and special events. The Fayette County Board of Commissioners helped fund new seating in the auditorium when it was renovated.

**Objective C-39: Maintain a working relationship with the Fayette County School System to facilitate the provision and coordination of educational facilities to serve the growing population.**

- Policy a. Continue to seek Fayette County School System input on rezoning requests, preliminary plats, final plats, and land use plan amendments.
- Policy b. Assist the Fayette County School System with development data maintained by the County such as building permit figures, subdivision list, and employment figures.

**Assessment**

The Fayette County Library has identified the need for enlarging the library meeting room where concerts and readings are held. The circulation of materials and patronage should be monitored to determine the adequacy of library facilities.

**Objective C-40: Locate library facilities to provide service to the greatest number of persons, provide safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.**

- Policy a. Locate library facilities on sites that are centrally located in terms of population distribution and distance.
- Policy b. Locate library facilities with access to collector or arterial roads.
- Policy c. Acquire sites for libraries that will be large enough for future expansion, if additional facilities are needed. In general, a site area of two to three acres is required for a community facility of this type.

**Objective C-41: Provide library and other cultural services and access availability that is adequate to meet the needs and demands of a growing population.**

- Policy a. Expand the Educational/Learning Computer lab to accommodate the number of interested patrons. Facilities should be adequate for waiting lists

not to exceed six persons at any given time. The lab should also be adequate to accommodate the number and size of training classes requested by the population.

Policy b. Provide an adequate number of Internet-accessible computers so that the waiting time does not exceed one hour at peak use times. Comply with any legislation that restricts Internet site access.

Policy c. The Fayette County Public Library strives to provide 2.75 volumes per household. Adequate shelf space for the required number of books must be provided. Adequate shelf space must also be available to house the increasing number of audio tapes, books on tape, compact discs, and videos required by a growing population.

Policy d. Maintain a public meeting room and/or cultural space that is adequate for the programs it offers and the response generated by those programs.

**Objective C-42: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.**

Policy a. Ensure that a library facility is designed compatibly with the character of its surrounding area.

Policy b. Based on the local transportation network and average travel times, the service area for the main library should extend up to six miles, and branch libraries should have a service area of three to four miles.

**Objective C-43: Library facilities should adequately support the levels of patronage.**

Policy a. Maintain acceptable levels of circulation for the main and branch libraries. In general, library facilities should maintain the following levels of monthly circulation of materials:

- Main Library: at least 50,000
- Branch Libraries: 10,000 to 50,000

Policy b. Continue innovative approaches to library service such as remote access by telephone and computer, document delivery to homes and offices, and community outreach programs in conjunction with the public schools, service groups, and social service facilities.

## **NATURAL AND HISTORIC RESOURCES**

*We can manage the earth so as to create environments . . . favorable to the continued growth of civilization.*

*Rene' Dubos*

### **INTRODUCTION**

This element provides guidance for achieving a balance between the need to protect the County's natural and historic resources while planning for the orderly development of Fayette County. The ability to protect and preserve these resources successfully over the long term depends upon a comprehensive, systematic approach.

The natural environment places certain opportunities and constraints on the way land is used. Soil characteristics, the slope of the land, and the flooding frequency are a few factors among many which affect where development can safely and feasibly occur. Other areas such as wetlands, prime agricultural and forest areas, and sensitive plant and animal habitats, which are particularly vulnerable to the impacts of development, should be given consideration in the planning process and provided appropriate protection.

The first section of this element, Natural Resources, examines Fayette County's natural features (topography and geology) and its environmentally sensitive and ecologically significant areas (water supply watersheds, groundwater recharge areas, wetlands, protected rivers, soils, steep slopes, prime agricultural and forest land, plant and animal habitats, major park, recreation and conservation areas, and scenic views and sites. The second section of this element, Historical Resources, examines Fayette County's historic resources. The section contains a brief history of Fayette County as well as its resources as they pertain to the county's residential, commercial, industrial, institutional, transportation, and rural history.

### **NATURAL RESOURCES**

The impact of Fayette County's rapid growth could have a detrimental effect on its natural resources. For example, as land is cleared, soil erosion is increased. The filling of streams and lakes with sediment increases the potential for flooding and could destroy wildlife habitats. The rapid growth of population also brings an increase in the number of automobiles and the escalation of air pollution. Poor development practices can lead to the destruction of natural resources. However, with proper planning and development regulations, growth can take place in a manner which is sensitive to these resources.

Protecting the human and natural environment in Fayette County is complicated by the many different categories of concerns that are called "environmental". Solving environmental problems is further complicated by the environmental impacts that may result from efforts to resolve other major topical concerns, such as land use, transportation, recreation, and public facility issues. This

section of the Plan focuses primarily on environmental concerns which impact, or are impacted by, the development of land.

The Natural Resources section examines Fayette County's natural features as well as its environmentally sensitive and ecologically significant areas. Natural features refer to the County's underlying makeup: its topography, geology, soils and propensity for soil erosion. The County's environmentally sensitive and ecologically significant areas refer to those areas such as water supply watersheds, groundwater recharge areas and stormwater management - areas where the county can adopt ordinances to lessen the impact of development on these fragile systems.

## **NATURAL FEATURES**

### **TOPOGRAPHY**

Topography provides an accurate and detailed description of a place. The science of topography represents the surface features of a region, including its relief and rivers, lakes, etc. via maps or charts. Fayette County is within the Georgia Piedmont Province of the Southern Piedmont Region. With the Piedmont, Fayette County is in the Greenville Slope District. This district is characterized by rolling topography decreasing in elevation from 1,000 feet above sea level in the northeast to 600 feet above sea level in the southwest. All streams in Fayette County drain into the Flint River and eventually the Gulf of Mexico.

### **GEOLOGY**

Fayette County is underlain by rock formation germane to the Piedmont Province. These rock types consist of gneiss, schist, and weathered granite. Depth to bedrock in Fayette County can generally range from 32 to 60 inches. However, the soil survey indicates the potential for rock outcrops exists in Fayette County. Intensive development of areas with shallow depth to bedrock is difficult, costly, and has the potential of excessive runoff. Intense development of these areas should be discouraged.

## **ENVIRONMENTALLY SENSITIVE AND ECOLOGICALLY SIGNIFICANT AREAS**

### **WATER SUPPLY WATERSHEDS**

When rain falls, a portion of the rainfall seeps into the soil, but some of the rainfall does not enter the soil and runs across the ground surface, eventually entering a stream or lake. A "watershed" for a particular stream or lake is the area of land whose rainfall "runoff" drains into that stream or lake. If the stream or lake also happens to be used as a source of drinking water for nearby communities, then . . . this watershed would be considered a "water supply watershed" (Georgia Department of Community Affairs).

## **Inventory**

There are five water supply watersheds (drainage basins) in Fayette County: Flint River Drainage Basin, Horton Creek Drainage Basin, Whitewater Creek Drainage Basin, Flat Creek Drainage Basin, and Line Creek Drainage Basin (Map N-1). Fayette County utilizes each of these basins as a source of drinking water.

Safe drinking water is essential for human life. Water treatment plants are designed for the purpose of treating water from lakes and streams to the point that it is safe to drink. However, the more contaminated the intake water, the more treatment is required. Eventually, it becomes extremely costly, and perhaps impossible, to make the water drinkable. Removing vegetation from the stream banks and increasing the impervious surface (paving over the soil) increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding, and sedimentation of the stream. The impervious surfaces of buildings and asphalt result in more stormwater runoff at more rapid velocities, often carrying pollutants like oil or pesticides, into the stream.

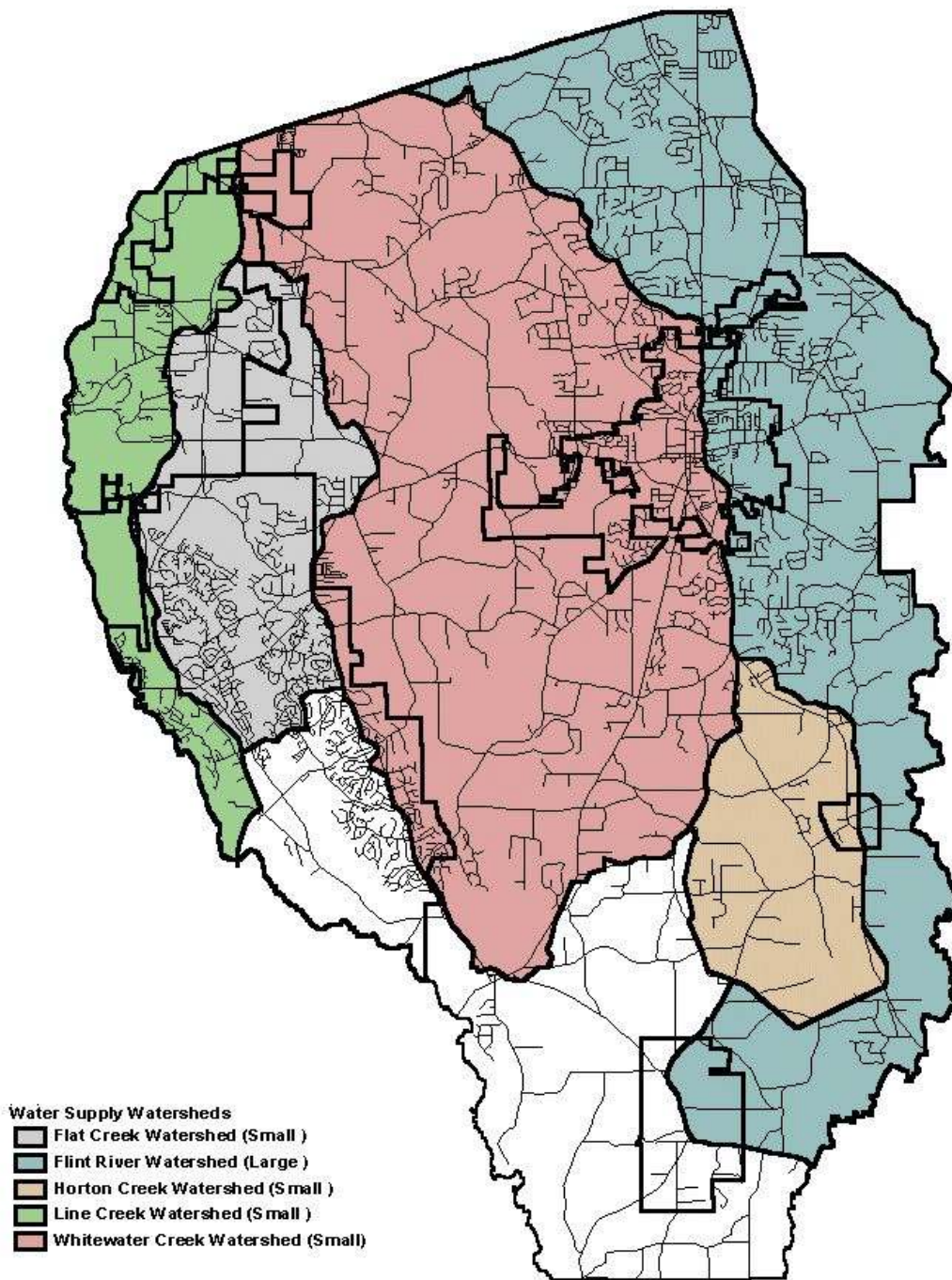
Water Quality: The Fayette County Water System monitors surface waters throughout the County on a quarterly basis for pollutants and water quality indicators such as water temperature, air temperature, conductivity, pH, turbidity and dissolved oxygen. The County established this monitoring process in 1997. Surface waters in Fayette County consistently meet the State Drinking Water Quality Standard for raw water sources.

Stormwater Management: The rain water that is not absorbed into the ground is called “stormwater runoff”. Stormwater management is a process which attempts to find ways to ensure that stormwater runoff will always be controlled as it flows off a site, and thus prevent flooding and damage to life and property. Stormwater management seeks to: (1) ensure that stormwater runoff will be controlled prior to running off a site, and (2) ensure that nearby water courses will always be able to convey this stormwater away from the site.

Fayette County’s stormwater quantity and quality concerns come primarily from non-point sources. The county does not have a network of pipes and culverts to direct the runoff to a treatment area, rather it generally flows either to a detention pond or it flows directly to the nearest stream or other water body. Maintenance of detention ponds is a concern, however, as they can fill up through siltation and lose their effectiveness.

Fayette County currently requires a stormwater study be prepared for all development projects. The purpose of such a study is to provide for the effective and safe conveyance of excess stormwater off of the property in such a way and by such means that adjacent property owners are not adversely affected. Runoff, flow routing and detention or retention basin sizing and outlet control device design calculation must be presented in a hydrological study and report prior to the issuance of development permits.

**MAP N-1  
WATER SUPPLY WATERSHEDS**



Source: Fayette County Planning Department

## **Assessment**

Fayette County's growth will increase the potential for soil erosion which causes sedimentation and pollution of water supply watersheds. Clearly, it is preferable to plan in advance and prevent this type of contamination from occurring. To this end, the Georgia Department of Natural Resources (DNR) has developed standards for water supply watersheds. Georgia law now requires that local governments adopt minimum development standards for water supply watersheds. The DNR standards establish buffer, setback, and use restrictions for both large (greater than 100 square miles) and small (less than 100 square miles) watershed. Fayette County adopted a water supply watershed protection ordinance in 1987. This ordinance is in compliance with the standards established by DNR for watershed protection (Development Regulations, Article VII, Watershed Protection Ordinance, §8-201 - 8-205). The watershed protection ordinance regulates streams under three categories: major water supply streams, named tributaries, and minor unnamed streams.

The County will continue to enhance its Soil Erosion and Sediment Control Ordinance to prevent unnecessary erosion and sedimentation. Land disturbing activities must be vigorously enforced to ensure protection of water bodies and to avoid other potential land use problems.

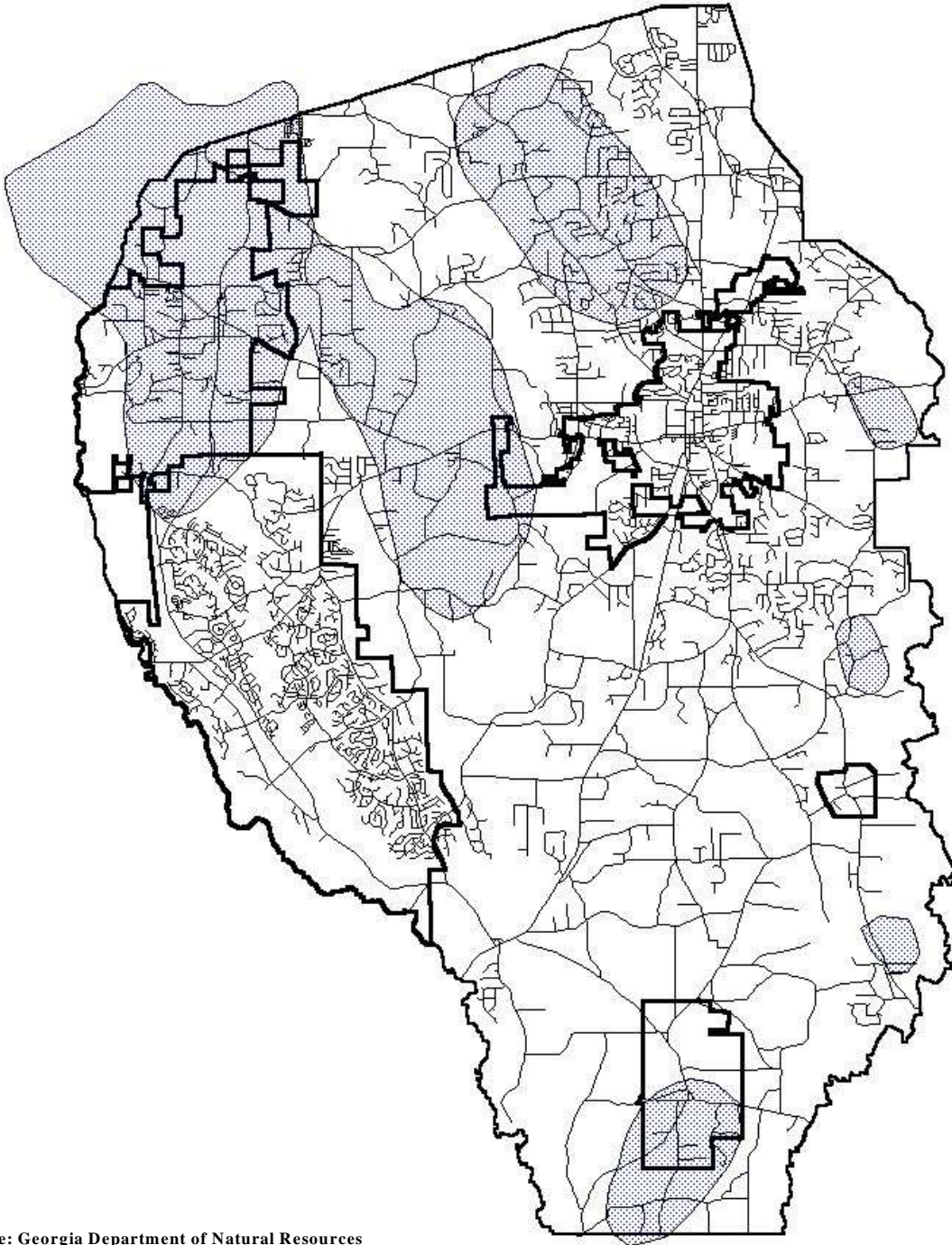
The Federal Phase II Stormwater regulations (40 CFR Part 123.33) require operators of small municipal separate storm sewer systems (MS4s), such as Fayette County, to apply for coverage under a National Pollution Discharge Elimination System (NPDES) permit for discharge from its storm sewer system. Fayette County submitted its Notice of Intent for coverage under the State of Georgia's General Stormwater Permit (no. GAG610000) in March 2003. The Notice of Intent provides a framework for the County to develop a Storm Water Management Plan (SWMP) and contains six minimum control measures, which must be addressed by December of 2006. These six areas include: public education and outreach, public involvement/participation in the development of the plan, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, and pollution prevention/good housekeeping for municipal operations.

## **GROUNDWATER RECHARGE AREAS**

A recharge area is any area that facilitates the flow of surface water into an aquifer (an underground reservoir) to recharge it with more water. Significant recharge action replenishes the supply of well water. While recharge takes place throughout practically all of Georgia's land area, the rate, or amount, of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

Recharge areas also provide a potential path for contaminants to enter the ground water. It is important, therefore, to know and understand the recharge mechanisms for groundwater sources of drinking water. Most of northern Georgia is underlain by crystalline rocks with complex geologic character and with little or no porosity within the rocks themselves. While the overall porosity tends to be low, the rocks do contain joints and fractures along which groundwater can move. The crystalline rocks are overlain by a weathered zone called saprolite, which is relatively

**MAP N-2  
SIGNIFICANT GROUNDWATER RECHARGE AREAS**



Source: Georgia Department of Natural Resources



porous. Precipitation infiltrates downward into the soil and saprolite and fills fractures and joints in the rock where they occur. Well water can be obtained either from the saprolite or from the fractures in the rock; however, the more reliable sources of groundwater are from zones where the bedrock has been intensely fractured.

## **Inventory**

Because groundwater systems and the factors controlling recharge vary with geology, different approaches to identification are required for different areas of the state. Fayette County is located in the Piedmont Province of the north Georgia region. The north Georgia region is underlain by rock which has little or no porosity. However, there are cracks in this layer of rocks which allow the movement and storage of groundwater. Areas which contain thick soils, or saprolite, and slopes of less than eight percent have the potential of being significant recharge areas.

The Georgia Department of Natural Resources (DNR) has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. The map indicates thick soils exist in the northern portion of Fayette County in the Tyrone area and in the southern portion of the county in the Brooks area. (Map N-2).

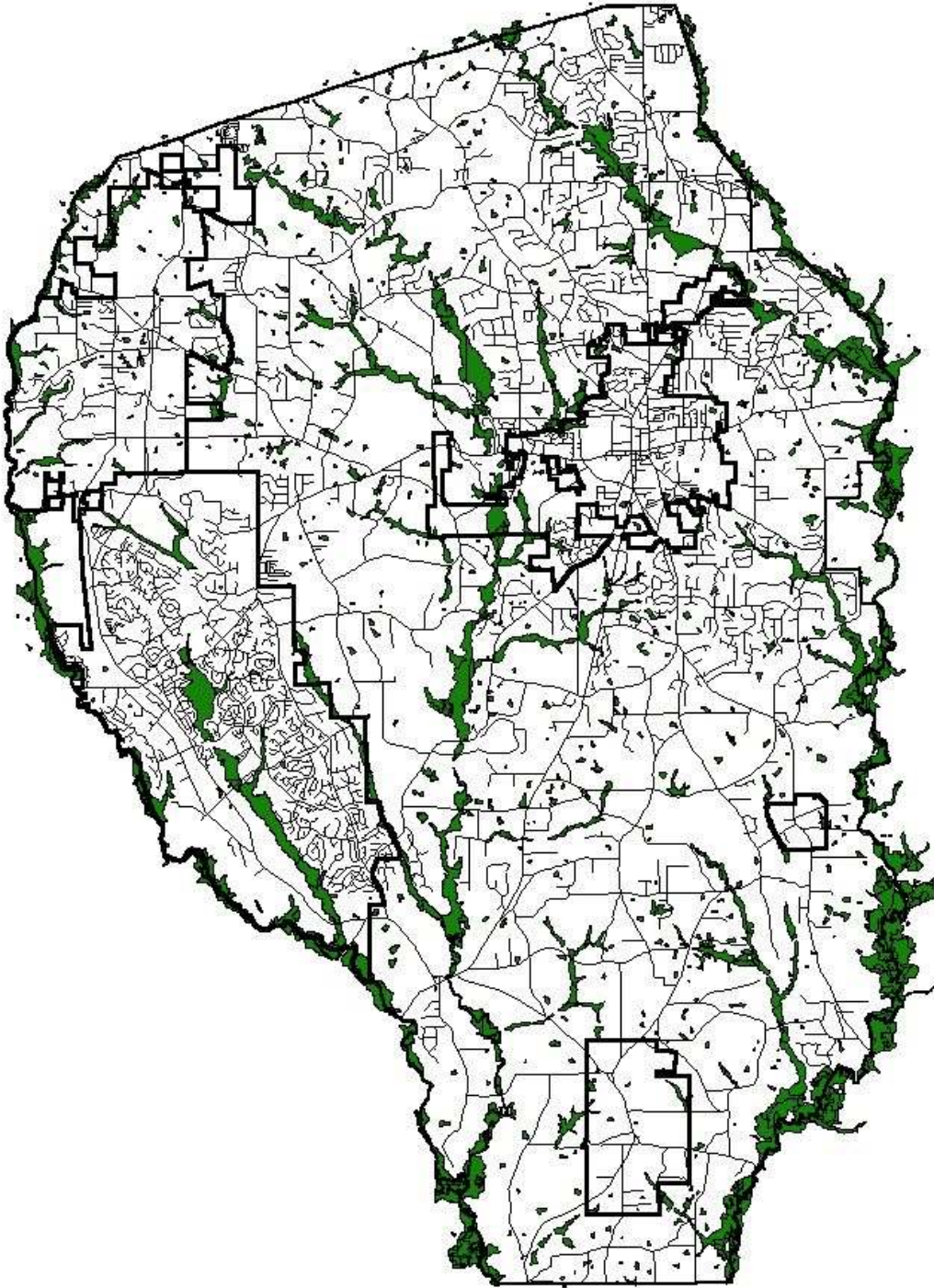
## **Assessment**

Wells are now used throughout Fayette County for both public and private water supply. The relatively flat areas of thick soil are also choice sites for residential, commercial, and industrial development. In response, DNR has established standards to be used in the protection of recharge areas. These standards include the establishment of minimum lot size limitations for new homes and new mobile home parks served by septic tank/drain field systems; the use of agricultural waste impoundment sites; and secondary containment for above-ground chemical or petroleum storage tanks with a minimum of 660 gallons. Fayette County has adopted a groundwater recharge ordinance in compliance with the standards established by DNR for groundwater recharge area protection (Development Regulations, Article XI, Groundwater Recharge Area Protection Ordinance, §8-320 - 8-332).

## **WETLANDS**

Wetlands are defined in Georgia Department of Natural Resources (DNR) Rules as “areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, . . . a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands include lakes, ponds, rivers, streams, swamps, marshes and isolated depressions. Under natural conditions, wetlands help to maintain and enhance water quality by acting as huge natural water filters, allowing flowing water to slow down, filtering out sediments and associated non-point source pollutants from adjacent land uses. They allow for groundwater recharge. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

**MAP N-3  
WETLAND AREAS**



Source: U.S. Fish and Wildlife

Recognizing the important function of wetlands, Section 404 of the federal Clean Water Act requires that owners receive a permit from the U.S. Army Corps of Engineers to dredge or fill wetland areas. Before a Land Disturbance Permit can be issued by the County, the owner/developer must present a copy of the Army Corps of Engineers' determination as to the presence of wetlands and/or a 404 permit relative to the proposed work.

## **Inventory**

According to the National Wetlands Inventory conducted by the U.S. Fish and Wildlife Service, significant wetland areas exist in Fayette County, especially along Whitewater Creek and the Flint River as shown in Map N-3. Wetlands also occur around the County's ponds and lakes. Wetlands along Whitewater Creek are extensive and have the least evidence of human disturbance.

## **Assessment**

Careful control of development is required to ensure the logical preservation of wetlands. The Georgia Department of Natural Resources (DNR) has been given the responsibility of developing minimum criteria and standards for the protection of wetlands. The standards established by the DNR require the identification and mapping of wetlands and require that the issuance of any local building permit is coordinated with the Corps of Engineers' Section 404 permitting program in wetland areas. Fayette County has adopted a groundwater recharge ordinance in compliance with the standards established by DNR for groundwater recharge area protection (Development Regulations, Article IV, Flood Plain Regulations, §8-90).

## **PROTECTED RIVERS**

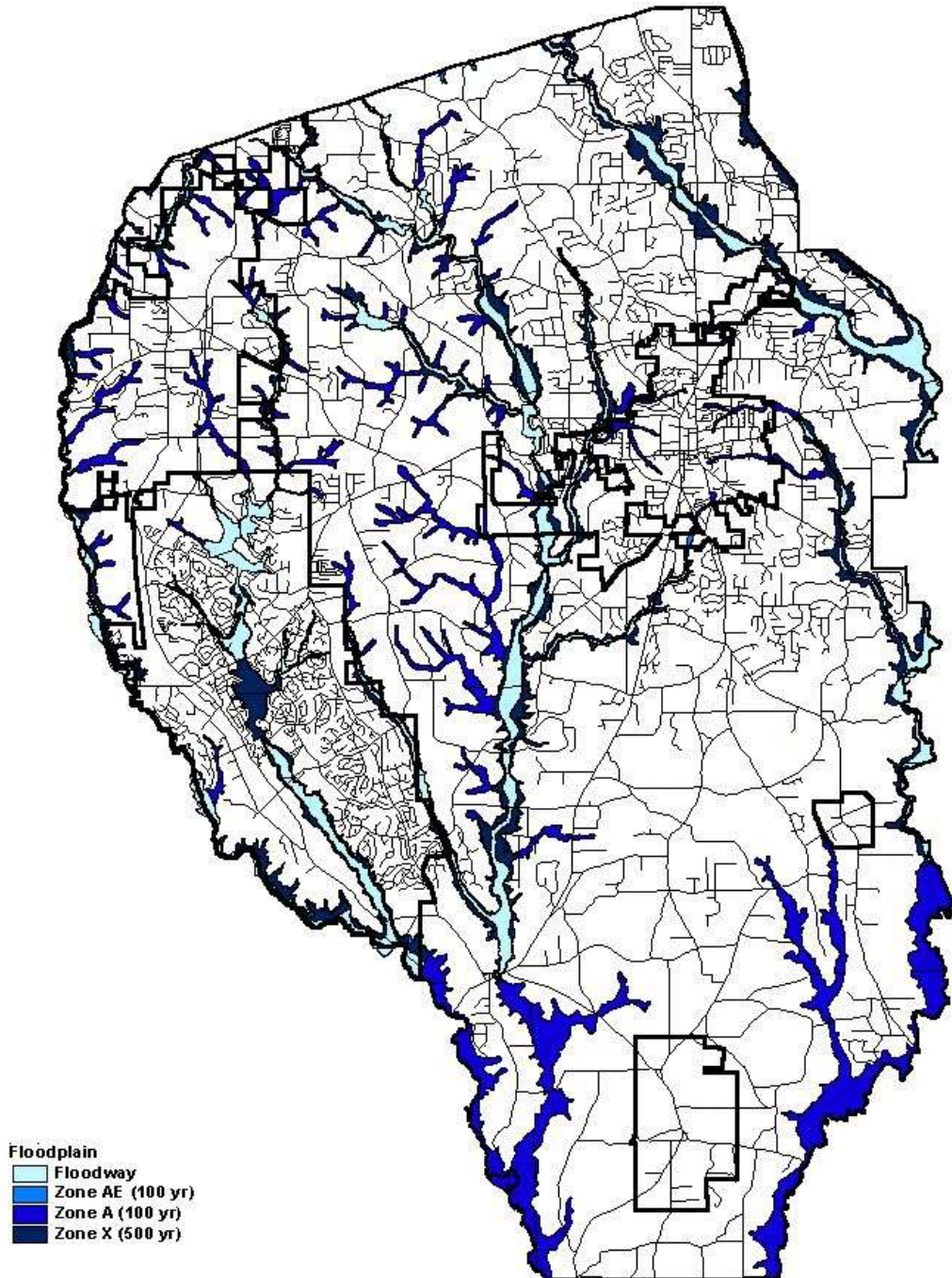
Currently, there are no protected rivers within Fayette County's jurisdiction. While the Flint River is a protected river, the Georgia Department of Community Affairs has determined that its protected status begins south of Fayette County.

## **FLOOD PLAINS**

Flooding is the temporary covering of soil with water from overflowing streams. Water standing for short periods after a rainfall is not considered flooding, nor is water in swamps. Flooding is rated in general terms which describe the frequency and duration of floods and the time of year when flooding is most likely to occur.

A flood plain is any normally dry land area that is susceptible to being inundated by waters of a 100 year flood. It consists of the floodway and the flood fringe areas. Floodway refers to the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than

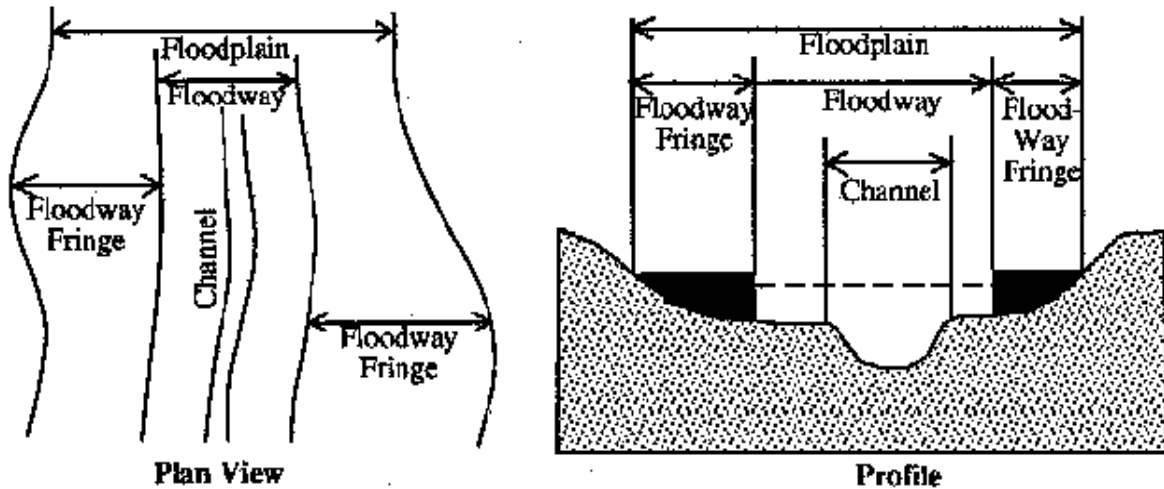
**MAP N-4  
FLOOD PLAIN**



Source: Federal Emergency Management Agency

one foot. The flood fringe area is that area of the flood plain lying outside the floodway but still lying within the area of special flood hazard (Figure N-1).

FIGURE N-1  
FLOOD PLAIN DIAGRAM



Source: Vision 2005, Forsyth County North Carolina

Flood plains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. In their natural state, flood plains slow the rate at which the incoming overland flow reaches the stream, thus preventing increased flooding and flood damage downstream. Likewise, a vegetated flood plain slows surface water runoff, causing the flowing water to drop most of its sediment in the flood plain. This reduces erosion and muddy stream waters. It also decreases the amount of pathogens and toxic substances entering the stream. The slowing of runoff across the flood plain also allows additional time for the runoff to infiltrate and recharge groundwater aquifers.

### **Inventory**

The Federal Emergency Management Agency (FEMA) has identified and mapped areas in Fayette County which are prone to flooding (Map N-4). These areas include lands adjacent to the county's major streams and tributaries and a number of minor streams as well. Approximately fourteen percent of Fayette County is affected by flood plain boundaries as delineated by FEMA.

### **Assessment**

Development in these areas should be carefully monitored to protect the functional integrity of

flood plains as well as the health, safety, and property of the county's residents. Development in the flood plain has the potential of increasing channel water velocity and increased flood heights. For example, any fill material placed in the flood plain eliminates essential water storage capacity causing water elevation to rise, resulting in the flooding of previously dry land.

Fayette County's flood plain protection regulations were adopted to meet the eligibility requirements of the National Flood Insurance Program administered by FEMA. The flood plain regulations prohibit encroachment, including fill, new construction, substantial improvements and other developments within the floodway unless certification by a registered professional engineer is provided demonstrating that encroachment shall not result in any increase in flood levels. Development in flood fringes is subject to permitting to ensure that the rise in water surface elevation will not impact others (Development Regulations, Article IV, Flood Plain Regulations, §8-81 - 8-155).

## **SOIL TYPES**

Soil is the product of five factors: parent material (underlying geology), topography, climate, plant and animal life, and time. The nature of the soil at any given place depends on the combination of these five factors. Each factor acts on the soil and each modifies the effect of the other four. Because of this interaction, a knowledge of soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or flood plain areas. Soil types are also useful in estimating runoff from precipitation, which is essential in developing storm water management programs.

A knowledge of soil types has a direct relationship to development. While some soils are more conducive to development, others present poor conditions for construction or very slow water absorption characteristics. Although soils poorly suited for construction may not preclude building, they do exact higher building costs and impose long term handicaps. The critical aspects in evaluating soils in a built environment include the following:

- Bearing capacity - the ability of a soil to support weight;
- Erosion and stability - the susceptibility to erosion and failure in sloping terrain; and
- Permeability/drainage - the capacity of soils to receive and transmit water. This capacity directly relates to the soils' shrink-swell capacity and its ability to support septic systems. It also relates to the soils' runoff coefficient and potential flooding impacts

## **Inventory**

All pertinent information on soils in Fayette County can be found in the U.S. Department of Agriculture Soil Conservation Service's Soil Survey of Clayton, Fayette, and Henry Counties. The Soil Survey creates combined groupings for the purpose of general land use planning. These groupings convey information relevant to general topography (slope), erosion potential, depth to bedrock, depth to water, flood plains, and more importantly, development capability and limitations. There are four major soil categories present in Fayette County: (1) Cartecay-Wedakee, (2) Cecil-Applying, (3) Gwinnett-Davidson, and (4) Pacolet-Ashlar-Gwinnett. These

categories are described below and shown in Map N-5).

### Cartecay-Wehadkee

This series consists of nearly level, poorly drained, and somewhat poorly drained soils that are predominantly loamy throughout; formed in alluvial sediment. Brief, frequent flooding is common. These soils lie along the narrow to wide flood plains of the Flint River and the county's named streams (Antioch, Camp, Flat, Gay, Gingercake, Haddock, Horton, Line, Morning, Murphy, Nash, Perry, Shoal, Tar, Trickum, Whitewater, and Woolsey). Because of the flooding hazard (less than two percent slope), these poorly drained soils have low potential for development and should be limited to a suitable wildlife habitat.

### Cecil-Applying

Found in gently sloping and strongly sloping areas, these well-drained soils have a red or predominantly yellowish brown clayey subsoil. Covering approximately 78 percent of the county, this unit is used mainly for cultivated crops or pasture. Some areas have reverted to woodland. While these soils have potential for development, the clayey subsoil needs to be considered before installing most sanitary facilities and making shallow excavations. With slopes ranging from two to ten percent, protection from erosion is necessary regardless of whether the land is used for cultivation or development.

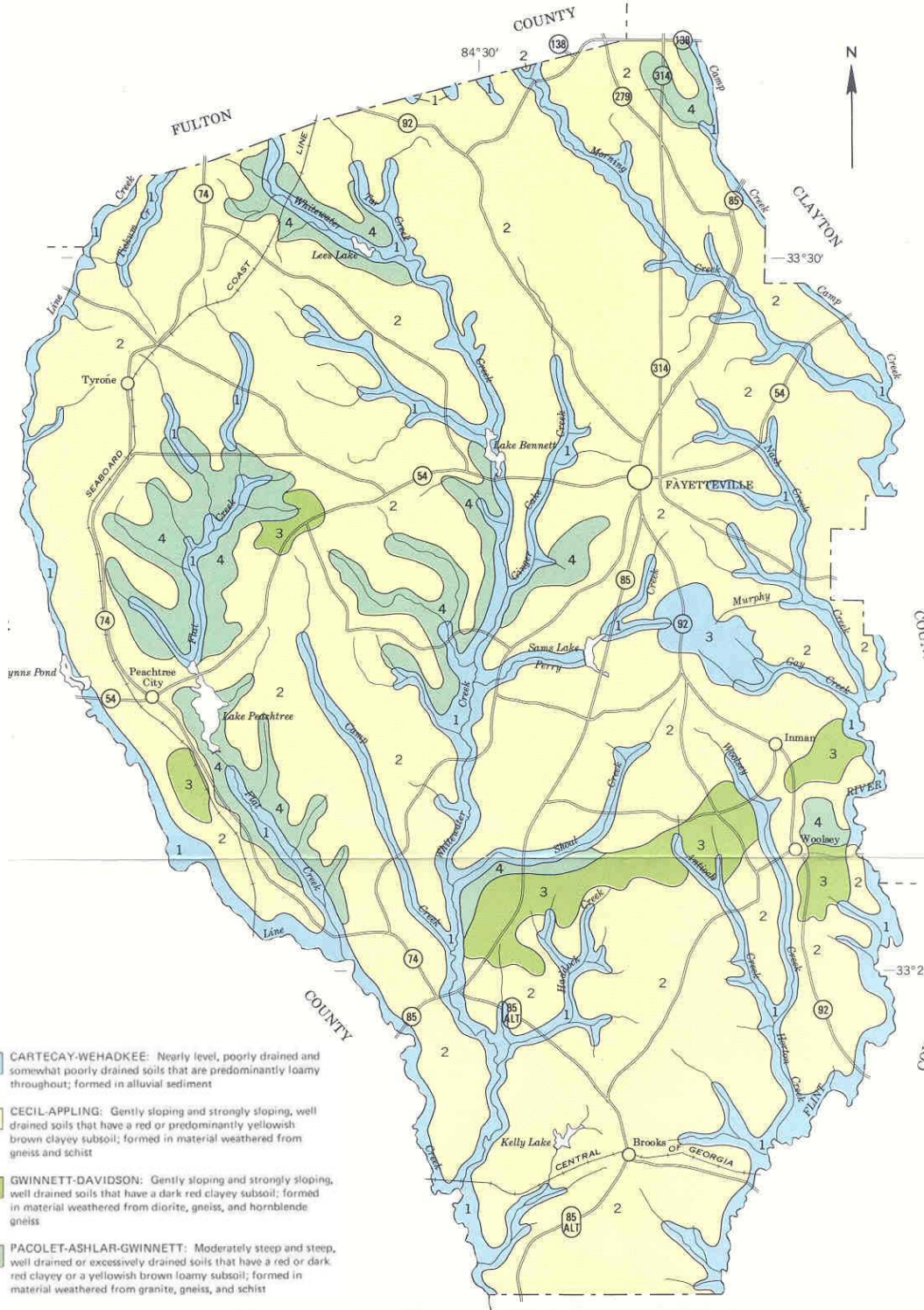
### Gwinnett-Davidson

This unit consists of gently sloping and strongly sloping, well-drained soils that have a dark red clayey subsoil. These soils comprise approximately five percent of the county with slopes ranging from two to ten percent. Found in a few areas primarily in the southern half of the county, this unit is used mainly for cultivated crops and pasture, although some areas have reverted to woodland. The soils in this unit have a medium potential for most development purposes. As with the Cecil-Applying unit, consideration must be given to the clayey subsoil before installing most sanitary facilities and making shallow excavations. Shrinking and swelling of these soils needs attention in those areas used for the construction of roads and buildings.

### Pacolet-Ashlar-Gwinnett

These are moderately steep and steep, well-drained or excessively drained soils that have red or dark red clayey or a yellowish brown loamy subsoil. Found primarily along the smaller, unnamed streams in the county, slopes in this unit range from 10 to 25 percent. The unit comprises about six percent of the county. This unit has low potential for farming, development, and most active recreational uses. Steep slope is the primary management concern. The potential for pasture and production of woodland is medium, mainly because of the erosion hazard and equipment limitation.

# MAP N-5 SOILS



Source: U.S. Department of Agricultural Soil Conservation Service



## **Assessment**

Soil limitations vary by type and degree. A slight limitation indicates that soil properties are generally favorable for the specified use; any limitation is minor and easily overcome. A moderate limitation indicates that soil properties and site features are unfavorable for the specified use, but that limitations can be overcome or minimized by special planning and design. A severe limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soil limitations rated severe, such costly measures may not be feasible.

Soils in Georgia are erosion prone by their very nature. When the vegetation is removed, due to development, naturally this potential increases. With proper design and erosion control regulations soil erosion can be reduced. The problem of soil erosion is addressed state-wide by the Georgia Erosion and Sedimentation Act. Locally, Fayette County has its own soil erosion and sedimentation control regulations.

## **STEEP SLOPES**

Slope is measured by dividing the change in elevation by the horizontal distance. This results in a decimal that when multiplied by 100, yields the average percentage of slope between two points. For example: 100 feet (elevation) ÷ 1,000 feet (distance) = 0.10 or 10% slope. Slope analysis is important because it helps to determine suitable land uses and identifies potential environmental hazards, such as erosion, and safety hazards, such as slopes susceptible to sliding. The steeper the slope, the more expensive construction becomes and the more difficult it may be to provide a safe access road, sewers, and proper drainage and to stabilize the soil. Generally speaking, slopes over 10 percent may be considered to be steep. Lawns cannot be mowed on slopes in excess of 25 percent (Encyclopedia of Community Planning and Environmental Management).

## **Inventory**

Slopes in Fayette County range from nearly level to steeply sloping. Steep slopes of 15 percent or greater generally occur in the Pacolet-Ashlar-Gwinnett soil category. These areas are located primarily along portions of major streambanks, such as Whitewater Creek, Flat Creek, and Camp Creek. Most of these sloping areas remain covered with protective vegetation due to their protection under various Fayette County ordinances.

## **Assessment**

Due to the unstable nature of north Georgia soils, unregulated development can produce a variety of environmental problems. The Fayette County Watershed Protection Ordinance (Development Regulations, §8-201 - 8-205) requires significant natural, undisturbed buffers and setbacks from the stream bank or the 100-year flood plain, whichever is greater. On slopes outside the protection of the Watershed Protection Ordinance, the county's Soil Erosion and Sedimentation Control Ordinance (Development Regulations, §8-241 - 8-266) requires erosion control

measures, such as silt fences during construction, and vegetative cover upon completion of construction, to minimize adverse impacts of development.

## PRIME AGRICULTURAL AND FOREST LAND

**Agricultural Land.** Every five years, the U.S. Bureau of the Census conducts a Census of Agriculture. For census purposes, a farm is any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. The Census of Agriculture indicates that between 1987 and 1997, the number of farms decreased by 26 percent and the amount of acreage in farms decreased by 32 percent. While the value of land and buildings per farm increased 112 percent during this same period, the average production expenses per farm also increased by 122 percent. Those involved in agricultural endeavors usually rely on other occupations to supplement their incomes. In 1997, approximately 65 percent of farming operators had another occupation in addition to farming. The following table (Table N-1) summarizes the census data.

TABLE N-1 CENSUS OF AGRICULTURE: 1987, 1992, 1997 FAYETTE COUNTY				
	1987	1992	1997	Change 1987-1997
Number of farms	248	208	184	-26%
Acreage in farms	27,119	22,212	18,350	-32%
Average size of farm in acres	109	107	100	-8%
Farming as a principal occupation	31%	38%	35%	-
Average value of land and buildings				
Per Farm	\$191,587	\$319,373	\$405,526	112%
Per Acre	\$2,330	\$3,457	\$4,117	77%
Market value of agricultural products sold (avg. per farm)	\$6,968	\$9,199	\$21,898	214%
Average production expenses per farm	\$7,646	\$10,867	\$17,002	122%

Source: US Bureau of Census, 1987, 1992, 1997.

Farmland, whether in crop or livestock production, continues to disappear in Fayette County. Some of this disappearance can be attributed to the increased interest in large land holdings for a single family residence or the increased interest in recreational horse breeding activity. Taking land out of crop and livestock production is often a prelude to residential development; much of the loss in farmland is represented by subdivision development.

**Forest Land:** The natural forest cover in Fayette County generally consists of a mix of pines (Loblolly and Shortleaf) and hardwoods (Oak and Hickory). The Georgia County Guide reports that acres of timberland decreased by 11 percent from 67,159 acres in 1989 to 59,600 acres in

1997. In addition to its commercial value, forest land possesses visual quality, enhances water quality, and provides animal habitat.

### **Assessment**

The county provides the opportunity for agricultural practices to continue through its Planned Entertainment Farming district as part of the Planned Unit Development zoning category. This district allows uses incidental to an active farming operation as a way to preserve agricultural areas. Incidental uses include a U-pick farmer's market, petting zoo, educational tours, and even restaurants, among others.

The county also recognizes the benefits of agricultural and forest lands by allowing property owners to put a conservation easement on their land to reduce their property taxes. As long as the property owner maintains an active agricultural and/or forestry use of the land, this conservation easement reduces taxes for ten years. The conservation easement is renewable indefinitely.

### **PLANT AND ANIMAL HABITATS**

The Georgia Department of Natural Resources (DNR) Heritage Inventory has mapped known occurrences of rare and threatened species of plants and animals. These are plants and animals which are rare enough to warrant state and federal protection. The species identified, all of which are designated endangered or threatened, are vulnerable to the impacts of rapid land use changes and population growth. Endangered species are those which are in danger of extinction throughout all or part of its range. Threatened species are those which are likely to become an endangered species in the foreseeable future throughout all or part of its range

### **Inventory**

The Georgia DNR Heritage Inventory indicates there are five species in Fayette County that are listed either endangered or threatened. The endangered and threatened species in Fayette County are generally aquatic shellfish found in streams. They include:

Purple Bankclimber (*Elliptoideus sloatianus*). Threatened. Habitat: Large rivers and creeks with some current in sand and limestone rock substrate.

Shiny-Rayed Pocketbook (*Lampsilis subangulata*). Endangered. Habitat: Sandy/rocky medium-sized rivers and creeks.

Gulf Moccasinshell (*Medionidus penicillatus*). Endangered. Habitat: Sandy/rocky medium-sized rivers and creeks.

Highscale Shiner (*Notropis hypsilepis*). Threatened. Habitat: Blackwater and brownwater streams.

Oval Pigtoe (*Pleurobema pyriforme*). Endangered. Habitat: Sandy Medium sized rivers and creeks.

The species identified are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the community to the extent possible.

### **Assessment**

Fayette County has no ordinances or development regulations specifically addressing sensitive plant and animal habitat. However, the aforementioned environmental ordinances and regulations aid in preserving water quality and wildlife habitat through flood plain and watershed buffer regulations.

## **MAJOR PARK, RECREATION, AND CONSERVATION AREAS**

Currently, there are no major federal, state, or regional park and recreation areas in Fayette County. The county's existing parks are local in nature and are discussed in the Community Facilities and Services Element of this comprehensive plan.

## **SCENIC VIEWS AND SITES**

Portions of Fayette County are still rural in nature. A rural landscape is perceived as scenic to many. For this reason, much of rural Fayette County could be considered scenic. However, as more and more of Fayette County is developed, this scenic rural atmosphere is disappearing.

To aid in the preservation of scenic areas in Fayette County, the Board of Commissioners adopted the Fayette County Scenic Roads Procedure to assist citizens in the preservation of rural and scenic roads through the control of their own property. The procedure requires 100 percent of the affected property owners be in agreement with the Scenic Roads requirements before the road can be designated scenic.

Fayette County is participating in the Georgia Greenspace Program (see Community Facilities Element). The purpose of this program is to encourage rapidly developing counties to preserve a minimum of 20 percent of their entire area as green space. This program will aid in the preservation of scenic views and sites

## **AIR QUALITY**

Clean air is a vital and important resource. Prior to the adoption of the first Clean Air Act in 1970, clean air was often taken for granted. Since the passage of the revised Clean Air Act in 1990, which included major changes to the 1970 Act, more attention has been paid to ozone and its harmful affects on humans. Ozone, a colorless gas more commonly known as smog, is the

biggest threat to human safety. Ozone can destroy human lung and airway tissue. Symptoms associated with exposure include irritation of the eyes and throat, cough, chest pain, shortness of breath, wheezing, headache, fatigue and nausea. It especially affects the very young, the very old, and those with sensitive respiratory systems. Even moderate levels may impair the ability of individuals with asthma or respiratory disease to engage in normal daily outdoor activities. Long term exposure may lead to permanent scarring of lung tissue, loss of lung function, and reduced lung elasticity (Georgia Department of Natural Resources). Cars and trucks are responsible for more than 50 percent of the pollutants that form ground-level ozone (The Georgia Conservancy, Panorama, Sept.-Oct., 1999).

## **Inventory**

Thirteen counties in the Atlanta area, Fayette among them, are classified as a “serious” ozone non-attainment area for not meeting federal air quality standards. The Atlanta region is in the top twenty percent of areas in the nation with the worst air quality. Information concerning ambient air quality is obtained through twelve monitoring sites located throughout the Atlanta area. These sites measure the daily ambient ozone concentration through the high ozone season which runs from May through September.

In 1998, the Georgia Department of Natural Resources(DNR), Environmental Protection Division, Air Protection Branch installed a monitoring site in Fayette County at the Georgia Department of Transportation (GDOT) construction site on McDonough Road at SR 54 East. Records indicate that in 1998, Fayette County had 34 days that exceeded the eight-hour average ambient air ozone concentration. In 1999, the number dropped to 27 noncompliance days. In 2000 and 2001 there were twelve and three days, respectively. Fayette County recorded six noncompliance days for the 2002 season.

## **Assessment**

Locally, Fayette County is not involved in regulating, monitoring or enforcing air pollution activities. Under the provisions of the Federal Clean Air Act, counties in Georgia with more than 200,000 registered vehicles must require emissions inspections. The State, however, now requires annual automobile emission control testing for all automobiles licensed in the thirteen county metropolitan area because of the area’s non-attainment status. In 1990, Fayette County had approximately 71,300 registered vehicles. By 1997 this number grew to 91,084 and by 2002 there were approximately 115,000 registered vehicles in Fayette County.

Existing and future sources of air pollution in Fayette County are most likely related to motor vehicle exhausts. The continuing growth in the county, coupled with increasing numbers of commuters, will exacerbate the problem. A recent survey conducted by the Clean Air Campaign found that more than 82 percent of Fayette County and other suburban Atlanta residents view metro Atlanta’s smog as a serious problem. But the survey also indicated, however, that many Fayette County and suburban citizens in general do not believe that anything they do will help to improve metro Atlanta’s air quality. With vehicles producing so much of the pollution, it is important for citizens to realize everyone is responsible for cleaning up the air. The Clean Air

Campaign lists several steps citizens can take to help improve the air such as refueling vehicles after 6 p.m., combining errands, car pooling, and purchasing items on-line.

The county currently does not have any air quality regulations except for outdoor burning. Since 1996, the county regulates the open burning of wood debris. Such burning is not allowed from May through September. Other months it is allowed by permit.

## **SUMMARY**

Fayette County has many regulations and policies designed to protect the environment and conserve our ecological resources. In the final analysis, an environmental policy or a regulation that applies to development will only achieve the desired effect if it is identified at the time of application review, enforced during development, maintained after development is over, and monitored for continued performance.

## **GOALS, OBJECTIVES, POLICIES, GUIDELINES**

The following goal, objective, and policy statements provide the basis for addressing the growth and development issues which will impact the county over the next 20 years. Following the goal for Natural and Historical Resources is a listing of objectives and policies which address specific issues. Recommendations, or guidelines, which suggest courses of action for addressing these issues, are provided below. The objectives and policies listed below have been designed to help decision makers implement these policies and regulations regarding the use of land that will conserve and preserve natural resources.

**Goal for Natural Resources:** The amount and distribution of population density and land uses in the county should be consistent with environmental constraints which preserve natural resources and which meet or exceed federal, state, and local standards for water quality, ambient air quality, and other environmental standards. Development in the county should provide for the conservation and protection of the environment through the proper utilization and management of the county's natural resources. The County should support the conservation of appropriate land areas in a natural state to preserve, protect, and enhance stream valleys, woodlands, wetlands, farmland, and plant and animal life in conjunction with the Georgia Greenspace Program, creating a system of public open spaces.

### **Objective N-1:        **Preserve and improve air quality.****

Policy a.            Establish a base line of air quality data for Fayette County in accordance with the Georgia Department of Natural Resources.

Policy b.            In cooperation with federal, state and regional agencies, consider endorsing their free ride-share programs for Fayette County. Design and implement traffic control devices to aid the flow of traffic and reduce the amount of

idling time.

Policy c. With assistance of the Georgia Clean Air Campaign, increase public awareness and investigate the establishment of an educational program to inform citizens about air quality problems and solutions.

**Objective N-2: Prevent and reduce pollution of surface and groundwater resources; protect and restore the ecological integrity of streams in Fayette County.**

Policy a. Maintain a list of Best Management Practices (BMPs) appropriate for Fayette County and ensure that development complies with these BMP requirements. Revise BMP requirements as newer, more effective strategies become available.

Policy b. Update soil erosion and sedimentation regulations and enforcement procedures as new technology becomes available.

Policy c. Continue to monitor Fayette County's surface and groundwater resources. Limit development in sensitive hydrological areas according to the following guidelines:

S Update rules and regulations for water supply watersheds, groundwater recharge areas, and wetland protection established by the Georgia Department of Natural Resources "Part V Environmental Standards" as necessary.

S Assess current regulations to ascertain their effectiveness in protecting the environment and draft new regulations if necessary.

Policy d. For new development, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development projects may have on the County's streams, some or all of the following practices should be considered:

S Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. Where feasible, convey drainage from impervious areas into pervious areas.

S Encourage cluster subdivision development, as detailed in the Conservation Subdivision Zoning District, when designed to maximize the protection of ecologically valuable land such as

wooded areas and stream corridors.

- S Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits.
- S Investigate the feasibility of vegetated ditches and the reduction of street lengths and pavement widths.
- S Encourage the use of BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- S Encourage shared parking between adjacent land uses where permitted and the use of pervious parking surfaces in low-use parking areas.
- S Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, public education programs provided through the County Extension Service.

**Objective N-3: Protect the County’s surface waters from the avoidable impacts of land use activities in Fayette County.**

- Policy a. Ensure that development complies with the County's Watershed Protection Ordinance.
- Policy b. Continue enforcement of the county's Soil Erosion and Sedimentation Control Ordinance.
- Policy c. Continue enforcement of the county’s Flood plain Regulations (which includes regulating the filling of land within the 100 year flood plain).

**Objective N-4: Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits.**

- Policy a. Identify and locate drainage structures and stormwater facilities. Utilize appropriate BMPs in conjunction with new development to minimize future problems.
- Policy b. Create a drainage model for selected watersheds to determine the effect of development on flood plain and drainage structures.
- Policy c. Comply with the Phase 2 Stormwater regulations for Small MS4s (Municipal Storm Sewer System).



**Objective N-5: Ensure that new development avoids unsuitable soil areas and implements appropriate engineering measures to protect new structures from unstable soils.**

Policy a. Limit development on unsuitable soils, and cluster development away from slopes and potential problem areas. Continue to require Level 3 Soil Surveys for the placement of septic systems.

**Objective N-6: Identify, protect, and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fayette County.**

Policy a. Consider the purchase and protection of lands through the Governor's Greenspace Program that achieve any of the Program's following goals:

- S Protection of water quality for rivers, streams, and lakes;
- S Protection from flooding;
- S Protection of wetlands;
- S Reduction of erosion through the protection of steep slopes, areas with erodible soils, and stream banks;
- S Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- S Protection of scenic views and areas;
- S Protection of archaeological and historic resources;
- S Provision of recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities; and,
- S Connection of existing or planned areas contributing to the goals set out in this paragraph.

## **HISTORIC RESOURCES**

Historic resources include significant or distinctive building traditions and styles, crossroad commercial districts, traditional occupations and skills, historic structures and sites, institutional districts and buildings, local transportation resources, historic rural resources, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of a community's past, providing a link to its cultural heritage and a better understanding of the people and events which shaped the patterns of its development.

An Architectural Survey of Fayette County conducted by Historic Preservation Services, Inc. of Macon, Georgia, identified some 410 historic structures, based on age and/or architectural integrity. Historic building types include houses, churches, schools, commercial buildings, train

depots, a courthouse, and a mill. These structures are located both in the cities and the unincorporated county. Preservation of these important resources makes it possible for them to continue to play an integral, vital role in the community. However, the majority of these structures remain in private ownership, making their protection and preservation difficult.

The following section offers a brief history of Fayette County. Subsequent sections inventory the historic, archeological, and culturally significant resources in the county divided into the following sections: Residential Resources, Commercial Resources, Industrial Resources, Institutional Resources, Transportation Resources, Rural Resources, and Other Historic, Archaeological and Cultural Resources. Portions of the following sections have been taken from "The History of Fayette County, 1821-1971" which was published by the Fayette County Historical Society.

## **HISTORY OF FAYETTE COUNTY**

Fayette County was formed from lands ceded by Creek Indians in the Treaty of 1821. It was Chief William McIntosh of the Lower Creek Nation who signed the treaty at Indian Springs to cede the land which is now Fayette County. The county was named for the General Marquis de la Fayette, the French hero of the American Revolutionary War.

Fayetteville was the County seat and commerce center; the remainder of the county was principally small subsistence farms with villages formed at the juncture of crossroads and creeks with a mill and a merchant usually found in each. Before 1840, small villages existed at or near the present locations of Kenwood, Hopeful, Sandy Creek, Tyrone, Flat Creek, Cross Roads, Starr's Mill, Whitewater, Brooks, Inman, and Woolsey.

Though 46 percent of the county's wealth by 1860 was invested in slaves, there were only a few large landowners who owned numerous slaves, and none owned as many as 50. The slave population was about 25 percent of the total population. Though the county escaped the Civil War burning suffered in neighboring counties, looting took place and there was some military activity along the route of a supply train and in the southeast area around Inman. The far greater loss was men as the county sent six companies of infantry, two companies of cavalry, and several companies of state guards and suffered large numbers of casualties.

Despite the economic hardships following the war, most towns and villages survived and there was some population growth. Agriculture remained the mainstay of the economy with cotton as the principal crop. The crop lien system developed and there was considerable consolidation of land holdings.

In 1871, the Savannah, Griffin, and North Alabama Railroad built a depot in Sharon Grove at a stop called Brooks. The rail era had begun and new bustling towns sprang up along the routes and some of the earlier crossroads villages ceased to exist. Between 1880 and 1900, the Atlanta and Florida Railroad completed a line between Atlanta and Fort Valley. In 1907, the Atlanta, Birmingham, and Atlantic ran through the west side of the county.

The economy continued to prosper with agriculture as the mainstay until the boll weevil

infestation of 1921. This, along with other factors that brought on the farm depression of the 1920's, followed by the Great Depression, brought severe economic times. Farmers abandoned their farms and moved into nearby cities and towns seeking jobs. Banks closed in some of the towns and the railroads began cutting back on their routes.

The end of the depression and the general prosperity in the country following WWII, combined with roads and automobiles, brought the next significant changes. The first road was paved in the 1930s between Fayetteville and Jonesboro. When SR 85 was built in 1949, Fayette County was still rural with most farm land being in pasture for cattle. The automobile and the nearness to a major airport and the City of Atlanta began to bring suburban growth. In the 1950's, a community marked by planned growth and reserved green space and natural areas, was chartered on the west side of the county. It was called Peachtree City. This brought to six the number of incorporated towns in Fayette County - Fayetteville, Tyrone, Brooks, Woolsey, Inman, and Peachtree City. However, in 1971, Inman dropped their corporation charter.

The last 30 years have seen an influx of wealth into Fayette County, primarily from airport-related industries and employees. This growth has made Fayette County a "bedroom community" for the Atlanta metropolitan area, where over 60 percent of Fayette Countians commute to work. A population increase of over 700 percent since 1970 has created the need for new homes, schools, and shopping centers. While such growth caused many of the county's historic building stock to be lost, many structures from Fayette County's past still remain. These resources are discussed in the following sections.

## **RESIDENTIAL RESOURCES**

The vast majority of the 410 structures identified in the Architectural Survey of Fayette County are single family dwellings. These include examples of Greek Revival, Gothic Revival, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical, Craftsman, and English Vernacular Revival styles. Structures range in age from circa 1830 to 1940. While some structures lie vacant, many have been restored to their original splendor and are still used as single family homes today.

## **COMMERCIAL RESOURCES**

The Kenwood Community (see Rural Resources) has remnants of a once prosperous commercial center. The structure that was Carnes Mercantile Store (1895-1904) although vacant, remains. The Inman Community (see Rural Resources) also has remnants of what was a thriving commercial center. The old Inman Store (1885-1894), now vacant, still remains in its original location on Hills Bridge Road.

Individual commercial enterprises were scattered around the county. An example is the general store (1914-1920) at SR 92 South and Goza Road. It still functions as a general (neighborhood) store today.

## **INDUSTRIAL RESOURCES**

Fayette County is home to Starr's Mill, one of the most photographed sites in Georgia. Built around 1900 on SR 85 South, this mill provided grain to the surrounding community. One of several mills located on Whitewater Creek, Starr's Mill, including the pond and surrounding area, was purchased by Fayette County in 1991. The pond is used as a water intake source by the Fayette County Water System. Favored by fishermen and picnickers, the mill and pond are also often the scene of weddings and movie sets (The War, Fried Green Tomatoes, Sweet Home Alabama). Although vacant, a cotton warehouse (circa 1910-1914) still stands at the corner of Tyrone and Castlewood Roads.

## **INSTITUTIONAL RESOURCES**

One of the best known and earliest structures, and the only one in Fayette County on the National Historic Register, is the Fayette County Courthouse. Located on the square in the county seat of Fayetteville, the courthouse was constructed in 1825 by Finley G. Stewart. Originally constructed of brick, the two and ½ story structure was stuccoed many years ago. Extensive repairs were made in 1858. The History of Fayette County relates the nature of the repairs: "The sum of \$2,598 was given for a new roof, repairing the chimneys, and to give it three coats of paint. New glass panes were put in the windows, where needed, new blinds and catches where needed, and locks to be put on the doors." A tower was added in 1888 and the clock was installed on the tower in 1910. The building underwent extensive renovation in 1985 when it was changed from two stories to three stories. The courthouse is now the home of the Fayette County Chamber of Commerce and the Fayette County Development Authority.

Fayette County's growth has caused many of its historic church congregations to either replace their historic structures or alter their architectural integrity. Such changes include new windows, new facades, and expansions which alter the original configuration. However, there are some historic churches in the county which remain intact. These include: Old Rock Church (1880-1889), Hopeful Baptist Church (1905-1914), Ebenezer Church (1880-1889), New Hope Church (1880-1889), Starr's Mill Baptist Church (1887), Hartford Methodist Church (1935), and County Line Christian Church (1848).

The City of Fayetteville is home to the old Fayetteville Post Office (1920), now a retail store, and the Margaret Mitchell Library (1945), now home to the Fayette County Historical Society.

## **TRANSPORTATION RESOURCES**

Three historic depots remain - The Fayetteville Depot, the Kenwood Depot (1895-1905) and the Ackert Depot (1890-1899). All three depots were constructed of board and batten with metal roofs. With the removal of the tracks which served these depots, they all stand isolated from their original settings. The Kenwood Depot, located on the east side of Old Road south of Kenwood Road, is now vacant. The Fayetteville Depot is owned by the City of Fayetteville. The City refurbished the depot and it is used as a community center. The Ackert Depot, located on the

north side of Hills Bridge Road and John Street in Inman has been privately purchased and restored, using the original plans.

## **RURAL RESOURCES**

**Kenwood Community:** The Kenwood Community is located in the northeastern section of Fayette County, between SR 85 and SR 314 at Kenwood Road and Old Road. At one time, Kenwood was a lively business center with numerous stores, a gin house, blacksmith shop, a grist mill, post office, railway station, and a dairy. The earliest stores date from 1885; the dairy was started in 1921. Although vacant, the shells of the stores and railroad station remain to this day.

**Inman Community:** Located five miles south of Fayetteville, bordered on the east by the Flint River, on the south by the city limits of Woolsey, on the west by Woolsey-Brooks Road, and on the north by the settlement known as Harps, there are the twenty land lots that were formerly incorporated as Inman. Once a bustling center of farming and commercial activity, the community now has a general store and two churches as its centers of community life (The History of Fayette County, 1821-1971)

**Starr's Mill Community:** The boundaries of Starr's Mill Community are Jones Hill on the north to Line Creek on the south and from Flat Creek on the west to Haddock Creek on the east. In addition to the mill, the site also included a saw mill, a cotton gin, and a dynamo that produced electricity for nearby Senoia. At its height, the community also had a post office, a blacksmith shop, a church, and stores.

## **OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES**

The only structure listed on the Historic Register in Fayette County is the old Fayette County Courthouse located on the square in the City of Fayetteville.

There are approximately 150 known cemeteries in Fayette County. The Fayette County Historical Society maintains cemetery records of engraved gravestones dating from 1821. While some cemeteries are a part of churches and are well kept, many of the oldest cemeteries in the county are in abandoned villages, abandoned churchyards or are family cemeteries on land that no longer belongs to those whose families are buried there.

Archaeological finds in the development of various county reservoirs include shards and pieces of pottery. Indian arrowheads were also recovered. These artifacts are curated by the Fayette County Water System. The development of Falcon Field in Peachtree City uncovered the same type of artifacts. Artifacts from this site are curated by the City of Peachtree City.

## **GOALS, OBJECTIVES, POLICIES, GUIDELINES**

The following goal, objective, and policy statements provide the basis for addressing the growth and development issues which will impact the county over the next 20 years. Recommendations, or guidelines, which suggest courses of action for addressing these issues, are also provided.

**Goal for Historical Resources:** The county should provide a healthful, safe, productive, culturally satisfying and aesthetically pleasing environment that conserves and protects the historic, archaeological, and cultural resources of the community and ensures a high quality of life for all the residents of the County.

**Objective N-7: Maintain an up-to-date data base of the County's historic resources.**

Policy a. Conduct systematic county-wide field surveys every ten years to locate and document unrecorded historic resources and to update information on resources identified in past surveys.

**Objective N-8: Promote and encourage the protection and preservation of significant historic resources.**

Policy a. Identify historic resources well in advance of potential damage or destruction.

Policy b. Provide regulatory assistance to encourage historic resource protection and preservation.

Policy c. Provide for the recognition of quality preservation projects and activities.

Policy d. Consider the acquisition of significant historic resources in conjunction with the development of other County facilities, when feasible.

Policy e. Notify owners of historic properties as to their property's significance and possible tax benefits.

**Objective N-9: Increase the levels of public awareness of and involvement in historic resource preservation.**

Policy a. Provide information on the County's historic resources and historic resource preservation activities for public education and enjoyment, through interpretive facilities, displays, publications, public presentations, the electronic media, and State and County historical site marker programs.

Policy b. Promote active public participation in historic resource preservation activities.

## **ECONOMIC DEVELOPMENT**

*A healthy economy means jobs for its people, increased personal income, successful businesses and an enhanced quality of life.*

*- Anonymous*

### **INTRODUCTION**

The economic development element presents findings on the characteristics of Fayette County's economy and provides an inventory and assessment of the economic base and labor force of Fayette County, surrounding areas, and the state. This chapter provides the basis for setting policies about future economic development of the county and for making informed decisions regarding the maintenance and enhancement of a high quality of life for the county's residents and business community.

### **THE REGIONAL ECONOMY**

Fayette County is located just 30 minutes south of the Atlanta metropolitan area 20 minutes south of Hartsfield International Airport. With the majority of its work force working outside the county, Fayette County's economy is closely tied to that of its surrounding counties, particularly those to the north. Fayette County must compete within the metropolitan area to attract new businesses. The county must also compete from a disadvantage due to the lack of interstate access and infrastructure in the form of sewerage.

### **ECONOMIC BASE**

The purpose of conducting an economic base analysis is to determine the strengths and weaknesses of a local economy, to determine its development potential, and to serve as a guide to public decision-making. The following sections provide information on employment and earnings by economic sector, the average weekly wages paid, sources of personal income, and recently established and planned major community-level economic activities.

#### **Employment by Economic Sector**

Table E-1 depicts the number and percentage of total workers employed by economic sectors for 1980, 1990 and 2000 in Fayette County and the state. From 1980 to 2000, four economic sectors showed an increase in the percentage of the employed civilian population 16 years and over.

These economic sectors were:

- Professional, Scientific, Management, Administrative, and Waste Management Services
- Education, Health, and Social Services
- Arts, Entertainment, Recreation, Accommodation, and Food Services
- Other Services (except Public Administration)

All other economic sectors experienced a decrease in the percentage of the employed civilian population 16 years and over. The state exhibited an increase in these aforementioned economic sectors as well from 1980 to 2000. Economic sectors also showing an increase in the state for this same period are construction and finance, insurance, real estate, and rental and leasing.

In 2000, in comparison to the state, four economic sectors displayed a greater percentage of employment in Fayette County. These economic sectors were:

- Wholesale Trade
- Transportation and Warehousing, and Utilities
- Education, Health, and Social Services
- Public Administration

In terms of the comparison of economic sectors between Fayette County and the state in 2000 only Transportation and Warehousing, and Utilities differed greatly, 18.5 percent in Fayette County as opposed to 6.0 percent in the state. This can probably be attributed to the large number of airline employees living in Fayette County.

	Fayette County			State		
	1980	1990	2000	1980	1990	2000
Employed civilian population 16 years and over	13,559	31,844	45,423	1,803,687	3,090,276	3,839,756
Agriculture, forestry, fishing, and hunting, and mining	218 1.6%	327 1.0%	129 0.3%	58,230 3.2%	82,537 2.7%	53,201 1.4%
Construction	1,015 7.5%	2,002 6.3%	2,377 5.2%	120,653 6.7%	214,359 6.9%	304,710 7.9%
Manufacturing	1,936 14.3%	3,273 10.3%	4,474 9.8%	420,665 23.3%	585,423 19.0%	568,830 14.8%
Wholesale trade	816 6.0%	2,016 6.3%	1,909 4.2%	95,854 5.3%	156,838 5.1%	148,026 3.9%
Retail Trade	2,041 15.2%	4,983 15.6%	4,265 9.4%	295,686 16.4%	508,861 16.5%	459,548 12.0%



TABLE E-1, continued EMPLOYMENT BY INDUSTRY, PERCENT: 1980, 1990, 2000 FAYETTE COUNTY, STATE						
	Fayette County			State		
	1980	1990	2000	1980	1990	2000
Transportation and Warehousing, and Utilities	2,908 21.4%	7,071 22.2%	8,417 18.5%	147,049 8.2%	263,419 8.5%	231,304 6.0%
Information	na	na	1,371 3.0%	na	na	35,496 3.5%
Finance, Insurance, Real Estate, and Rental, and Leasing	843 6.2%	2,131 6.7%	2,690 5.9%	112,026 6.2%	201,422 6.5%	251,240 6.5%
Professional, Scientific, Management, Administrative, and Waste Management Services	757 5.6%	2,137 6.7%	3,878 8.5%	113,502 6.3%	248,562 8.0%	362,414 9.4%
Educational, Health, and Social Services	1,800 13.3%	4,170 13.1%	8,252 18.2%	275,490 15.3%	461,307 15.0%	675,593 17.6%
Arts, Entertainment, Recreation, Accommodation, and Food Services	132 1.0%	332 1.0%	2,958 6.5%	14,793 0.8%	31,911 1.0%	274,437 7.1%
Other Services (except Public Administration)	261 1.9%	1,377 4.3%	2,018 4.4%	45,075 2.5%	168,587 5.4%	181,829 4.7%
Public Administration	832 6.1%	2,025 6.4%	2,685 5.9%	104,664 5.8%	167,050 5.4%	193,128 5.0%

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table E-2 indicates that total employment is projected to increase 34.7 percent, from 37,600 in 2005 to 50,642 in 2020. In 2020, the category of Miscellaneous and Services is projected to employ the greatest number of persons, 11,773 (23.2 percent). The category of Finance, Insurance, and Real Estate in 2020 is projected to employ the least number of persons, at 2,840 (5.6 percent).

TABLE E-2 PROJECTED EMPLOYMENT BY INDUSTRY: 2005, 2010, 2015, 2020 FAYETTE COUNTY								
	2005		2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Employment	37,600	100.0%	45,548	100.0%	48,366	100.0%	50,642	100.0%
Construction	3,250	8.6%	4,325	9.5%	4,565	9.4%	4,761	9.4%
Manufacturing	6,900	18.3%	6,807	14.9%	6,855	14.2%	6,949	13.7%

TABLE E-2, continued PROJECTED EMPLOYMENT BY INDUSTRY: 2005, 2010, 2015, 2020 FAYETTE COUNTY								
	2005		2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Transportation, Communication, & Utilities	1,500	4.0%	2,751	6.0%	3,181	6.6%	3,489	6.9%
Wholesale Trade	2,250	6.0%	2,835	6.2%	2,941	6.1%	3,042	6.0%
Retail Trade	8,000	21.3%	10,251	22.5%	10,866	22.5%	11,391	22.5%
Finance, Insurance, & Real Estate	1,500	4.0%	2,703	5.9%	2,796	5.8%	2,840	5.6%
Misc. & Services	9,600	25.5%	10,088	22.1%	10,999	22.7%	11,773	23.2%
Government	4,600	12.2%	5,788	12.7%	6,163	12.7%	6,397	12.6%

Source: Atlanta Regional Commission, 1994, 2001.

### Earnings by Economic Sector

Earnings by economic sector in 1980, 1990, and 2000 for Fayette County and the state are illustrated in Table E-3. Historically, Manufacturing and Services have had the greatest earnings in Fayette County in 1980, 1990, and 2000. This holds true for the state as well.

TABLE E-3 EARNINGS BY INDUSTRY, PERCENT: 1980, 1990, 2000 FAYETTE COUNTY, STATE						
	Fayette County			State		
	1980	1990	2000	1980	1990	2000
	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent
Agricul., Forestry, & Fishing	316,251 0.5%	3,249,960 0.9%	7,466,004 0.8%	178,052,016 0.6%	398,759,280 0.6%	960,663,743 0.8%
Mining	na	1,603,568 0.5%	na	133,528,200 0.5%	271,650,334 0.4%	366,872,625 0.3%
Construct.	4,863,068 7.9%	29,610,464 8.7%	101,183,360 10.7%	1,588,133,976 5.7%	3,360,224,168 5.1%	7,041,139,305 5.2%
Manufact.	20,503,368 33.4%	81,133,884 23.7%	199,892,203 21.1%	7,180,793,298 25.8%	13,313,422,026 20.1%	22,209,395,600 16.5%

TABLE E-3, continued  
 EARNINGS BY INDUSTRY, PERCENT: 1980, 1990, 2000  
 FAYETTE COUNTY, STATE

	Fayette County			State		
	1980	1990	2000	1980	1990	2000
	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent
Trans. & Public Utilities	2,587,990 4.2%	12,043,720 3.5%	28,400,368 3.0%	3,015,818,508 10.8%	6,024,878,721 9.1%	13,008,464,001 9.7%
Wholesale Trade	11,193,759 18.2%	40,519,454 11.8%	109,024,604 11.5%	2,828,592,987 10.2%	6,844,595,112 10.3%	13,517,871,328 10.1%
Retail Trade	5,452,216 8.9%	33,602,000 9.8%	123,208,464 13.0%	3,014,463,828 10.8%	6,599,971,280 10.0%	13,249,300,400 9.9%
Finance, Insurance, & Real Estate	2,825,536 4.6%	13,957,232 4.1%	50,726,830 5.4%	1,644,326,060 5.9%	4,645,880,307 7.0%	10,220,730,675 7.6%
Services	11,854,033 19.3%	75,246,538 22.0%	193,602,322 20.4%	6,238,996,018 22.4%	12,902,817,564 19.5%	34,673,741,991 25.8%
Govern.	1,821,186 3.0%	51,299,760 15.0%	133,466,561 14.1%	1,984,670,436 7.1%	11,861,568,275 17.9%	19,040,970,800 14.2%

Source: Georgia Department of Labor  
 Processing: Fayette County Planning Department

### Average Weekly Wages Paid

Table E-4 depicts the average weekly wage by industry for Fayette County and Georgia. From 1980 to 2000, finance, insurance, and real estate showed the greatest increase in average weekly wages from \$238.00 to \$770.00, (223.5 percent). This category in the state also displayed the greatest increase in average weekly wages from \$274.00 to \$967.00, (252.9 percent). Retail showed the least increase from 1980 to 2000 in Fayette County, \$154.00 to \$304.00 (97.4 percent). Similarly, the same was the case in the state with an increase of \$164.00 to \$350.00 (113.4 percent).

In Fayette County, Wholesale Trade had the highest average weekly wage in 2000, \$884.00. This is lower than the state which was \$988.00 in 2000. In 2000, Retail trade had lowest average weekly wage in Fayette County, \$304.00. Retail trade had the lowest weekly wage(\$350.00) in the state in the same year.

TABLE E-4 AVERAGE WEEKLY WAGES PAID: 1980, 1990, 2000 FAYETTE COUNTY, STATE						
	Fayette County			State		
	1980	1990	2000	1980	1990	2000
Agriculture, Forestry, and Fishing	\$153	\$292	\$387	\$179	\$276	\$403
Mining	NA	\$496	NA	\$323	\$589	\$879
Construction	\$226	\$416	\$640	\$264	\$434	\$655
Manufacturing	\$243	\$468	\$721	\$261	\$449	\$721
Transportation and Public Utilities	\$257	\$460	\$626	\$372	\$603	\$949
Wholesale Trade	\$279	\$509	\$884	\$337	\$603	\$988
Retail Trade	\$154	\$200	\$304	\$164	\$236	\$350
Finance, Insurance, and Real Estate,	\$238	\$436	\$770	\$274	\$543	\$967
Services	\$191	\$278	\$467	\$214	\$414	\$657
Government	\$166	\$444	\$672	\$287	\$460	\$661

Source: Georgia Department of Labor

### Sources of Personal Income

Table E-5 displays sources of personal income and percent for 1980, 1990, and 2000 in Fayette County and the state. The percent of personal income from earnings in Fayette County decreased from 85.0 percent in 1980 to 76.8 percent in 2000. The state also showed a decrease, while not as great, from 75.2 percent in 1980 to 72.3 percent in 2000.

TABLE E-5 SOURCES OF PERSONAL INCOME, PERCENT: 1980, 1990, 2000 FAYETTE COUNTY, STATE						
	Fayette County			State		
	1980	1990	2000	1980	1990	2000
	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent
Earnings	290,864 85.0 %	1,092,734 79.1 %	2,459,105 76.8 %	34,974,949 75.2 %	82,774,804 71.7 %	165,442,189 72.3 %
Dividends	34,968 10.2 %	216,299 15.6 %	535,890 16.7 %	6,066,017 13.0 %	20,009,113 17.3 %	38,054,498 16.6 %

TABLE E-5, continued  
 SOURCES OF PERSONAL INCOME, PERCENT: 1980, 1990 2000  
 FAYETTE COUNTY, STATE

	Fayette County			State		
	1980	1990	2000	1980	1990	2000
	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent	Dollars Percent
Transfer Payments	16,394 4.8 %	73,113 5.3 %	206,422 6.4 %	5,447,876 11.7 %	12,630,273 10.9 %	25,241,518 11.0 %
Total Personal Income	342,226 100.00 %	1,382,146 100.0 %	3,201,417 100.0 %	46,488,842 100.0 %	115,414,190 100.0 %	228,738,205 100.0 %

Source: Bureau of Economic Analysis

### Major Economic Activities

Major Plant Openings, Expansions and Closings: The Table E-6 below represents major plant openings, expansions and closing in Fayette County in 2001 and 2002.

TABLE E-6  
 MAJOR PLANT OPENINGS, EXPANSIONS AND CLOSINGS: 2001, 2002  
 FAYETTE COUNTY

Company	Description	Square Footage	Action	Year
CIBER, Inc.	DOD technology contractor	8,000	Opening	2001
Compressed Air	manufacturer	20,000	Expansion	2001
Cooper Lighting	corporate headquarters	80,000	Expansion	2001
Department of Defense	headquarters	33,000	Opening	2001
Hoshizaki American, Inc.	distribution center	80,000	Closing	2001
Pre-Solutions	card processing distribution	13,000	Opening	2001
Sealed Air	plastics manufacturing plant	50,500	Closing	2001
Southwire	fiber optics manufacturing plant	60,000	Closing	2001
Aircraft Spruce & Specialty	aviation parts	50,000	Opening	2002
Equistar Chemical	chemical manufacturing plant	46,800	Closing	2002
Metal Forming	metal fabricating	15,000	Expansion	2002
Printegra	form and check printer	11,000	Expansion	2002
Xpresso	Swedish importer	10,000	Opening	2002

Source: Fayette County Development Authority

## Special or Unique Economic Activities

There are no special or unique economic activities (e.g. tourism, agribusiness, healthcare or educational institutions, major governmental or military institutions) located in Fayette County.

## LABOR FORCE

The labor force consists of all persons 16 years of age and over who are either employed, looking for a job, or are in the armed forces. The labor force of a particular community consists of community residents who are actively employed or looking for employment either within or outside that community. Students, housewives, retired workers, institutionalized persons and seasonal workers counted during an off-season are not considered to be part of the labor force.

Since census statistics are all collected and tabulated based on place of residence, data on place of work that are included in the census for a particular area do not necessarily provide the total number of individuals who work in that area. Instead, the data represent only those individuals who both work and live in the area being tabulated. The following sections provide data on Fayette County's Labor Force including employment status, employment by occupation, unemployment rates, and commuting patterns.

### Employment By Occupation

Employment by occupation data is collected from residents of the county during the decennial census and shows the occupation of persons living in the county, regardless of where they work. Table E-7 shows the occupation of employed persons in 2000. Within all jurisdictions except Woolsey, the greatest percentages of the employed civilian population 16 years or over worked in the category of Management, Professional, and Related Occupations. Within Woolsey, the greatest percentage of workers was in the Sales and Office Occupation category. Within unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone, the category of Construction, extraction, and maintenance occupations had the lowest percentages of employees. In Brooks the lowest percentage of employees were in the Service occupations category and in Woolsey the lowest percentage of employees were in the Production, transportation, and materials moving occupations category.

	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey
Employed civilian population 16 years and over	45,423	279	5,399	15,571	1,986	73
Management, professional, and related occupations	18,591 40.9 %	79 28.3 %	2,215 41.0 %	7,218 46.4 %	803 40.4 %	16 21.9 %

TABLE E-7, continued EMPLOYMENT BY OCCUPATION, PERCENT: 2000 FAYETTE COUNTY, MUNICIPALITIES						
	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey
Service occupations	5,164 11.4 %	26 9.3 %	736 13.6 %	1594 10.2 %	259 13.0 %	17 23.3 %
Sales and office occupations	12,469 27.5 %	77 27.6 %	1,518 28.1 %	4,028 25.9 %	496 25.0 %	19 26.0 %
Farming, fishing, and forestry occupations	21 -	- -	- -	7 -	- -	- -
Construction, extraction, and maintenance, occupations	3,840 8.5 %	58 20.8 %	436 8.1 %	815 5.2 %	200 10.1 %	15 20.5 %
Production, transportation, and material moving occupations	5,338 11.8 %	39 14.0 %	494 9.1 %	1,909 12.3 %	228 11.5 %	6 8.2 %

Source: U.S. Census, 2000

Processing: Fayette County Planning Department

Table E-8 displays the employment by occupation number and percent for 1980, 1990 and 2000 in Fayette County. Table E-9 displays the employment by occupation by percent for Fayette County, the state, and the nation. In 1990, the category of Management, Professional, and Related Occupations contained the greatest percentage (36.2 percent) of employees in Fayette County. The greatest percentage (31.9 percent) of employees in the state were in the Sales and Office Occupations in 1990. In Fayette County, the same category contained the greatest percentage (40.9 percent) of employees again in 2000. This category also contained the highest percentage in both the state and the nation for 2000.

In Fayette County, the Farming, Fishing, and Forestry occupation category had the lowest percentage of employees in both 1990 and 2000, 0.7 percent and 0.0 percent, respectively. This category also held the lowest percentage of employees in the state and the nation in 1990 and 2000.

TABLE E-8 EMPLOYMENT BY OCCUPATION, NUMBER AND PERCENT: 1980, 1990, 2000 FAYETTE COUNTY						
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	3,195	23.6%	11,543	36.2%	18,591	40.9%
Service occupations	1,129	8.3%	3,124	9.8%	5,164	11.4%

TABLE E-8, continued  
 EMPLOYMENT BY OCCUPATION, NUMBER AND PERCENT: 1980, 1990, 2000  
 FAYETTE COUNTY

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Sales and office occupations	5,056	37.3%	10,583	33.2%	12,469	27.5%
Farming, fishing, and forestry occupations	155	1.1%	218	0.7%	21	0.0%
Construction, extraction, and maintenance, occupations	1,662	12.3%	2,117	6.6%	3,840	8.5%
Production, transportation, and material moving occupations	2,362	17.4%	4,259	13.4%	5,338	11.8%
Total	13,559	100%	31,844	100%	45,423	100%

Source: U.S. Bureau of the Census, 1990, 2000

TABLE E-9  
 EMPLOYMENT BY OCCUPATION BY PERCENT: 1980, 1990, 2000  
 FAYETTE COUNTY, STATE, NATION

	Fayette County			State			Nation		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Management, professional, and related occupations	23.6%	36.2%	40.9%	20.9%	24.6%	32.7%			33.6%
Service occupations	8.3%	9.8%	11.4%	12.1%	12.0%	13.4%			14.9%
Sales and office occupations	37.3%	33.2%	27.5%	29.5%	31.9%	26.8%			26.7%
Farming, fishing, and forestry occupations	1.1%	0.7%	0.0%	2.9%	2.2%	0.6%			0.7%
Construction, extraction, and maintenance, occupations	12.3%	6.6%	8.5%	9.5%	9.5%	10.8%			9.4%
Production, transportation, and material moving occupations	17.4%	13.4%	11.8%	25.1%	19.8%	15.7%			14.6%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%



Source: U.S. Bureau of the Census, 1990, 2000

## Employment Status

From 1990 to 2000, Fayette County's labor force grew at about the same rate as the population (44.5% versus 46.2%, respectively). In 2000, 69 percent of eligible Fayette County residents were in the labor force. Close to 45 percent of the work force was female. As a percent of the population, more females in Fayette County were in the labor force than in the state or nation in 2000. Tables E-10 and E-11 summarize the labor force employment status of Fayette County, the state, and the nation.

TABLE E-10 EMPLOYMENT STATUS: 1980, 1990, 2000 FAYETTE COUNTY						
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Population 16 years and over			46,266	100%	68,129	100%
In labor force			33,162	71.7%	47,909	69.1%
Civilian labor force			32,901	71.7%	46,649	68.5%
Employed			31,844	68.8%	45,423	66.7%
Unemployed			1,057	2.3%	1,226	1.8%
Percent of civilian labor force			–	–	2.6	NA
Armed Forces			261	0.6%	441	0.6%
Not in labor force			13,104	28.3%	21,039	30.9%
Females 16 years and over			23,766	100%	35,491	100%
In labor force			14,654	61.6%	21,417	60.3%
Civilian labor force			14,647	61.6%	21,358	60.2%
Employed			14,047	59.1%	20,870	58.8%

Source: U.S. Bureau of the Census, 1990, 2000

TABLE E-11  
 EMPLOYMENT STATUS BY PERCENT: 1980, 1990, 2000  
 FAYETTE COUNTY, STATE, NATION

	Fayette County			State			Nation		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Population 16 years and over	100%	100%	100%	100%	100%	100%	100%	100%	100%
In labor force	68.3%	71.7%	69.1%	63.4%	67.9%	66.1%		65.3%	63.9%
Civilian labor force	68.3%	71.7%	68.5%	61.6%	66.4%	65.0%		64.4%	63.4%
Employed	65.9%	68.8%	66.7%	58.0%	62.6%	61.4%		60.3%	59.7%
Unemployed	2.2%	2.3%	1.8%	3.6%	3.8%	3.6%		4.1%	3.7%
Percent of civilian labor force	3.3%	-	NA		NA	NA			NA
Armed Forces	-	0.6%	0.6%	1.8%	1.5%	1.1%		0.9%	0.5%
Not in labor force	31.7%	28.3%	30.9%	36.6%	32.1%	33.9%		34.7%	36.1%
Females 16 years and over	100%	100%	100%	100%	100%	100%	100%	100%	100%
In labor force	52.4%	61.6%	60.3%	52.3%	59.9%	59.4%		56.8%	57.5%
Civilian labor force	52.3%	61.6%	60.2%	51.9%	59.6%	59.2%		56.6%	57.4%
Employed	50.2%	59.1%	58.8%	48.4%	55.8%	55.6%		53.1%	54.0%

Source: U.S. Bureau of the Census, 1990, 2000

### Unemployment Rates

Table E-12 indicates that between 1990 and 2000, Fayette County had a lower unemployment rate than its surrounding counties, the state and the nation. From 1990 to 2000, the unemployment rate in Fayette County ranged from a low of 1.8 percent in 1999 to a high of 4.1 percent in 1992.

TABLE E-12 ANNUAL UNEMPLOYMENT RATES: 1990 - 2000 FAYETTE COUNTY, SURROUNDING COUNTIES, STATE, NATION											
	'90	'91	'92	'93	'94	'95	'96	'97	'98	'99	'00
Fayette County	3.4%	3.6%	4.1%	3.2%	2.9%	2.6%	2.3%	2.3%	2.3%	1.8%	1.9%
Clayton County	5.6%	5.6%	7.2%	6.0%	5.6%	5.1%	4.5%	4.1%	3.8%	3.5%	3.6%
Coweta County	6.1%	5.4%	7.2%	5.4%	4.2%	4.1%	3.8%	4.0%	3.3%	2.8%	3.4%
Fulton County	5.8%	5.2%	7.3%	6.2%	5.8%	5.4%	5.0%	4.6%	4.1%	3.9%	3.7%
Spalding County	5.9%	5.9%	7.0%	5.9%	5.1%	4.7%	5.1%	5.1%	4.5%	4.2%	4.9%
State	5.4%	5.0%	6.9%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
Nation	5.5%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%

Source: The Georgia County Guide, 1995, 2001

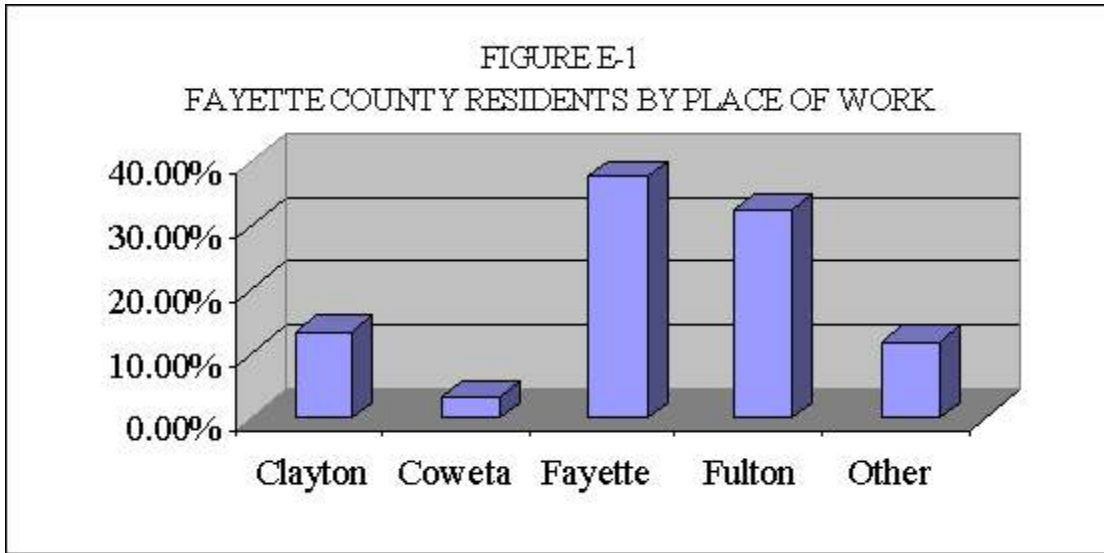
### Commuting Patterns

Employment by place of work data provides information on commuting patterns and insight into the numbers of residents who find employment in other areas. In both 1990 and 2000 a high percentage of Fayette County residents worked outside the county (67.0 percent and 62.5 percent, respectively). Conversely, of all the people who live in Fayette County, only 37.5 percent worked in the county in 2000. This is an increase in the number of Fayette County residents working in the county over 1990, when the figure was 33.0 percent (Table E-13).

TABLE E-13 LOCATION OF EMPLOYMENT: 1990, 2000 FAYETTE COUNTY				
	1990		2000	
	Number	Percent	Number	Percent
Worked inside Fayette County	10,381	33.0%	25,548	37.5%
Worked outside Fayette County	21,111	67.0%	42,581	62.5%

Source: U.S. Bureau of the Census, 1990, 2000

As noted in Table E-13, above, 37.5 percent of Fayette County residents work inside Fayette County. Approximately half of Fayette County residents (49.2 percent) commute to work in the adjacent counties of Clayton (13.4 percent), Coweta (3.2 percent), and Fulton (32.6 percent). The remaining 13.3 percent commute to other counties (11.8 percent) or commute outside of the state (1.5 percent). Figure E-1 illustrates that the larger regional environment plays a significant role in employing county residents.



## LOCAL ECONOMIC DEVELOPMENT RESOURCES

### Economic Development Agencies

Several economic development agencies are active in Fayette County. These agencies include:

Fayette County Economic Development Authority (FCDA) - The lead agency for economic development recruitment and attraction for Fayette County, the FCDA is the only internationally accredited development authority in Georgia . FCDA markets and services business relocation, retention, expansion, and creation in the unincorporated county, Fayetteville, Peachtree City, Tyrone, and Falcon Field Airport.

Fayette County Chamber of Commerce - The Fayette County Chamber of Commerce is a “. . . voluntary business association of comprised of area firms and concerned individuals who work together to achieve a favorable business climate, while enhancing the quality of life.”

Development Authority of Peachtree City - The Development Authority of Peachtree City serves as facilities operator for the Peachtree City Tennis Center and the Amphitheater and offers economic development support activities for business attraction, retention, expansion.

Fayetteville Downtown Development Authority (DDA) - Including the Fayetteville Main Street Program (Georgia’s 37<sup>th</sup> Main Street City) , the Fayetteville DDA “. . . successfully combines historic preservation and economic development in local revitalization initiatives.” A seven member Board of Directors uses a four point approach to identify key problems and goals: organization, promotion, economic, and restructuring.

Joint Development Authority of Meriwether County, Coweta County and Fayette County - The three development authorities join together to sponsor and cooperate on special projects.

Metro South, Inc. - A coalition of six southern metro counties, Metro South, Inc. offers a cohesive, united front in pursuing major economic development projects and in promoting economic activities on the southside of the Atlanta region. The participating counties are Clayton, Coweta, Fayette, Henry, South Fulton, and Spalding.

Regional Business Coalition (RBC) - The RBC is the recognized leader in identifying and advocating sustainable solutions that foster greater economic vitality by building consensus, shared commitment, and the cooperation of chambers of commerce in the Atlanta region. Chambers in Partnership include Central Atlanta Progress, Cherokee, Clayton, Cobb, Conyers-Rockdale, Cumming-Forsyth, DeKalb, Douglas, Fayette, Greater North Fulton, Gwinnett, Henry, Metro Atlanta, Newnan-Coweta, and South Fulton.

### **Economic Development Programs and Tools**

Fayette County offers numerous economic development programs and tools to existing and prospective businesses. The County is home to several industrial and business parks and business incubators that offer opportunities for business location, relocation, expansion and start-up.

Industrial and Business Parks. There are five industrial parks in Fayette County. These industrial parks are:

- Shamrock Industrial Park - Tyrone - 40 acres remaining
- Peachtree City Industrial Park - 2,200 acres total w/500 remaining
- Southpark International Park - within Peachtree City Industrial Park
- Westpark Business Park - Peachtree City
- Kenwood Business Park - Unincorporated Fayette County

Business Incubators. A business incubator is a facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support systems. Management support systems can include access to professional advice, information of small business regulations, management, advertising, marketing, employees, financial counseling and the like. Facility support systems can include clerical and reception staff, cleaning and building security, and access to copy and facsimile machines, computers, faxes, and other electronic equipment.

Peachtree Executive Suites is located in Fayetteville and offers office space with a common reception/telephone answering service and access to business machines. A cyber business incubator serves Fayette County at [www.FayetteGA.org](http://www.FayetteGA.org).

## **Education and Training Opportunities**

Education/Training Centers: Four education/training centers are located in Fayette County. These centers are:

- Fayette County University Center (operated by Clayton College and State University)
- Fayette County Community School
- Gordon College outreach programs at the Lafayette Center
- Griffin Technical College programs at the Lafayette Center

## **ASSESSMENT OF CURRENT AND FUTURE NEEDS**

Current employment opportunities in Fayette County are dominated by services, retail trade, manufacturing, government and construction. Projections of employment indicate that these sectors will continue to provide the majority of employment opportunities within Fayette County. The skill levels of Fayette County residents do not lend themselves to these employment opportunities within Fayette County, which generally do not require a highly educated or skilled work force. The lack of highly skilled job opportunities for the resident work force within Fayette County is what forces 67 percent of the work force to commute elsewhere for employment opportunities.

The Fayette County Tax Assessor's Office reports that 95.9 percent of the parcels in Fayette County and its municipalities were categorized as residential in the 2002 assessment. Nonresidential properties made up 4.1 percent of the parcels. In terms of a breakdown of total real property values, residential properties were 77.1 percent, nonresidential properties were 15.6 percent, and tax exempt properties were 7.3 percent.

Two factors existing in Fayette County - the large work force commuting outside of Fayette County for employment and a tax base which is comprised largely of residential properties - form the classic characteristics of a "bedroom community." Bedroom communities generally are located outside of large metropolitan areas and demographically are homogeneous, highly educated, and in the upper income brackets. These residents are willing to pay a premium price to protect their quality of life. To these residents quality of life means good schools, low crime and stable property values.

## **GOALS, OBJECTIVES, POLICIES, GUIDELINES**

The goal of an economic development program should be an improved and diversified economy which continues to provide jobs which match the skills of Fayette County citizens, does not damage the environment and preserves the integrity of Fayette County's residential, commercial and industrial areas.

In the broadest sense, positive economic development is a critical use of a community's fiscal,

social, and physical resources in a long-term process aimed at preserving and improving the life and livelihood of each member of that community. The elements necessary to support economic development are well known: sufficient and suitable land, appropriate and adequate infrastructure, and an available and well-trained workforce. Another important element to both supporting and attracting economic development is maintaining a high “quality of life” which, along with all these other elements, must be addressed if Fayette County is to remain a leader in the region. The volatility of economic development opportunities also must be understood and anticipated. It is quite likely that major new social, economic, or development opportunities or influences may arise that were unforeseen when policies were first formulated. Because of this, the planning process provides for the periodic review of the impacts of major changes on the County to ensure that desirable change can be accommodated and undesirable change can be avoided.

The following goal, objective, and policy statements provide the basis for dealing with the growth and development which will impact the county over the next 20 years. Following each goal is a listing of objectives and policies which address specific issues. Recommendations, or guidelines, which suggest courses of action for addressing these issues, are also provided.

**Goal for Economic Development:** Fayette County should provide for the continued development and expansion of a diversified economic base. The maintenance and enhancement of a prosperous economic climate provide Fayette County citizens with an increased tax base and expanded opportunities for employment. By providing expanded employment opportunities consistent with the demographic profile of Fayette County, the quality of life for Fayette County citizens is enhanced by reduced commute times and air quality is improved by reduced commute distance.

**Objective E-1: Support the development of business opportunities to diversify and strengthen the tax base, create and maintain jobs, and preserve the quality of life in Fayette County.**

- Policy a. Establish and nurture strong inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
- Policy b. Plan for sufficient land suitable for economic development to be available in areas where appropriate infrastructure exists by working with local governments and private developers.
- Policy c. Prioritize, encourage, and lobby for the development and maintenance of road systems which makes transportation quick, safe, accessible and that meet the long term economic development needs of the county.
- Policy d. Develop pro-active, long term planning that aggressively attracts quality new employers, both domestic and foreign, to the County through programs like the Foreign Investment Initiative and the Annual Holiday Luncheon.

Policy e. Develop programs that encourage and promote entrepreneurial development through marketing, Small Business Success Academy, Small Business Week, and leverage various state and national programs to facilitate said activity.

**Objective E-2: Provide for the development and expansion of a diversified economic base (office, industrial and commercial) to produce a wide range of employment opportunities.**

Policy a. Target corporations that require a highly educated workforce matching the educational demographics of Fayette County.

Policy b. Recruit clean industry which has minimal impacts on existing public facilities and the environment.

Policy c. Encourage the retention and expansion of existing employers through programs like Adopt-An-Industry and Established Industry Council.

Policy d. Help create business friendly and responsive governmental relationships through various workshops, public meetings, Adopt-An-Industry, and the Established Industry Council.

Policy e. Encourage and promote reuse and redevelopment of vacant commercial buildings, brownfields, existing structures, and properly zoned areas through marketing and public relations outreach. Note: A brownfield, as defined by the United States Environmental Protection Agency, is an abandoned, idled, or underused industrial and/or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Objective E-3: Provide a high quality educational system to satisfy the demands of present and future economic development.**

Policy a. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.

Policy b. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market, and so that business may help meet specific school needs. Do this through programs like Youth Leadership, the School to Industry to Business Tours, and other programs.

Policy c. Ensure the availability and encourage the use of high quality continuing adult education and retraining programs through the establishment of a Training and University Center (Clayton College & State University).



**Objective E-4: Maintain Fayette County’s position as a leader in controlled development.**

- Policy a. Promote the use of the County’s assets to leverage economic development through business creation, attraction, retention, expansion, redevelopment and preservation.
- Policy b. Review County ordinances and regulations on a regular basis to ensure that ordinances and regulations are consistent with the objectives of economic development
- Policy c. Promote economic issues and trends through monthly newsletters, press releases, weekly updates, and presentations.

**Objective E-5: Continue to provide high quality services for County residents and business personnel.**

- Policy a. Support the maintenance of a high quality system of public infrastructure including transportation, schools, libraries, parks, and water.
- Policy b. Encourage a high quality of architecture, landscape architecture, and urban design that will serve as a catalyst for further economic development.
- Policy c. Recognize and support the diversity of Fayette County's community and businesses by maintaining a close working relationship with the Chamber of Commerce and other business and civic organizations.

## TRANSPORTATION ELEMENT

*Our future patterns of land use will be based on that of our growing highway system as surely as the human body is molded about its skeleton.*

*- Paul B. Sears*

### INTRODUCTION

Fayette County is showing the growing pains common to most counties of a rural nature experiencing rapid growth. From 1980 to 2000, Fayette County's population grew from 29,043 to 91,263, an increase of 214 percent. This growth has placed large volumes of traffic on rural roads and two-lane state highways not designed for such capacity. In addition to the growth in Fayette County, growth in surrounding counties is adding to the traffic volume in Fayette County. This growth in traffic has increased congestion and created safety problems, particularly at major intersections within municipal limits during morning and afternoon traffic peaks. Socio-economic factors, such as high automobile availability and two-worker households, also contribute to the increasing demand for transportation services and facilities. As Fayette County grows, its transportation facilities must be improved to accommodate the increasing demand.

In an effort to address transportation needs in Fayette County, the Fayette County Board of Commissioners contracted with the URS Corporation to update the Fayette County Transportation Plan. The update was completed in 2003. The municipalities within the county participated in the planning process. The plan recommends transportation improvements in both the unincorporated county and the municipalities. Timing for the improvements range from 2003 to 2025. The total cost for these improvements is approximately \$266 million. The transportation improvement projects defined in the plan are discussed under the section entitled Assessment of Current and Future Needs.

### INVENTORY

The following section provides an inventory of Fayette County's existing transportation system. It details the county's inventory of highways and roads, bicycle and pedestrian ways, current transportation options, and railroad and airports.

#### Highways and Roads

Six major highways provide access to, from, and within Fayette County.

**State Route 85** runs south from I-75, through Clayton County, into Fayette County north of Fayetteville. This four-lane highway continues south through Fayetteville where it narrows to two lanes and continues south into Coweta County. This is the most highly traveled state highway in the county and carries some 44,200 vehicles a day.

**State Route 54** is the main east-west highway in the county. It extends from Coweta County on the west, through Peachtree City, eastward through Fayetteville, to Clayton County. SR 54 is a four lane, divided highway from SR 74 in Peachtree City to McDonough Road, east of Fayetteville. The sections west of SR 74 and east of McDonough Road remain two lanes. The most heavily traveled portions of this highway carry 33,000 vehicles a day.

**State Route 74** is a four lane highway from Interstate 85 south to SR 54 in Peachtree City. South of SR 54, it becomes two lanes, ending at SR 85. This major access to

Interstate 85 and the Atlanta Metropolitan Area carries 31,600 vehicles a day.

**State Route 314** extends southward from Hartsfield International Airport to SR 85 in Fayetteville. The southern portion of this highway (SR 279 to SR 85) is a four lane divided highway. The major commuting route for airport workers, this highway carries 22,400 vehicles a day.

**State Route 279** runs south from I-285 in South Fulton County, entering Fayette County at SR 138. It proceeds southwest across SR 314 and ends at SR 85 north of the City of Fayetteville. SR 279 is a two-lane highway and carries 16,700 vehicles a day.

**State Route 92** extends southward from Fulton County, running northwest to southeast through Fayetteville and Woolsey, and continuing into Spalding County. It is two lanes throughout Fayette County, except for the section with passing lanes on SR 92 north and the section in the City of Fayetteville where State Routes 85 and 92 merge. This highway carries commuter traffic from Griffin and Spalding County north to the airport and the Atlanta Metropolitan Area. Such traffic totals 13,800 vehicles a day.

The County's Thoroughfare Plan classifies streets by a hierarchical system based on street function. This classification system is based on the need to balance traffic movement and accessibility on different roadways. The classifications used by the Thoroughfare Plan include arterial, collector and local streets. The three categories of street classification are discussed below:

**Arterial Streets** - An arterial street is intended to provide swift, safe, and convenient traffic movement within and through the county. A major thoroughfare, an arterial street generally moves high volumes of traffic through the county and provides access to the interstate network. Arterial streets generally accommodate two or four lanes of moving traffic, often with turning lanes to accommodate traffic flow.

**Collector Streets** - Collector streets distribute traffic from arterials to local streets and adjacent land uses. They also collect traffic from local areas and distribute it to the arterial network. The collector network primarily serves localized areas. The main difference between collector and arterial streets is the length and type of trip accommodated.

**Local Streets** - A local street provides access to adjoining properties and circulation within a limited area. Local streets are usually low volume roads associated with subdivisions or areas which are primarily residential in nature. They comprise the highest percentage of total street miles within the county.

The Fayette County Road Department maintains approximately 468 miles of roads of which 61 miles are unpaved. The county maintains all roads in the unincorporated area, Brooks and Woolsey. The Town of Tyrone, the City of Fayetteville, and the City of Peachtree City perform maintenance on their roads, but the Fayette County Road Department provides repaving services to these cities by contract.

The interstate system presently serving the Atlanta Metropolitan Area does not pass through Fayette County. The closest interstate highway, Interstate 85, is approximately 1.5 miles to the north. Local access to Interstate 85 is provided through SR 74 and Palmetto Road.

### **Bicycle And Pedestrian Ways**

Fayette County has a county-wide bicycle plan, as part of the Regional Transportation Plan

(RTP), on file with the Atlanta Regional Commission. This submittal allows the county to apply for any available state/federal funds, such as Intermodal Surface Transportation Efficiency Act (ISTEA) funds. The bicycle plan generally provides bicycle path connections between county municipalities, recreational areas (Kiwanis and McCurry Parks), historic areas (Starr's Mill) and adjacent counties (Fulton and Clayton).

The first bicycle path is planned along Beauregard/Redwine Road. It is a joint project between the City of Fayetteville and Fayette County. It is partially funded through the RTP and Transportation Improvement Plan (TIP) process. The path is planned to eventually connect the City of Fayetteville with Kiwanis Park in the unincorporated county.

### **Transportation Options**

Fayette County's residents are dependent on the automobile as the major mode of transportation. Publicly funded transportation does not exist in Fayette County. Car and van pool use is minimal. A privately owned shuttle service transports commuters to downtown Atlanta from Peachtree City.

The Georgia Department of Transportation (GDOT) completed a Commuter Rail Plan in September 1995 that recommended the phased implementation of six commuter rail lines using existing rail corridors. One proposed line would use the existing Seaboard System rail line through Fayette County with proposed stations in Tyrone and Peachtree City. The commuter rail service would terminate in Senoia. To date, the development of the Atlanta to Senoia commuter rail service through Fayette County has not been scheduled.

### **Railroads and Airports**

**Railroads.** There are two rail lines running through Fayette County: Seaboard System and Norfolk Southern. The Seaboard System line runs north/south from Fulton County through Peachtree City to Senoia. Rail service to industrial areas in Peachtree City is provided by CSX Railroad on this line. The Norfolk Southern line runs east/west from Griffin through Brooks to Senoia. The Norfolk Southern line is no longer in use although the tracks are still in place.

**Airports:** Falcon Field in Peachtree City, within the confines of the Peachtree City industrial area, is the county's only general aviation airport. This airport is experiencing an increase in the amount of corporate usage. A 5,200 foot all-weather-lighted runway allows this airport to accommodate corporate jets and smaller commercial airplanes. There are also a number of small private landing fields located in the county.

## **ASSESSMENT OF CURRENT AND FUTURE NEEDS**

Fayette County will continue to depend on the automobile as the major mode of transportation within the scope of this plan. Therefore, maintaining and improving the efficiency of the existing road system is of paramount importance. Projects recommended in the updated Fayette County Transportation Plan include bridge projects, intersection improvements, and roadway projects which will maintain and improve the traffic flow.

Needed improvements are expensive and cannot be fully funded from the general fund. In addition, Fayette County is in competition with other metro counties for a finite amount of federal and state funds. The county should seek alternative funding sources such as a Special Local Option Sales Tax (SPLOST) or bonds for local road improvements.

The Fayette County Transportation Plan recommends transportation improvement projects. Each project includes a description of the need it fulfills, an estimated total cost for the project, and the cost allocation in terms of federal, state, and local shares. The Plan contains 10 bridge improvement projects, 20 intersection improvements, 28 roadway projects, seven streetscape and greenway projects, and six transit projects. The following is a summary of the projects in the Fayette County Transportation Plan.

**Bridge Improvement Projects:** Seven of the ten bridge improvement projects are located in the unincorporated county. These bridge projects are listed in Table T-1.

TABLE T-1 BRIDGE PROJECTS	
RECOMMENDED IMPLEMENTATION PERIOD	PROJECT LOCATION
2003 - 2005	SR 85 at Morning Creek
2006 - 2010	Coastline Road at Whitewater Creek
2006 - 2010	Westbridge Road at Morning Creek
2006 - 2010	Kenwood Road at Morning Creek
2006 - 2010	Inman Road at Murphy Creek
2006 - 2010	McIntosh Road at the Flint River
2006 - 2010	SR 85 at Whitewater Creek

Source: Fayette County Transportation Plan - Final Report, 2003.

**Intersection Improvement Projects:** Nine of the 20 intersection improvement projects are located in the unincorporated county. One project, which is located in the Town of Brooks, will be the responsibility of Fayette County. These intersection improvements are listed in Table T-2.

TABLE T-2 INTERSECTION IMPROVEMENTS	
RECOMMENDED IMPLEMENTATION PERIOD	PROJECT DESCRIPTION
2003 - 2005	Signal modification at SR 314 and SR 279
2003 - 2005	Intersection improvements at SR 54 and McDonough Road
2006 - 2010	Installation of signal at SR 92 and Gingercake Road
2006 - 2010	Install turning lanes and signal at S. Jeff Davis Drive and County Line Road
2006 - 2010	Intersection improvements at SR 92, Harp Road, and Seay Road
2006 - 2010	Intersection improvements at Antioch Road and McBride Road
2006 - 2010	Add left turn lanes where Kingswood Drive and Hilo Road intersects with SR 92

2006 - 2010	Realignment of intersection of SR 85 Connector and Woolsey-Brooks Road in the Town of Brooks
2011 - 2015	Realignment of intersection of Sandy Creek Road, Sams Drive, and Eastin Road
2011 - 2015	Realignment of intersection of Goza Road and Antioch Road

Source: Fayette County Transportation Plan - Final Report, 2003.

**Roadway Improvement Projects:** The Transportation Plan lists 28 total roadway projects. Thirteen of these 28 projects are located solely in the unincorporated County. Three are in both the unincorporated county and a municipality; one is a multi-jurisdictional Corridor Plan, and the remaining projects are located solely within a municipality. A summary of the projects is listed in Table T-3.

RECOMMENDED IMPLEMENTATION PERIOD	PROJECT	DESCRIPTION
2003 - 2005	SR 74 Corridor Plan	It is recommended that a multi-jurisdictional master plan be developed for the SR 74 north corridor. The jurisdictions include Fayette County, Fulton County, Fairburn, Tyrone, and Peachtree City. The issues include traffic growth, congestion and safety, level of vehicular access, and corridor management.
2006 - 2010	SR 74	Widen SR 74 to a four lane divided highway from SR 54 south to SR 85. This is a GDOT project. The project is located in the unincorporated county and the City of Peachtree City.
2006 - 2010	SR 54	Widen SR 54 to a four lane divided highway from McDonough Road east to US 41/Tara Blvd. in Clayton County. This is a GDOT project.
2006 - 2010	McDonough Road (SR 920)	Widen McDonough Road to a four lane divided highway from SR 54 east to US 41/Tara Blvd. in Clayton County. This is a GDOT project.
2006 - 2015	East Fayetteville Bypass	This project will create a eastern bypass around the City of Fayetteville through a north-south connection from SR 92 to SR 85 and SR 279 to relieve congestion in downtown Fayetteville. This project supplies a connection from south SR 92 through Inman Road, County Line Road, a new road connecting County Line Road with Corinth Road, and Corinth Road to SR 85 and SR 279. It is proposed that the portion from South Jeff Davis Road north to SR 85 and SR 279 be a four lane roadway.
2006 - 2015	Northside Parkway	This project will provide a continuous east-west route through the northern section of the county from SR 85 to Palmetto Road. Operational improvements on Kenwood Road which involve various intersection and turn lane improvements between SR 92 and SR 279 will facilitate a connection to the East Fayetteville Bypass. Intersection improvements are recommended at Lee's Mill Road and Sandy Creek Road and Jenkins Road and Sandy Creek Road, and the reconstruction of turn lanes along Jenkins and Sandy Creek Roads. The extension of either Jenkins Road or Sandy Creek Road to Trickum Creek Road will provide a connection to Palmetto Road. This portion of the project is in the unincorporated county and the Town of Tyrone.

TABLE T-3, continued. ROADWAY PROJECTS		
RECOMMENDED IMPLEMENTATION PERIOD	PROJECT	DESCRIPTION
2006 - 2015	West Fayetteville Bypass	This project will create a western bypass around the City of Fayetteville through a north-south connection from SR 92 to SR 85 to relieve congestion in downtown Fayetteville. This project provides a connection from SR 92 to Sandy Creek Road through a new road which runs south from Westbridge Road to Tillman Road. A new road runs south from Sandy Creek Road across SR 54 to Lester Road. The last portion of the connection utilizes two alternatives. Alternative one would consist of extending Lester Road south across Ebenezer Road to Harp Road. Alternative two involves extending Ebenezer Church Road east across Redwine Road to Harp Road.
2011 - 2015	SR 314	Widen SR 314 to a four lane divided highway from SR 279 north to Norman Drive in Fulton County. This is a GDOT project.
2011 - 2015	SR 85	Widen SR 85 to a four lane divided highway from SR 92 to SR 74. This is a GDOT project.
2011 - 2025	SR 92	This project involves the installation of turn lanes and intersection improvements from McBride Road south to the Spalding county line. This is a GDOT project.
2011 - 2015	Hampton Road Realignment	This project includes the relocation of Hampton Road creating a new intersection with SR 92 and providing a new roadway connecting to Woolsey-Brooks Road. This project is in the unincorporated county and the Town of Woolsey.
2021 - 2025	Tyrone and Palmetto Roads	Widen Tyrone and Palmetto Roads from SR 74 to I-85 to four lanes to accommodate future demand as this roadway provides a connection to Interstate 85. This project is in the unincorporated county and the Town of Tyrone and will require coordination with Coweta County.

Source: Fayette County Transportation Plan - Final Report, 2003.

**School/Hospital Access Road Project:** The Land Use Plan Map indicates a proposed access road to be located on the north side of, and parallel to, SR 54 between Tyrone Road and the hospital property. Access will be provided to the future high school site. The proposed further eastern extension of this road to the West Fayetteville Bypass (see Table T-3, above) would provide alternative access to the hospital as well as offer additional traffic circulation options.

**MacDuff Parkway Extension:** The Land Use Plan Map indicates the extension of MacDuff Parkway from its current terminus in Peachtree City connecting through a portion of the unincorporated county to Kedron Drive, also in Peachtree City.

**Streetscape and Greenway Projects:** The Redwine Road Multi-Use Path is the only streetscape and greenway project in the Transportation Plan located in unincorporated Fayette County. A portion of this project is also located in the City of Fayetteville.

**Transit Projects:** The transit projects identified in the Transportation Plan involve Dial-A-Ride reimbursements and the previously mentioned Atlanta to Senoia commuter rail service. Dial-A-Ride reimbursements are used to provide transportation services to senior citizens.

In addition to the improvements identified in the Transportation Plan, **pedestrian and bicycle routes** should be expanded and developed as alternative transportation opportunities. The county should consider requiring sidewalks or walking paths in residential subdivisions. The county would have to develop criteria as to the size or zoning category of residential subdivisions which would require sidewalks or walking paths. Efforts should be explored to maintain the right-of-ways of rail lines which someday may be abandoned. These right-of-ways could be purchased and used for recreational trails until such time as they are needed again. Property acquired through the Fayette County Greenspace Program could provide pedestrian and bicycle routes. The county should continue to seek ISTEA funds for pedestrian and bicycle facilities.

According to the 2000 Census, approximately two thirds of Fayette County's workforce drives out of the county for employment. As the County continues to grow, the feasibility of **transportation options** for commuting should be investigated.

At this time, **rail and airport transportation** appear to be adequate. Existing rail lines serve industrial areas located in Tyrone and Peachtree City. Falcon Field is located in the Peachtree City industrial area where the greatest concentration of corporate users are also located.

## **GOALS, OBJECTIVES, POLICIES, GUIDELINES**

The following goal, objective, and policy statements presented in this section emphasize the need to maximize the efficiency of the existing and future Fayette County transportation network. Following the goal is a listing of objectives and policies which address specific issues. Recommendations or guidelines which suggest courses of action for addressing these issues, are also provided.

**Goal for Transportation:** Growth should be balanced with the supporting transportation infrastructure. Fayette County will continue to develop a transportation system to move people and goods efficiently while minimizing the environmental impact and community disruption. Further, the county should establish a framework to ensure the improvement and further development of the transportation system. Sidewalks and trails should be developed as an enhancement to transportation facilities.

**Objective T-1:** **Fayette County should provide a road system that provides adequate local access and capacity for through movements, consistent with the financial, social, and environmental constraints of the County.**

- Policy a. Ensure that the street network is planned, designed, and operated in adherence to the Functional Classification System described in the Transportation Element.
- Policy b. Provide a street network level of service as high as practical: the collector and arterial street system should operate at no lower than Level of Service "C" on an average daily basis, or lower than Level of Service "D" on a peak hour basis. (Note: Levels of Service are "A" (free flow of traffic), "B" (stable flow, some speed restrictions), "C" (stable flow, restricted speed ), "D" (approaching unstable flow), "E" (unstable flow) and "F" (forced flow), reflecting factors such as speed, travel time, traffic interruptions, and delay.)
- Policy c. Continue to provide new roadway construction and other facility improvements which meet Georgia Department of Transportation (GDOT) standards for inclusion in the State highway system.



- Policy d. Pursue advanced acquisition of land for future roadway rights-of-way in order to minimize project costs and impacts on established neighborhoods.
- Policy e. Consider funding intersection improvements when highway funding is insufficient to permit the improvement of full segments, or if the level of service is low, or if there is a high accident occurrence rate.
- Policy f. Provide for the synchronization of traffic signals where appropriate to improve traffic flow and reduce pollution associated with idling vehicles.

**Objective T-2: A comprehensive network of trails and sidewalks should be provided as an integral element of the overall transportation network.**

- Policy a. Consider the provision of matching funds for pedestrian, bicycle, and hiking trail system components in accordance with the Fayette County Bike and Pedestrian Plan element of the Atlanta Regional Commission’s (ARC) Transportation Improvement Plan (TIP). In addition, establish pedestrian, bicycle, and hiking trails in conjunction with road improvements, abandoned railways and stream valleys.
- Policy b. Provide nonmotorized facility improvements in accordance with standards delineated by the GDOT and the American Association of State Highway and Transportation Officials (AASHTO).
- Policy c. Consider the provision of bicycle and pedestrian features, including clearly marked sidewalks and trails, and marked crosswalk and pedestrian signals, in the construction and reconstruction of roads and bridges.

**Objective T-3: The programming of improvements to the transportation system should be sensitive to the county’s identified land use goals and objectives.**

- Policy a. Recognize anticipated future levels of demand based on the land use plan and operating conditions, as well as existing conditions, when making programming decisions.

**Objective T-4: Transportation facilities and services should be provided in a manner that minimize community disruption and adverse environmental impacts.**

- Policy a. Use all reasonable means to minimize adverse impacts of existing and planned transportation facilities and services on environmental and historic resources and neighborhood stability.

**Objective T-5: Fayette County should work to ensure adequate financing for maintaining its transportation system and for its transportation system’s improvements.**

- Policy a. Develop and implement a responsible financial plan that identifies existing and new funding mechanisms to achieve the County's transportation system objectives.
- Policy b. Pursue increased state and federal support for road improvement projects.

- Policy c. Supplement state and federal funding of secondary roadways and other high priority projects, and continue local funding initiatives.
- Policy d. Increase funding for pedestrian, bicycle and hiking trails, including state and federal sources with the realization that state and federal funding will require a County match ranging from 20 to 40 percent.
- Policy e. Seek multi-jurisdictional funding sources for transportation facilities and services.

**Objective T-6: Ensure public safety for the users of transportation facilities and services and for the general public.**

- Policy a. Incorporate medians and separate turning lanes in the design of roadways having four or more travel lanes.
- Policy b. Upgrade existing roadways to correct unsafe conditions along segments which have substandard geometries such as horizontal and vertical alignments with inferior sight distances. Upgrades could include side clearances, shoulder widenings, and guardrail installations. Incorporate safety features into new transportation facilities both for the users and for the general public.
- Policy c. Reduce conflicts among pedestrians, bicyclists, and motorists and correct unsafe conditions for walking and bicycling, where feasible. This could be accomplished by providing separate pedestrian and bike paths, walk/don't walk signalization, etc.

**Objective T-7: Fayette County should, to the extent consistent with other county goals and objectives, maximize the efficiency with which each facility within the transportation system fulfills its assigned function.**

- Policy a. Maximize the efficiency of existing roads through low-cost strategies to increase capacity such as channelization, turning lanes, signalization, and signage.
- Policy b. Preserve and enhance the efficiency of the arterial network by reducing and consolidating private entrances, median crossovers, and similar disruptions to traffic flow. Also improve intersection efficiency by providing appropriate turning lanes and signalization.
- Policy c. Increase neighborhood safety on subdivision streets. Work with local law enforcement agencies, county departments, and neighborhoods to implement Traffic Calming and other measures where needed or practical. Examples of Traffic Calming techniques include deflecting the vehicle path by adding curves and/or traffic circles; changing the pavement surface, which demands driver attention and reduces the comfortable driving speed; and adding standard traffic control devices such as STOP signs, turn-movement prohibitions, traffic signals, and reducing the posted speed limit.

**Objective T-8: Preserve land needed to accommodate planned transportation facilities.**

- Policy a. Establish right-of-way requirements and preserve the land for future roadway improvements.
- Policy b. Prepare engineering plans for future transportation improvements as soon as feasible in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

**Objective T-9: Periodically review and update the transportation plan.**

- Policy a. Monitor changes in travel patterns, traffic, and the provision of transportation facilities and services. Evaluate the transportation plan's ability to address future travel needs as part of the periodic review process.
- Policy b. Conduct major corridor level and community-wide transportation planning studies in an effort to refine the plan and comprehensively address system-wide transportation needs within the County.
- Policy c. Consider regional travel patterns when formulating and implementing the County's transportation plan with consideration of ARC and Georgia Regional Transportation Authority ( GRTA) transportation policies. Fayette County should address the transportation challenges associated with continuing trends in intra-county commuting patterns.

## **LAND USE ELEMENT**

*“Planned growth is more desirable than uncontrolled growth, and more profitable; public and private powers can be joined in partnership in a process to realize the plan.”*

*- Ian Mcharg*

### **INTRODUCTION**

The Land Use Element functions as a guide for county officials (both elected and appointed), the general public, the development community, and other interested parties as to the ultimate pattern of development in the unincorporated county. This Element provides the opportunity to inventory existing land use patterns and trends; to illustrate future patterns of growth, based on community needs and desires; and to develop goals, policies, and strategies for future land use that support and reflect the economic, housing, natural and historic resources, community facilities and services, and transportation and goals and policies of the Comprehensive Growth Management Plan.

In practice, this is the most visible and often used element in the Comprehensive Growth Management Plan. Although all general plan elements carry equal weight, the land use element is often perceived as being the most representative of “the general plan.” In addition to establishing the county’s development policy in broad terms, the land use element plays a pivotal role in the zoning, subdivision, and public works decisions, as these are the primary tools for implementing the land use element.

The Land Use Element focuses on improving quality of life, and providing opportunities to protect and preserve rural character while allowing for reasonable and compatible growth. The policies within this chapter work together with the Future Land Use Plan Map to provide a guide for future development by use, size, density, and location. These plan elements are represented on the Map by color designations. They present a policy guideline for future development within unincorporated Fayette County.

### **EXISTING LAND USE**

The intent of a land use plan is to guide development based on an understanding of the county’s current development status and future development trends. A key element in this process is an inventory of existing land use. A knowledge and understanding of how land in the county is presently being used establishes the foundation for the preparation of a land use plan.

Fayette County’s total land area is 127, 670 acres. Of this total, approximately 33,406 acres (or - 26 percent) lies within the incorporated limits of Fayette County’s five municipalities. The remaining 94,264 acres lie within unincorporated Fayette County. The following section provides an inventory and assessment of existing land use in unincorporated Fayette County.

The county's Geographical Information System, supplemented by windshield surveys and area knowledge, was used to develop existing land use data. This section identifies the products resulting from a typical land use survey: (1) a map showing existing land use (Map L-1); and (2) statistics describing the amount of land in each land use category (Table L-1).

The following land use categories, as defined by the Department of Community Affairs, were used to survey existing land use in unincorporated Fayette County:

\_\_\_\_\_ **Residential:** In unincorporated Fayette County, the predominant use of land within the residential category is for single-family dwelling units. This category is further divided into the following categories: One Acre Minimum Lot, Two Acre Minimum Lot, Five Acre Minimum Lot, and Mobile Home Park

**Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

\_\_\_\_\_ **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, assembly operations, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

\_\_\_\_\_ **Public/Institutional:** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category.

\_\_\_\_\_ **Transportation/Communication/Utilities:** This category includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses.

\_\_\_\_\_ **Park/Recreation/Conservation:** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses.

\_\_\_\_\_ **Agriculture/Forestry:** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

\_\_\_\_\_ **Undeveloped:** This category is for land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category

includes woodlands or pasture land (not in agricultural crop, livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

Map L-1, provides a generalized picture of how land in Fayette County is currently being used. Table L-1 lists the total estimated acreage of each of the land use categories illustrated on Map L- 1.

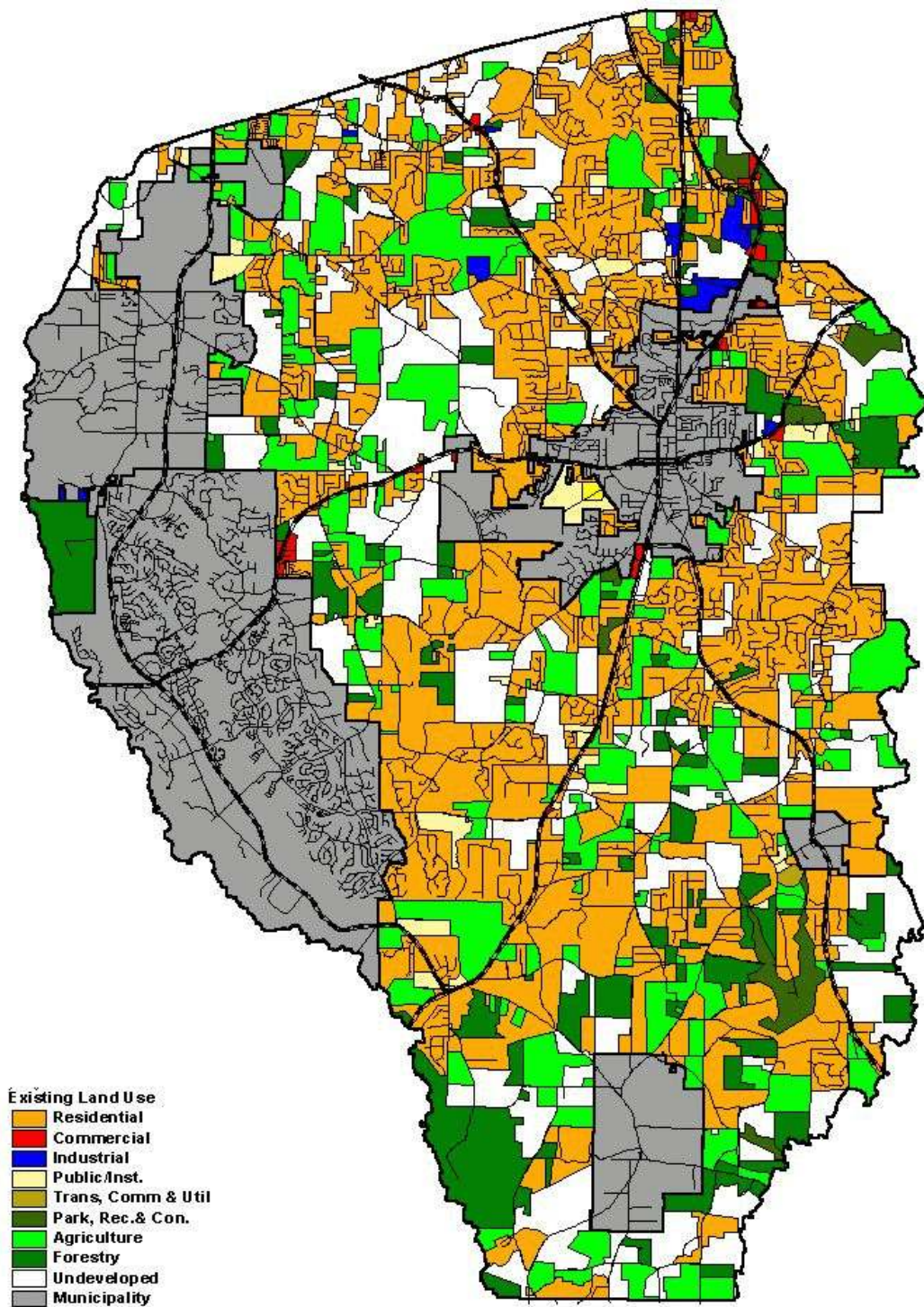
TABLE L-1 EXISTING LAND USE DISTRIBUTION, SUMMER 2003 UNINCORPORATED FAYETTE COUNTY		
Land Use	Acres	Percent of Area
Residential	42,990	45.61%
Commercial & Office	516	.55%
Industrial	581	.62%
Public/Institutional	2,048	2.17%
Transportation/Communication/Utilities	92	.10%
Park/Recreation/Conservation	1,466	1.55%
Agriculture & Forestry	24,701	26.20%
Undeveloped	21,870	23.20%
Total Acreage	94,264	100.00%

Source: Fayette County Planning Department

As Table L-1 indicates, unincorporated Fayette County’s land area totals approximately 94,264 acres, of which 21,870 acres (23.2 percent) are classified as undeveloped.

**Residential land use**, comprising 46.61 percent of the unincorporated county’s developed acreage, is the predominant land use in the unincorporated county. This land use is characterized by single family dwellings on lots ranging from a minimum of one acre to lots of five acres or more. Single family dwellings on lots of a minimum one acre are developed in conjunction with the availability of public water. These areas are concentrated in the vicinity of the various municipalities and in the northern end of the county east of SR 92. Lots that are a minimum of two acres in size are further removed from the urban areas, where county water may or may not be available. Residential land uses in the southern end of the county are characterized by single family dwellings on lots of five acres or larger. This is due not only to the lack of available infrastructure, but to the support and maintenance of the rural environment that is characteristic of this area. There are seven mobile home parks in the unincorporated county. These parks contain approximately 1,460 mobile home pads.

**MAP L-1  
EXISTING LAND USE**



Source: Fayette County GIS



**Commercial and Office land uses** comprise approximately .55 percent of the total land area. Commercial activity is generally limited to small, neighborhood, convenience-retail centers. These centers are characterized by a gas station/convenience store. Two areas, SR 85 North and SR 54 West adjacent to Peachtree City, contain a mix of small shopping centers, offices and service establishments. Office uses are generally concentrated along SR 85 North and SR 54 West where an overlay zone allows the conversion of existing residences to office uses.

**Industrial land use** comprises .62 percent of the total acreage. The majority of industrial activity is centered north of Fayetteville along SR 85 North (BFI Landfill property, numerous auto salvage facilities, and Kenwood Business Park) and SR 314 (Lee Center). Major industrial land uses and parks are found within the cities of Fayetteville, Peachtree City and Tyrone.

**Public/Institutional land uses**, comprising nearly 2.17 percent of the total developed acreage, consist mainly of churches, schools, and county-owned facilities and property. There are over 100 churches in the unincorporated county as well as four existing or planned high schools, four existing or planned middle schools, and four elementary schools. Existing or future water tank sites are located on Ellis Road, SR 92 North Porter Road, and Summerfield Place. A large water treatment plant is located on Antioch Road.

**Transportation/Communication/Utilities** land uses comprise .1 percent of the land area. Five utility substations are located in the unincorporated area. These substations are located on SR 54 West, Bernhard Road, Ebenezer Church Road, Friendship Church Road, and New Hope Road.

**Park/Recreation/Conservation** land uses comprise 1.55 percent of the land area and are represented by McCurry Park, Kiwanis Park, Lake Horton Park, Starr's Mill Park, and future parkland on Kenwood Road. This area also includes the Lake Horton Reservoir and County wetland mitigation sites.

**Agricultural/Forestry** lands comprise 26.2 percent of the land area. Located throughout the unincorporated county but mainly in the southern end of the county, these lands are generally characterized by small farms, plant nurseries, commercial timber, pulpwood harvesting or large residential lots with associated horse or cattle raising/grazing. All of these properties are participating in the Conservation Use Covenant with the county. Approximately 24,701 acres are under the Conservation Use Covenant.

**Undeveloped** land comprises 23.2 percent of the land area. Some of these large undeveloped tracts contain agricultural and forest lands but are not participating in the Conservation Use Covenant with the county.

## **EXISTING LAND USE ASSESSMENT**

The existing land use pattern in Fayette County is the result of many individual and policy decisions over many years. These decisions are based on physical constraints and opportunities, and outside market forces. This section discusses the factors leading to the existing pattern of development and the market forces in effect that seek to influence land use decisions.

## **Factors Leading to the Existing Pattern of Development**

Throughout most of its history, Fayette County has had an agricultural-based economy. Farms producing both crops and livestock, dominated the landscape. In less than a generation, Fayette County changed from a rural, farm-oriented county on the far fringes of the Atlanta area to a primarily residential, suburban, bedroom commuter-oriented county. Fayette County's population grew by 115 percent between 1980 to 1990. From 1990 to 2000, the county grew by another 46 percent. This twenty-year period saw the county's population grow from 29,043 residents in 1980 to 91,263 residents in 2000. Just over half (54 percent) of this growth occurred within the county's largest municipalities of Fayetteville and Peachtree City. Map L-2 shows the growth of incorporated areas over the 20 year period. **(Maps L-2 not included at this time - still being developed)**

**Transportation Improvements.** In the last 20 years, Fayette County saw the widening of SR 85 North, SR 74 North, SR 54 between Peachtree City and Fayetteville, and SR 314 from Fayetteville to SR 279 from two lane roads to four lane divided highways. SR 74 North is the county's nearest access to Interstate 85 and the Atlanta metropolitan area. SR 314 is the county's most direct route to Hartsfield International Airport. Such transportation improvements allowed the movement of vehicles into and out of the county. Fayette County was now within commuting distance of Atlanta and, particularly, Hartsfield International Airport. Besides the influx of new (commuting) residents, increasing numbers of existing Fayette County residents either converted to part-time farming while holding regular jobs to which they themselves commuted, or they sold their farm holdings for subdivision development.

**Infrastructure Development.** The availability of infrastructure, and the lack thereof, has also contributed to Fayette County's existing land use pattern. While not available county-wide, public water service is provided by the Fayette County Water System to portions of the unincorporated county as well as the municipalities of Peachtree City, Tyrone and Woolsey. Sanitary sewerage service is available only within the cities of Fayetteville and Peachtree City and within limited areas of Tyrone. Such infrastructure availability allows these cities to offer the highest residential densities and to provide for nonresidential uses in the form of office parks, commercial centers, and industrial parks.

No public sewer is available in unincorporated Fayette County. Development in the unincorporated area relies on individual septic systems for on-site sewage disposal. The soil and space requirements of septic systems necessitate a larger development area. Therefore, the unincorporated county is characterized by low density single-family residential lots. Fayette County as a whole, however, is able to offer residents a wide choice of housing opportunities, from smaller lot, high end single family homes, duplexes, and apartments in the cities to larger single-family lots and sprawling farmsteads in the unincorporated county.

**Environmental Constraints.** Development constraints, associated with environmentally sensitive land, are generally characterized by poor soils, wetlands, and flood plains typical of streams and other water bodies. The county is home to seven major water supply streams (Antioch Creek, Flat Creek, Flint River, Horton Creek, Line Creek, Whitewater Creek, and Woolsey Creek), 16 named tributaries to these water supply streams, and a large number of minor

unnamed streams. Development in the southern end of the county, which serves as the confluence of many of these streams, is impacted by the relatively low topography, poor soils, and a high water table.

**Market Forces**

Local and regional influences are working to exert pressures on the rural landscape that is unincorporated Fayette County. Land prices continue to rise as residential land uses creep closer and closer to rural areas. As land prices rise, it becomes economically unfeasible to continue to hold land vacant or use it for agricultural purposes.

With the increase in population and income, market forces are working to provide for the prerequisite commercial development, usually in the form of small shopping areas along major highway corridors. Convenience facilities (e.g. the quick stop store located on transportation routes, dispensing gasoline and/or the corner grocery) will continue to request rezonings around the county in response to perceived market demand. Improperly planned and located, such commercial uses can lead to traffic problems, deterioration of neighborhoods, and unsightly developments. The proliferation of these types of stores causes keen competition among them. The nature of such competition is that some stores do not survive. The county is then left with empty storefronts which become eyesores scattered around the county.

**FUTURE LAND USE DEMAND**

The following table provides projections of the amount of land which will be required for each of the various land uses through the year 2025. The projections are based on the population projections presented in the Population Element of this comprehensive plan. In determining future land use demand, ratios of existing land use per population were calculated and applied to the number of new residents projected to reside in the unincorporated county through the year 2025.

While sufficient undeveloped land exists to accommodate the projected growth, the choice of land is often determined by access to infrastructure and suitable roads, as well as by ownership patterns and owner expectations.

TABLE L-2 PROJECTED LAND USE DISTRIBUTION UNINCORPORATED FAYETTE COUNTY		
Land Use	2025 Acreage	% of 2025 Total
Residential	77,017	82.32%
Commercial & Office	1,352	1.45%
Industrial	591	.63%
Public Facilities/Institutional	992	1.06%

TABLE L-2 Continued PROJECTED LAND USE DISTRIBUTION UNINCORPORATED FAYETTE COUNTY		
Land Use	2025 Acreage	% of 2025 Total
Parks, Recreation and Conservation Areas	13,512	14.44%
Transportation/Communication/Utilities	96	.10%
Total Acreage*	93,560	100.00%

\* Total Acreage does not include Lake Horton (740 acres)

Source: Fayette County Planning Department

## **FUTURE LAND USE MAP AND NARRATIVE**

The Land Use Map for the Comprehensive Plan depicts the proposed general uses of land in the unincorporated portion of Fayette County. It functions as the official county policy on the allocation and distribution of different land uses. Different color shadings are used on the map to indicate different categories of recommended future land use, with the color shadings defined in the map's legend.

The land uses shown on the map generally follow key geographic features, such as roads, streams, open spaces, but in some cases they transition at existing lot lines. Development will normally follow these boundaries. However, the final boundaries may vary according to the merits of a development proposal and whether it meets the intent of the plan's vision as a whole. The county's Zoning Map implements the Comprehensive Plan land use designations by ordinance, at a much more detailed, parcel-specific level. In evaluating a specific development proposal, the direct impacts of the project on adjacent and nearby properties, transportation, the environment, and public facilities will be identified. The resolution of any impacts is critical if a proposal is to receive favorable consideration. In order to achieve the density ranges indicated in the Plan, these direct impacts must be mitigated to the satisfaction of the county.

The Future Land Use Map of this Comprehensive Plan uses eight major land use designations to depict the types of land uses that are allowed in the county: Residential, Commercial, Office, Industrial, Public Facilities/Institutional, Conservation Areas, Parks and Recreation, and Transportation, Communication and Utilities. The following provides a brief description of each of the land use categories illustrated on the Future Land Use Map (see inside back cover).

### **Residential**

This category includes all properties with the principal structure designed for human habitation. Appropriate density ranges, in terms of dwelling units per acre, are recommended in this Plan and are shown on the Land Use Plan Map. The county's residential density pattern has generally developed from one of higher densities in the northern portion to lower densities in the southern portion. This is due to the proximity of the northern county to the higher density development in Clayton County and the availability of public services. The southern portion of the county is more

characteristic of the more rural adjacent counties of Spalding and Coweta and offers fewer public services. Transition areas between these two land uses are provided.

The plan's general intent regarding future residential development is to (1) channel higher density development (less than one acre) into areas served by public water and sewer; (2) channel lower density development into areas served by public water; (3) limit development in those areas of the county which lack public facilities.

The residential land use category is broken down into seven sub-categories as described below:

**Agricultural Residential:** This category identifies areas with lot sizes of five acres or more, often in conjunction with a farming operation. The area has a general lack of public water service, the presence of unpaved and/or unimproved roads, and a long-standing characteristic of large lot residential development, often in conjunction with an agricultural activity. These factors, along with environmental constraints due to the presence of numerous streams and associated poor soils, dictate large lot development. Agricultural Residential land use is shown as occurring in the southern portion of the county where the aforementioned factors exist to the greatest degree in Fayette County.

**Rural Residential:** These are areas which allow a low intensity residential density of one dwelling unit per two to three acres. County water is available in some areas; the Conservation Subdivision (CS) Zoning District is appropriate in this area. This category offers larger lot development of a residential, rather than agricultural, nature. The Land Use Plan Map generally identifies the Whitewater Creek Drainage Basin and the area between Low Density Residential to the north and Agricultural Residential to the south as appropriate for this land use category.

**Low Density Residential:** This category identifies areas of intended residential subdivision development in a density range of one dwelling unit per one to two acres. County water is generally available; the Conservation Subdivision (CS) Zoning District is appropriate for this area. Low Density Residential land uses are located in the northern portion of the county and in areas adjacent to the cities of Fayetteville and Tyrone. These areas represent the most urbanized areas of the unincorporated county and offer the greatest number of public services (water, access).

**Low Medium, Medium, and High Density Residential:** These categories consist of residential uses with more than one unit per acre, from duplexes and ½ acre lots up to five units per acre. There are no areas designated Low Medium, Medium, and High Density Residential at this time due to the lack of public sewer in the unincorporated county.

**Mobile Home Park:** This category designates mobile homes in mobile home parks.

## Office

The Office land use category designates office development which can be located as stand-alone structures or in office parks or centers. Office land use is shown as occurring generally in three

areas of the unincorporated county: (1) along the east side of SR 314 between the Fayetteville city limits and the Fernwood Mobile Home Park; (2) along SR 54 between Fayetteville and Peachtree City as an overlay district (see Transportation Corridors) and, in particular, in the vicinity of Fayette Community Hospital; and (3) along SR 54 West just outside the Peachtree City limits between SR 54 West and Sumner Road South.

The area along SR 314 provides a transition area from the commercial and industrial development oriented to SR 85 to the residential uses on the west side of SR 314. The Office use designation in the vicinity of the hospital allows for the location of associated uses. Office uses north of the hospital along Sandy Creek Road terminate at the unnamed stream just north of the hospital entrance; office areas extending west along SR 54 are bounded by the proposed school access road to the north and the area between the proposed high school site and existing hospital property. The Sumner Road area serves as a transition area between the commercial areas to the east across SR 54 and the residential areas to the west in Peachtree City. This area is limited to the area south of Land Lot 70, District 7 and the limits of Peachtree City.

## **Commercial**

This category identifies all property where business and trade are conducted, both retail and wholesale, and accessory use areas, such as parking. The Land Use Plan Map seeks to provide necessary commercial activity within a reasonable distance to unincorporated county residents. However, county policy recognizes that major commercial facilities should be located within incorporated areas where infrastructure is available and population densities are most concentrated. The county should attempt to discourage additional commercial development along major roadways, as strip commercial development is neither desirable from a safety standpoint nor attractive.

The Land Use Plan Map illustrates the concentration of commercial land uses in various locations throughout the unincorporated area. The land used areas vary from smaller, neighborhood commercial areas to larger, concentrated areas of commercial activity. The following section provides a brief description of these designated commercial areas.

SR 54 and Corinth Road: This area represents existing, zoned commercial land use of a neighborhood convenience nature. The adjacent subdivisions exclude the expansion of this area to the north; Corinth Road on the south side of SR 54 remains an unpaved dirt road. No expansion of the existing commercial zoning is recommended.

SR 85 and Bernhard Road: This area houses a convenience store, a motorcycle shop, a pesticide control company, and a fire station, thus providing neighborhood convenience services to the surrounding area. Located in the less-populated southern portion of the county, no expansion of this area is recommended.

SR 314 and SR 138: As an entrance to Fayette County, this area is a mix of nonresidential developed land and vacant land zoned for commercial uses. The opportunity exists here for infill development and redevelopment of older establishments.

SR 92 and Westbridge Road: This area is a mix of old and new nonresidential development. The opportunity exists here for infill development and redevelopment of older establishments.

SR 54 and Tyrone Road: Long considered a nonresidential node in Fayette County, this area's proximity to Fayette Community Hospital and a new high school site makes it a candidate for nonresidential development. The Land Use Plan supports these future uses by designating a mix of commercial and office uses in this area.

SR 54 and Sumner Road (south): This area is a mix of commercial retail and office uses with well-established boundaries - it is defined by the existing commercially zoned tracts south of Land Lot 70, District 7 and the limits of Peachtree City.

SR 74 and Redwine Road: Currently undeveloped, this area is defined by the existing nonresidential zoning. No expansion beyond the existing zoned areas is recommended.

SR 85 North of Fayetteville: A nonresidential corridor, this area extends from the city limits of Fayetteville north to the county line. It provides for a variety of nonresidential uses including commercial, office, industrial, and service. The area contains opportunity for infill, redevelopment and new development.

SR 54 East of Fayetteville: The existing nonresidential development consists of commercial, office and industrial uses. Commercial land uses are indicated from the city limits of Fayetteville east to McDonough Road. On the south side of SR 54, this commercial activity is limited to the properties fronting on SR 54 only for a depth necessary to provide adequate acreage for commercial uses. This allows for the coordination of commercial uses along the frontage of SR 54 with residential uses to the rear. Office land uses then continue on the north side of SR 54 opposite McCurry Park.

SR 85 South of Fayetteville: This area extends from the city limits of Fayetteville southward to the northern boundary of Land Lots 59 and 60 of the 5<sup>th</sup> District. This area is largely undeveloped at this time.

## **Industrial**

This category designates all land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. For more descriptive purposes, industrial land use is subdivided into "Light" and "Heavy" categories:

**Light Industrial:** Includes non-heavy manufacturing and uses such as trucking terminals, warehousing, and other industrial uses.

**Heavy Industrial:** Designates land uses which heavily impact adjacent land uses such as heavy manufacturing industries, rock quarries, and auto salvage yards.

Industrial land uses are important consideration in any community, due to the unusually large sites

they require, the tax and employment base they yield, and the safety, health, or environmental problems they can create. Industrial land uses in the unincorporated county consist primarily of service industries that serve the local economy. The Land Use Plan Map concentrates future industrial activity along SR 85 North and SR 314 where such activity already exists. As with commercial activity, county policy supports the location of major industrial activity, which requires adequate infrastructure and transportation (rail) access, within the existing industrial park in Peachtree City.

### **Public Facilities/Institutional**

Public Facilities/Institutional land uses indicate all land owned by local government for the provision of services (courthouses and jails, government building complexes, schools, fire stations, etc.) and semi-public uses such as churches and their grounds. Representing uses that are considered to be more location-sensitive for proximity (e.g. fire/EMS stations, schools), these uses are scattered throughout the unincorporated county. Both the existing and (known) future locations of public and institutional facilities in the unincorporated county are indicated on the Land Use Plan Map. The location of certain facilities can change the characteristics of an area. Existing and future residents should be aware of such uses and their implication.

### **Conservation Areas**

This category identifies environmentally sensitive areas, containing waterways, watershed protection areas, flood plains, poor soils and steep slopes that are not conducive to development. Conservation Areas are useful as passive recreational areas and wildlife habitat. The Land Use Plan Map shows Conservation Areas concentrated along the county's major water supply streams and their tributaries. These major water supply streams include the Flint River, Whitewater Creek, and Line Creek. The Conservation Areas also generally coincide with the proposed greenspace areas indicated in the Fayette County Community Greenspace Program

### **Parks and Recreation**

Parks and Recreation land use shows all land that is dedicated to active or passive recreational uses, including associated buildings and parking areas. Open space includes parks as well as other undeveloped land designated or reserved for public or private use or enjoyment. The unincorporated county's existing (Kiwanis, McCurry) and future parkland is indicated on the Land Use Plan Map. These are areas that offer both active and passive recreation opportunities.

### **Transportation/Communication/Utilities**

This land use category indicates water system facilities, and other private and public utility land uses such as substations. The location of such facilities is often beyond the control of the local government. The Land Use Plan Map identifies the both the existing and future locations of these facilities as well as the location of railroads, gas pipelines, and electrical transmission lines.

### **Agricultural/Forestry or Undeveloped**



The Land Use Plan Map does not designate any areas as **Agricultural/Forestry** or **Undeveloped**. It is not anticipated that any area will be strictly limited to agriculture or forestry uses or will be required to remain in an undeveloped state during the planning period of this plan.

## **FUTURE DEVELOPMENT FACTORS**

The factors that established the county's existing pattern of development (transportation, infrastructure, and the environment) will continue to influence development decisions in unincorporated Fayette County. The existing **transportation pattern** does not support large scale commercial activity, such as a regional mall or major industrial distribution, warehousing, or fabrication uses. Such uses require more immediate access to an interstate system. Thus, Fayette County will continue to receive interest from smaller commercial and industrial uses.

There will be areas of the unincorporated county that will not have water service within the planning period of this plan; there are no plans at this time to provide sanitary sewer service in the unincorporated county. The cities of Fayetteville and Peachtree City will continue to have both water and sewer service. The Town of Tyrone has water service and limited sewer service. Such **infrastructure availability** will allow these cities to accommodate higher residential densities than the unincorporated county and provide for more intense nonresidential uses in the form of large office parks, commercial centers, and industrial parks.

The impacts of **environmentally sensitive land** will continue to affect the development of land through the permitted uses and intensity limitations. Environmental constraints in the form of poor soils, groundwater recharge areas, and significant wetland and flood plain areas will influence future development patterns.

### **Transition Areas/Incompatible Land Uses**

Inevitably, there are occasions when new land uses create disturbances as perceived by adjacent land owners and residents, especially in relatively rural areas that have been buffered in the past by surrounding undeveloped land. In Fayette County, the potential for these conflicts is greatest just outside the incorporated areas where annexation brings new, higher density housing developments which encroach on rural residences. Fayette County tries to ensure an orderly and appropriate pattern of land use whenever a proposed development appears to have the potential to create conflicts with existing adjacent land uses.

### **Efficient Location of New Development**

Locational decisions made by developers take into account the availability of needed infrastructure among other considerations. The incorporated areas of Fayetteville and Peachtree City have the county's only public wastewater treatment systems, both with expansion potential. Development requiring this service is encouraged to locate within the service areas of these systems. Without such infrastructure available, there is little opportunity for the encouragement of larger commercial, much less infill development in the unincorporated area. Nonresidential

development tends to be smaller, stand alone facilities catering to the nearby residential areas. For these reasons, county policies encourage larger commercial development to occur within the city limits where proper infrastructure and appropriate population density is available.

Appropriately located retail facilities will allow the community to escape haphazard and blighting strip commercial development. The concentration of such shopping facilities will support the continued commercial growth in a manner that underscores the objectives of this comprehensive plan.

### **Transportation Corridors**

Over the next twenty years, a number of state routes in Fayette County are scheduled to be widened from a two-lane highway to four-lane divided highways. These state routes are the connecting corridors for the incorporated municipalities in Fayette County and neighboring counties. With few exceptions, in the unincorporated areas of the county these roads traverse residential and/or agricultural land uses.

With the widening of these state routes comes the increased pressure for nonresidential development. The County is now in the position where it must balance this demand with its own growth and transportation policies. These state routes are first and foremost transportation corridors; the efficient flow of traffic must be maintained. Nonresidential land uses are indicated on the Land Use Plan Map where their location and intensity is most appropriate for the surrounding area.

In order to better facilitate the desired development along its transportation corridors, Fayette County has adopted an Overlay District on SR 54 and several Overlay Zones. The particular requirements pertaining to these transportation corridors are discussed below.

**SR 54 West Overlay District:** With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District. This District identifies the county's goals and recommendations for the corridor and sets out the desired development pattern. SR 54 connects the communities of Fayetteville and Peachtree City, and serves as the only major east-west thoroughfare through the county. The following section defines the District.

**Existing Development:** Existing **residential development** is scattered along the SR 54 West Corridor. Residential tracts range in size from large agricultural tracts of as much as 200 acres down to minimum one (1) acre subdivisions. Large tracts are still used for agricultural purposes and may or may not contain a single-family residence. These tracts vary in size from approximately five (5) to 200 acres. The majority of the larger tracts are located between Sandy Creek and Tyrone Roads. Single-family residential development consists of smaller lots, varying in size from one (1) to five (5) acres, fronting on SR 54 West or within subdivisions which access SR 54 West. Three single-family residential subdivisions (Newton Estates, Fayette Villa, and The Landings) are developed in this area. These subdivisions are zoned for one (1) acre minimum lots. Fayette Villa and The Landings are located between Flat Creek Trail west to Sumner Road (north) on the north side of SR 54 West. Newton Estates is located west of Huiet Drive on the south side of

SR 54 West. Existing **nonresidential development** consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south).

**Future Development:** SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from this node, the intensity of nonresidential development should decrease. The **goals** of the SR 54 West Overlay District are: (1) to maintain the efficient traffic flow of SR 54 West as the County's only major east-west thoroughfare; (2) to maintain a non-urban separation between Fayetteville and Peachtree City; and (3) to protect existing and future residential areas in the SR 54 West Corridor.

If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing or future residential property. This can be accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas.

**Recommendations:** The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. Outside of the commercial designation at Tyrone Road and the commercial and office-institutional designation at Sumner Road (south), these parcels would be considered for the Office-Institutional Zoning District. Conditions should be placed on property at the time of rezoning to address unique situations.

**Other Transportation Corridors:** Section 7-6 Transportation Corridor Overlay Zone of the Fayette County Zoning Ordinance establishes Overlay Zones on state highways that traverse Fayette County. Regardless of the underlining zoning, any new nonresidential development along these corridors must meet the requirements of the particular Overlay Zone. The Zoning Ordinance establishes Overlay Zones on SR 54 West and SR 74 South, SR 85 North, and a General State Route Overlay Zone on all other state routes.

## **GOALS, OBJECTIVES, POLICIES, GUIDELINES**

The objectives and policies presented in this section provide guidance for an appropriate pattern and pace of development and they indicate how this development should relate to the existing and future community. They also provide a logical framework for land-use decision-making at a conceptual level as well as on an area-wide basis. Uniform application of these objectives and policies should result in a balanced and harmonious community where a high quality of life can be maintained. Since policy areas, whether housing, employment or the environment, achieve physical realization through the land use plan, the development and implementation of sound and consistent land use principles are critical to the realization of county goals.

The following goal, objective, and policy statements provide the basis for dealing with the growth and development which will impact the county over the next 20 years. Following each goal is a listing of objectives and policies which address specific issues. Recommendations, or guidelines,

which suggest courses of action for addressing these issues, are also provided.

**Goal for Land Use:** Growth and development should be consistent with the county's land use plan, which provides for the orderly, balanced, and quality development of all land uses consistent with the physical and economic limitations of the county. Growth should take place in accordance with criteria and standards designed to preserve, enhance, and protect an orderly mix of residential, commercial and/or industrial facilities, and open space without compromising existing residential development.

## **LAND USE PATTERN**

Through most of its recent history, the unincorporated county could be characterized primarily as a residential area. Major nonresidential land uses generally occur within incorporated areas, where infrastructure and higher population densities are located.

It is a policy of the Fayette County Board of Commissioners that the county's residential neighborhoods are the cornerstone of the community. As such, every effort must be made to ensure that these neighborhoods are protected from the negative aspects of growth and development.

As the county has matured, residential development continues to be the dominant land use. The pattern of land use in Fayette County provides a variety of housing choices. The type and density of residential development complements its location within Fayette County. The unincorporated portions of the county, as well as the towns of Brooks and Woolsey, are characterized by agricultural uses and/or low density single-family subdivision residential development with lot sizes ranging from a minimum of one acre up to a minimum of five acres. Higher density residential development can be found in the cities of Fayetteville, Peachtree City; and Tyrone where residents can choose from a variety of housing styles such as apartments, townhouses, row houses, duplexes, and single family homes on smaller lots.

**Objective L-1:           The county's land use plan should project a clear vision of an attractive, prosperous, harmonious, and efficient community.**

- Policy a.           Direct growth and development to occur in locations and in a manner which enhances community identity and can be supported by the availability of public facilities.
- Policy b.           Maintain the individual character and identity of established communities, neighborhoods, and rural areas.
- Policy c.           Identify the location of nodes to accommodate nonresidential development and prevent the sprawl of strip development.
- Policy d.           Allocate a supply of land sufficient to meet the projected land use demands.

**Objective L-2:           The county's land use pattern protects, enhances and/or maintains**

**stability in established residential neighborhoods.**

- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, density/intensity, and that adverse impacts on public facility and transportation systems, the environment, and the surrounding area will not occur. Note: Infill development is the development of new housing or other buildings on scattered vacant sites in a built-up area.
- Policy b. Prevent the encroachment of incompatible land uses, both residential and nonresidential, into established or designated land use areas. Prohibit access to nonresidential uses via residential areas.

The intensity of land use has a direct effect on the ability to provide adequate levels of service for transportation and public facilities. The Comprehensive Plan is the primary mechanism available to the county for establishing appropriate locations for various levels of land use intensity. Through this mechanism, development occurs in accord with the Plan, at intensities that can assist in achieving various county goals. For instance, higher intensity uses will be located in areas of the county where public facilities can best accommodate the demands from such uses, thereby efficiently using county resources.

**Objective L-3: The location and level of development intensity should be utilized as a means to best accommodate the demands on county resources.**

- Policy a. The highest level of development intensity should be concentrated in the incorporated areas of Fayette County that offer a full range of infrastructure and a concentration of population densities.
- Policy b. Development in the unincorporated areas should be of less intensity than those in the incorporated areas and blend in with the character of the surrounding area.
- Policy c. Limit development intensity to that which can be accommodated at acceptable levels of service with consideration of the cumulative, long-term impacts of development on the adequacy of public facilities and transportation systems.
- Policy d. Locate and limit development intensity in a manner which will not adversely impact sensitive environmental areas.
- Policy e. Ensure that the intensity and type of development will be compatible with the physical limitations of the land; such as soils, slope, topography, etc.
- Policy f. Discourage development which would conflict with environmentally sensitive and historic areas of the county.

In the past twenty years, Fayette County has experienced rapid growth and development. Planned development intensities must be appropriate for the level of available public services.

**Objective L-4: The pace of development in the County should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.**

- Policy a. Influence the timing of development to coincide with the provision of public facilities.
- Policy b. Commit, through the Capital Improvement Program, funding for facilities in general accord with the Comprehensive Plan.
- Policy c. Coordinate the zoning of land for nonresidential usage with residential growth patterns, trends, and densities.

Recommendations for land use are depicted on the map entitled "Fayette County Land Use Plan." This guidance assists in determining a property's appropriate use and intensity. Implementation of the Plan will occur through the zoning process which requires an analysis of basic development-related issues which include, but are not limited to, the requested use and intensity of that use, affect on surrounding development, access and circulation, buffering and screening of adjacent uses, parcel consolidation, and protection of the environment.

**Objective L-5: The county seeks to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental, and other impacts created by potentially incompatible uses.**

- Policy a. Promote the adaptive reuse of existing structures in established areas that are compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area.
- Policy b. Achieve compatible transitions between adjoining land uses through a step down of land use density and/or intensity and the use of appropriate landscaping, buffering, berms, setbacks, a smooth transition in building height, and consistent architectural design.
- Policy c. Stabilize residential neighborhoods adjacent to nonresidential areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.
- Policy d. Require additional site design standards when necessary to minimize the affect of nonresidential uses both visually and environmentally.
- Policy e. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.

- Policy f. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.
- Policy g. Use cluster development as a means to preserve open space in conjunction with the Georgia Greenspace Program.
- Policy h. Promote nonresidential development which does not produce excessive noise; smoke, dust, or other particulate matter; vibration; toxic or noxious waste materials; odors; fire; and explosive hazards or other detrimental impacts to minimize impacts on any nearby residential property.
- Policy i. Anticipate the effects of road widening by increasing setbacks accordingly.

**CAPITAL IMPROVEMENTS ELEMENT  
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## **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

Goal: Maintain and Improve the Level of Service for <b>Public Safety</b>			Plan Element: <b>Community Facilities</b>		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
<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

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**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: Conduct study of the 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**

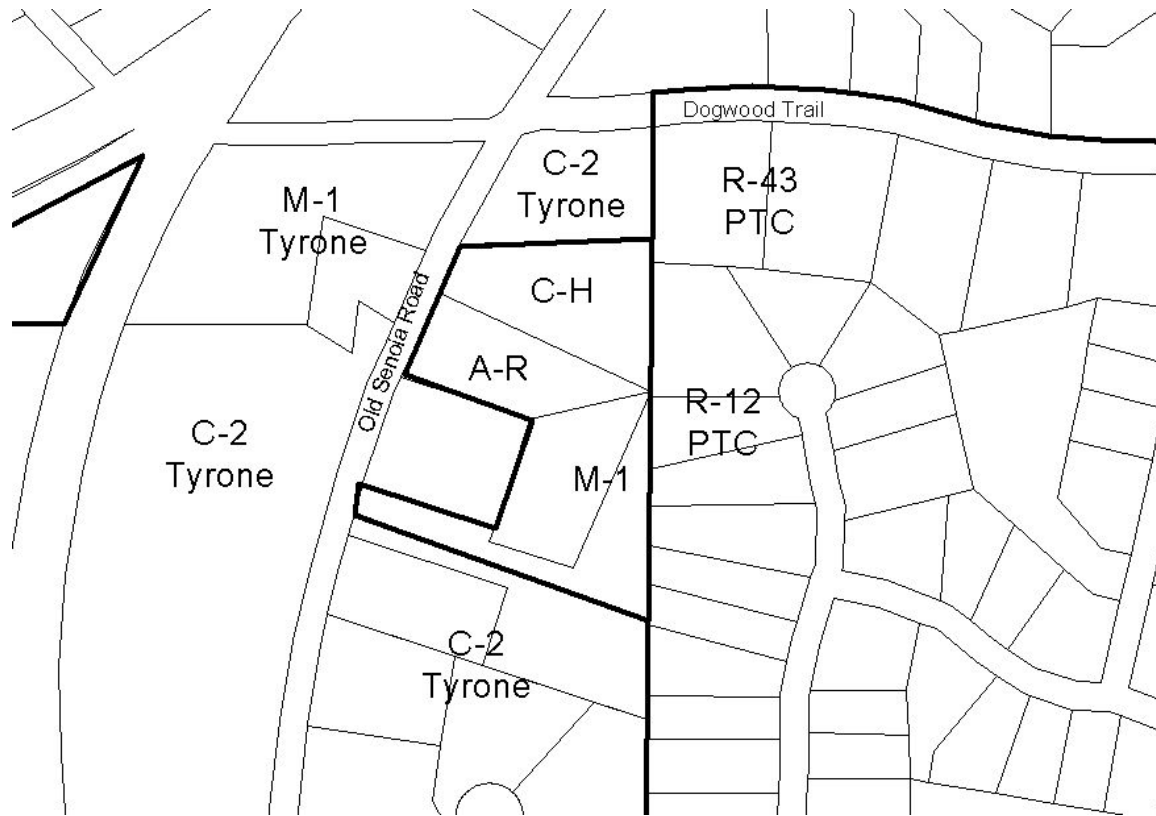
In addition, Staff is recommending a housekeeping amendment to the Land Use Plan Map. The subject area is an island within the Town of Tyrone.

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**



## INTRODUCTION

The Georgia Development Impact Fee Act, OCGA §36-71-1 et seq. (DIFA), was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. DIFA offers a way to help local governments avoid placing the entire burden of adding capital improvements and expanding infrastructure capacity on existing taxpayers. It offers a formal mechanism for ensuring that the development community pays a reasonable share of the costs of public facilities.

This Capital Improvement Element (CIE) of the Fayette County Comprehensive Plan (the Plan) is prepared as a supplemental chapter to the main body of the Plan as required to be in compliance with DIFA. As required by DIFA, this CIE establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. DIFA requires that any public facility for which impact fees may be charged must be included within the CIE of the Plan of the jurisdiction where the fees will be assessed.

The purpose of a CIE is to establish where and when new services or capital facilities will be provided within a jurisdiction and how they will be financed. As defined by DIFA, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- ▶ a **projection of needs** for the planning period (usually 20 years);
- ▶ the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- ▶ the designation of **levels of service (LOS)**- the service level that will be provided;
- ▶ a **schedule of improvements** listing impact fee related projects and costs for the first five years after Plan adoption; and
- ▶ a description of **funding sources** for the first five years of scheduled system improvements proposed for each project.

The Community Facilities Element of the Plan provides general information on fire protection services. However, this CIE contains a more detailed analysis of this information.

### Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that the development community pays a reasonable share of the costs of public facilities, Fayette County has chosen to assess impact fees for fire services.

The following sections in this chapter provide detailed information regarding the inventory of the current facilities, the levels of service for the existing population for each service category and the detailed calculations of the impact cost for the specific services. Impact fees cannot be used to fund a higher level of service than what currently exists. The following sections indicate how growth will pay for the additional services it requires.

A number of the factors that form the base-line assumptions in the impact fee calculations may change over time. The impact fee assumptions for the service areas should be reviewed annually to reflect changes in the growth and development of the county. Some of the factors to be considered are as follows:

- This chapter follows the trend that the county as a whole will continue to grow, with the incorporated areas of Peachtree City and Fayetteville representing the areas of the greatest increase. At the point when Peachtree City and Fayetteville near buildout, the unincorporated county will begin to experience the greatest gains in growth.
- The county has expressed a need for additional recreational facilities. Upon the completion of a Capital Improvement Program for recreation, the impact fee calculations could be revised to include any new recreation projects being built to serve new growth.
- Once the metropolitan area is in compliance with the Clean Air Act and the construction of roads recommences, the county will determine the feasibility of including roads in the impact fee calculation.

While changes in the pace of development will affect the timing of service delivery, per se, it will not change the methodology used to calculate impact fees. More rapid growth will result in increased revenues and an accelerated demand for services. Conversely, slower growth will result in decreased revenues and a slower demand for services.

### **Intergovernmental Agreement**

The county's fire services serve more than just the residents of the unincorporated county. Fayette County also provides fire services to the jurisdictions of Tyrone, Brooks and Woolsey. DIFA specifies that Intergovernmental Agreements may be used to facilitate the collection of impact fees for system improvements that traverse jurisdictional boundaries. These agreements may be used to pool the resources of several local governments to build centralized facilities. Fayette County has entered into the required intergovernmental agreement to allow the collection of impact fees for these services in the respective municipalities as well as in the unincorporated county.

## POPULATION AND EMPLOYMENT FORECASTS

### Projection of Need

Fayette County remains one of the fastest growing counties in Georgia. While growth peaked in the mid to late 1980s, the county has experienced a growth rate of approximately five percent per year for the last ten years. This growth is attributed to Fayette County's proximity to Hartsfield International Airport and the rapid expansion of the Atlanta metropolitan area. This growth rate is expected to continue, with an anticipated increase of 110 percent from 2000 to 2020.

The projections for total county population are from the Atlanta Regional Commission. Jurisdictional population projections were obtained from the respective municipal comprehensive plans with extrapolations where necessary. Population projections for the planning period are shown in Table 1.

TABLE 1 COUNTY POPULATION PROJECTIONS: 2000-2020					
	2000	2005	2010	2015	2020
Peachtree City	33,983	41,017	43,817	43,817	43,817
Fayetteville	10,876	14,550	19,472	23,189	23,189
Tyrone	4,823	6,719	7,247	7,966	8,579
Brooks	550	700	850	1,000	1,150
Woolsey	137	147	157	168	178
Unincorp. Co.	45,531	50,067	61,457	75,060	97,187
Total	95,900	113,200	133,100	151,200	174,100

### Day/Night Population Projections

Day/night population combines the population projections with future employment information to represent the true need for services. People working in Fayette County will require the same services as residents. To determine a per capita cost of development, the day/night population was used to represent the relationship between persons and services demanded. Employees, as well as residents, are beneficiaries of fire services and, therefore, must be included in the per capita count.

Day/night population projections were made through a series of steps:

1. Population projections for the county, as well as for the individual cities, were obtained (see Table 1, above).

2. Employment projections for the county as a whole, and for individual census tracts, were obtained (see Table 2, below).
3. The actual number of countywide nonresidential establishments from 1989 through 1996 (County Business Patterns 1989-1996) was compared to the number of countywide nonresidential building permits issued for the same years (respective building departments). The number of business establishments exceeded the number of building permits by 28 percent, indicating, among other things, that some businesses are moving into existing structures. This will have an effect on the employment projections, as employees moving into an existing structure should not be figured into impact fee calculations. Based on this conclusion, the employment figures were then reduced across the board by 28 percent, as represented in the columns designated EE in Table 2, below.
4. The employment figures for census tracts 1402.02, 1403.01 and 1403.02 were used for Peachtree City; the employment figures for census tracts 1404.01 and 1404.02 were used for Fayetteville. The remaining census tracts provide the employment figures for the balance of the county. This was necessary in that employment data for individual cities is unavailable.

TABLE 2 COUNTY EMPLOYMENT PROJECTIONS BY CENSUS TRACT: 2000-2020										
Census Tract	2000*		2005*		2010*		2015*		2020*	
		EE		EE		EE		EE		EE
1401.01	553	398	784	565	1,082	779	1,381	994	1,710	1,231
1401.02	1,120	806	1,656	1,192	2,361	1,700	2,955	2,128	3,481	2,506
1402.01	1,393	1,003	1,837	1,323	2,476	1,783	3,140	2,261	4,140	2,981
1402.02 (p)	4,360	3,139	5,285	3,805	6,584	4,741	7,657	5,513	9,099	6,551
1403.01 (p)	7,552	5,437	8,498	6,119	9,715	6,995	10,786	7,766	12,232	8,807
1403.02 (p)	3,430	2,470	4,358	3,138	5,630	4,054	6,908	4,974	8,378	6,032
1404.01 (f)	5,515	3,971	6,562	4,725	7,918	5,701	9,210	6,631	9,647	6,946
1404.02 (f)	6,508	4,686	7,833	5,640	9,183	6,512	10,359	7,459	10,479	7,545
1405.01	321	231	497	358	732	527	1,220	878	2,472	1,780
1405.02	198	143	290	209	469	338	1,084	781	2,062	1,485
Total	30,950	22,284	37,600	27,072	46,150	33,228	54,700	39,384	63,700	45,864

Source: Atlanta Regional Commission, Vision 2020 Baseline Forecasts, June 1994.

\* Figures have been rounded.

EE: Employment Equivalent, see #3 above.

(f) Fayetteville Census Tracts

(p) Peachtree City Census Tracts

## FAYETTE COUNTY FIRE SERVICES

The Fayette County Department of Fire and Emergency Services (the Department) is a combined organization of 101 career and 60 volunteer personnel responsible for providing fire protection, emergency medical services and emergency management from eight stations located strategically throughout the county. The Department provides these services for the unincorporated county, as well as the municipalities of Tyrone, Brooks and Woolsey. The cities of Peachtree City and Fayetteville have their own Fire Departments. The Department has both an automatic aid and mutual aid agreement with the City of Fayetteville; the Department has only a mutual aid agreement with the City of Peachtree City.

### **Projection of Need**

The Department has historically maintained an average response time of five minutes to emergency calls within the county. Currently, the five minute average response time serves a day/night population of 53,622 (Table 3). This existing level of service is considered adequate to meet current needs.

While projection of needs is normally 20 years, the projection of needs for fire services is extended for 23 years. It is estimated that the day/night population will increase from 53,622 to 132,179 by 2023. It is at this 2023 population that the anticipated improvements to the fire service facilities will equate to the level of service required by new growth to maintain the five minute average response time service level. Because it is impractical to purchase half a fire engine, for instance, the level of service provided will vary marginally from year to year. The following chart indicates the anticipated day/night population growth that must be served by the Department.

TABLE 3 TOTAL DAY/NIGHT POPULATION FOR FIRE SERVICE AREA							
Area	2000	2005	2010	2015	2020	2023	Change 2000-2023
Fire Services	53,622	61,325	75,001	91,235	117,077	132,179	78,557

### **Service Area**

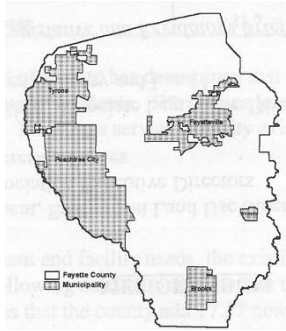
Fire services are provided by the Department in the following jurisdictions: unincorporated county, Tyrone, Brooks, and Woolsey. The distribution of eight fire stations throughout the county provides for a service area coverage that maintains an average response time of five minutes. The Department employs a multi-company response system to respond to calls. For any given call, the station in closest proximity will respond. If that station is unavailable, or that station does not have the appropriate equipment (e.g., the availability of a tanker truck where public water is not available), the proper equipment will be sent from the nearest station where such equipment is available.

The area comprised of unincorporated Fayette County, Tyrone, Brooks and Woolsey is considered a single service district for fire services. Because of the multi-company response system within the Department, an improvement at any station is an improvement to the entire service area. New

stations and equipment are added to the system as required to maintain the five minute average response times. This approach ensures that the defined level of service provided to current residents will be available to new residents as the area develops.

**MAP 1: County Fire Service**

Note: Fires Service Area includes unincorporated Brooks, Tyrone and Woolsey



**Area**

Fayette County,

**Current Level of Service**

DIFA requires that jurisdictions define the existing level of service (LOS). The future LOS for purposes of levying an impact fee cannot exceed the current LOS without proper credit being given. Once defined, this LOS must, at a minimum, be maintained.

The existing LOS for fire services can be measured by the amount of fire-fighting equipment, facility square footage and facility acreage available per 1,000 day/night population. While square footage and acreage are common denominators that can be equally distributed across the increased population, pieces of fire-fighting equipment do not have the same equality. That is, a brush truck is not the equivalent of an aerial. Equipment is shown in “unit equivalents”. Using an engine as the baseline equivalent of “1”, with a value of \$185,000, the other pieces of fire-fighting equipment represent the following equivalents:

	Cost ('00)	Unit Equivalent
Engine	\$185,000	1
Brush Truck	\$35,000	.2

Heavy Rescue	\$150,000	.8
Tanker		.9
	\$165,000	
Aerial	\$875,000	4.7

The existing LOS, per 1,000 day/night population for equipment unit equivalents (EUE), square footage and acreage are detailed in the following tables:

TABLE 4 EXISTING LOS FOR EQUIPMENT UNIT EQUIVALENTS: 2000		
Service Unit	Existing EUEs Serving a Day/Night Population of 53,622	LOS Per 1,000 Population (EUE Subtotal ÷ (Population/1,000))
Brush Trucks (3 x .2)	.6	
Engines (8 x 1)	8	
Heavy Rescue (1 x .8)	.8	
Tankers (4 x .9)	3.6	
<b>Subtotal - Equipment (LOS)</b>	<b>13.0</b>	<b>0.2424</b>

TABLE 5 EXISTING LOS FOR BUILDINGS: 2000		
Service Unit	Existing Units Serving a Day/Night Population of 53,622	LOS Per 1,000 Population (Unit Subtotal ÷ (Population/1,000))
8 Fire Stations (square feet)	35,410	
1 Emergency Operations Center (square feet)	1,000	
1 Training Facility (square feet)	1,750	
<b>Subtotal - Facility Sq. Ft. (LOS)</b>	<b>38,160</b>	<b>711.65</b>

TABLE 6 EXISTING LOS FOR ACREAGE: 2000		
---	--	--



Service Unit	Existing Units Serving a Day/Night Population of 53,622	LOS Per 1,000 Population (Units Subtotal ÷ (Population/1,000))
8 Fire Stations (acreage)	17.7	
1 Emergency Operations Center (acreage)	1.0	
1 Training Facility (acreage)	3.0	
<b>Subtotal - Facility Acreage (LOS)</b>	<b>21.7</b>	<b>.4047</b>

This level of equipment, facilities and acreage is adequate to meet the existing needs of Fayette County residents. The LOS for new development will be equal to the existing service level. No excess service capacity exists.

### Future LOS

To determine future equipment and facility needs, the existing LOS is multiplied by the day/night population increase. The following tables show that the anticipated growth during the 23-year planning period requires that the county add 19.1 new unit equivalents of fire equipment, 55,902 square feet of building facilities and 31.8 facility acres in order to maintain the existing LOS.

The equipment listed in Table 7 is representative of the anticipated mix of engines, tankers, brush trucks, rescue units, aerials and other equipment necessary to provide for the current LOS. Table 8 and Table 9 indicate the future need for building facilities and acreage, respectively.

TABLE 7  
FUTURE EQUIPMENT DEMAND AND PROJECTS: 2000-2023  
(.2424)

(Equipment LOS -

Planning Period	Day/Night Population Growth	Unit Equivalents Demanded (LOS x Population/1,000)	Running Total of Unit Equivalents	Project Description	Unit Equivalents Assigned to New Growth
2000-2005	7,703	1.9	1.9	Aerial	4.7
2006-2010	13,676	3.3	5.2	Engine (3) Rescue Truck Brush Truck	3 .8 .2
2011-2015	16,234	3.9	9.1	Engine Aerial	1 4.7
2016-2020	25,842	6.3	15.4	Engine (4)	4
2021-2023	15,102	3.7	19.1		
Totals	78,557	19.1			18.4

TABLE 8 FUTURE BUILDING DEMAND AND PROJECTS (SQUARE FEET): 2000-2023 (Building LOS = 711.65)					
Planning Period	Day/Night Population Growth	Square Feet Demanded (LOS x Population/1,000)	Running Total of Facility Square Feet	Project Description	Square Feet Assigned to New Growth
2000-2005	7,703	5,482	5,482	Station 1: SR 314 Station 5: SR 85 South Station 7: Woolsey Station 10: Seay Road Training Facility	2,900 2,070 3,300 4,700 13,250
2006-2010	13,676	9,733	15,215	Station 11: McElroy Road Station 12 : Sandy Creek/Ellison Emergency Op. Center	5,700 5,700 5,000
2011-2015	16,234	11,553	26,768	Station 2 : 92N Station 14 : Sandy Crk/ Flat Crk	600 5,700
2016-2020	25,842	18,388	45,156	Station 3 : Tyrone Station 15 : Gingercake Road	2,500 5,700
2021-2023	15,102	10,746	55,902		
Totals	78,557	55,902			57,120

TABLE 9 FUTURE ACREAGE DEMAND AND PROJECTS: 2000-2023 (Acreage LOS = .4047)					
Planning Period	Day/Night Population Growth	Acreage Demanded (LOS x Population/ 1,000)	Running Total of Facility Acreage	Project Description	Acreage Assigned to New Growth
2000-2005	7,703	3.1	3.1	Station 1: SR 314 Station 7: Woolsey Station 10: Seay Road Training Facility	1.0 1.5 4.2 15.0
2006-2010	13,676	5.5	8.6	Station 11: McElroy Road Station 12 : Sandy Crk/Ellison	2.5 2.0
2011-2015	16,234	6.6	15.2	Station 14 : Sandy Crk/ Flat Crk	2.5
2016-2020	25,842	10.5	25.7	Station 15 : Ginger Cake Road	2.5
2021-2023	15,102	6.1	31.8		
Totals	78,557	31.8			31.2

### Schedule of Improvements 2000-2005

There are numerous improvements planned for the Department over the next five years. The improvements include construction of four replacement fire stations (with expanded square footage over the existing stations), one new fire station, reconstruction of the fire training facility, and the purchase of new fire fighting equipment.

TABLE 10 SCHEDULE OF FIRE AND EMERGENCY SERVICES IMPROVEMENTS: 2000-2005		
Projects	Year	Facility Type
Station 1: SR 314	2001	Building/Acreage
Station 10: Seay Road	2001	Building/Acreage
Station 5: SR 85 South	2002	Building
Station 7: Woolsey	2003	Building/Acreage
Station 11: McElroy Road	2004	Building/Acreage
Training Facility	2003-2005	Building/Acreage
Aerial	2004	Equipment

## Funding Sources 2000-2023

The future facility needs of the Department can be met through the schedule shown in the following table. Costs represent an annual five percent inflation factor.

TABLE 11 FUTURE IMPROVEMENT COST AND FUNDING SOURCES					
Proposed Project			Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax
	Facility Type	Cost*			
2000-2005					
Aerial	Equipment	\$875,000	\$875,000	\$875,000	\$0
Station 1: SR 314	Building Acreage	\$775,000 \$25,000	\$800,000	\$432,456	\$367,544
Station 10: Seay Road	Building Acreage	\$827,000 \$25,000	\$852,000	\$702,526	\$149,474
Station 5: SR 85 South	Building	\$801,000	\$801,000	\$245,105	\$555,895
Station 7: Woolsey	Building Acreage	\$760,000 \$17,000	\$777,000	\$435,600	\$341,400
Station 11: McElroy Road	Acreage & Site Preparation	\$75,000	\$75,000	\$75,000	\$0
Training Facility	Building Acreage	\$943,213 \$176,787	\$1,120,000	\$253,691	\$866,309
Subtotal		\$5,300,000	\$5,300,000	\$3,019,378	??
2006-2010					
Engine (3)	Equipment	\$904,040	\$904,040	\$904,040	\$0
Rescue Truck	Equipment	\$224,334	\$224,334	224,334	\$0
Brush Truck	Equipment	\$57,011	\$57,011	\$57,011	\$0
Station 11: McElroy Road	Building	\$1,225,500	\$1,225,500	\$1,225,500	\$0
Station 12 : Sandy Creek	Building Acreage	\$1,225,500 \$28,000	\$1,253,500	\$1,253,500	\$0
Emergency Op. Center	Building Acreage	\$1,290,000 \$16,289	\$1,306,289	\$1,091,289	\$215,000 \$0
Subtotal		\$4,970,674	\$4,970,674	\$4,755,674	\$215,000'

TABLE 11 (continued)  
FUTURE IMPROVEMENT COST AND FUNDING SOURCES

Proposed Project		Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax	
Facility Type	Cost*				
2011-2015					
Aerial Engine	Equipment	\$1,819,062	\$1,819,062	\$1,819,062	\$0
	Equipment	\$384,602	\$384,602	\$384,602	\$0
Station 2: 92N	Building	\$1,644,000	\$1,644,000	\$164,400	\$1,479,600
Station 14: Sandy Creek	Building	\$1,561,800	\$1,613,773	\$1,613,773	\$0
	Acreage	\$51,973			
Subtotal		\$5,461,437	\$5,461,437	\$3,981,837	\$1,479,600
2016-2023					
Engine (4)	Equipment	\$1,963,440	\$1,963,440	\$1,963,440	\$0
Station 3: Tyrone	Building	\$2,625,000	\$2,625,000	\$875,000	\$1,750,000
Station 15: Ginger Cake	Building	\$1,995,000	\$2,061,333	\$2,061,333	\$0
	Acreage	\$66,333			
Subtotal		\$6,649,773	\$6,649,773	\$4,899,773	\$1,750,000
Total		\$22,381,884	\$22,381,884	\$16,656,662	\$5,725,222

\* Where costs are not fixed an annual 5% inflation rate is added.

The table above indicates that, given the equipment and facility needs of the Department, \$16,656,662 is required to maintain the current level of service as new growth occurs. This amount is shown as a per capita cost in the following chart:

CHART 1 IMPACT FEE CALCULATION CHART - DAY/NIGHT POPULATION FOR FIRE SERVICES	
Day/Night Population in 2023	132,179
- Day/Night Population in 2000	<u>53,622</u>
= New Growth: 2000 to 2023	78,557
Total Impact Cost for New Growth	\$16,656,662
÷ New Growth: 2000 to 2023	<u>78,557</u>
= Impact Cost per capita	\$212.03

## Calculation of Impact Fee

An impact fee is calculated for both residential and nonresidential uses.

### Residential Impact Fee:

The impact cost of \$212.03 per capita must be expressed in terms of number of households (dwelling units) in order to levy a residential impact fee. Based on Atlanta Regional Commission projections, the average number of persons per household over the 20-year period will be 2.75 (persons per household estimates range from 2.96 in 1990 to 2.66 in 2020). This average reflects the projected decrease in household size over this planning period. This 2.75 multiplied by \$212.03 equals \$583.08. A three percent (\$17.49) administrative fee is added to this amount. The total residential impact fee is \$600.57 per household (dwelling unit), as shown in Table 12.

TABLE 12 FIRE SERVICES IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)			
	Impact Fee	Administration (3%)	<b>TOTAL</b>
Household (dwelling unit)	\$583.08	\$17.49	<b>\$600.57</b>

### Nonresidential Impact Fee:

For nonresidential establishments, the impact cost of \$212.03 per capita must be expressed in terms of nonresidential establishment classification as per Table 13. Based on County Business Patterns 1995, for Fayette County each classification contains an average number of employees. This factor for average number of employees is then multiplied by \$212.03 to determine the impact fee.

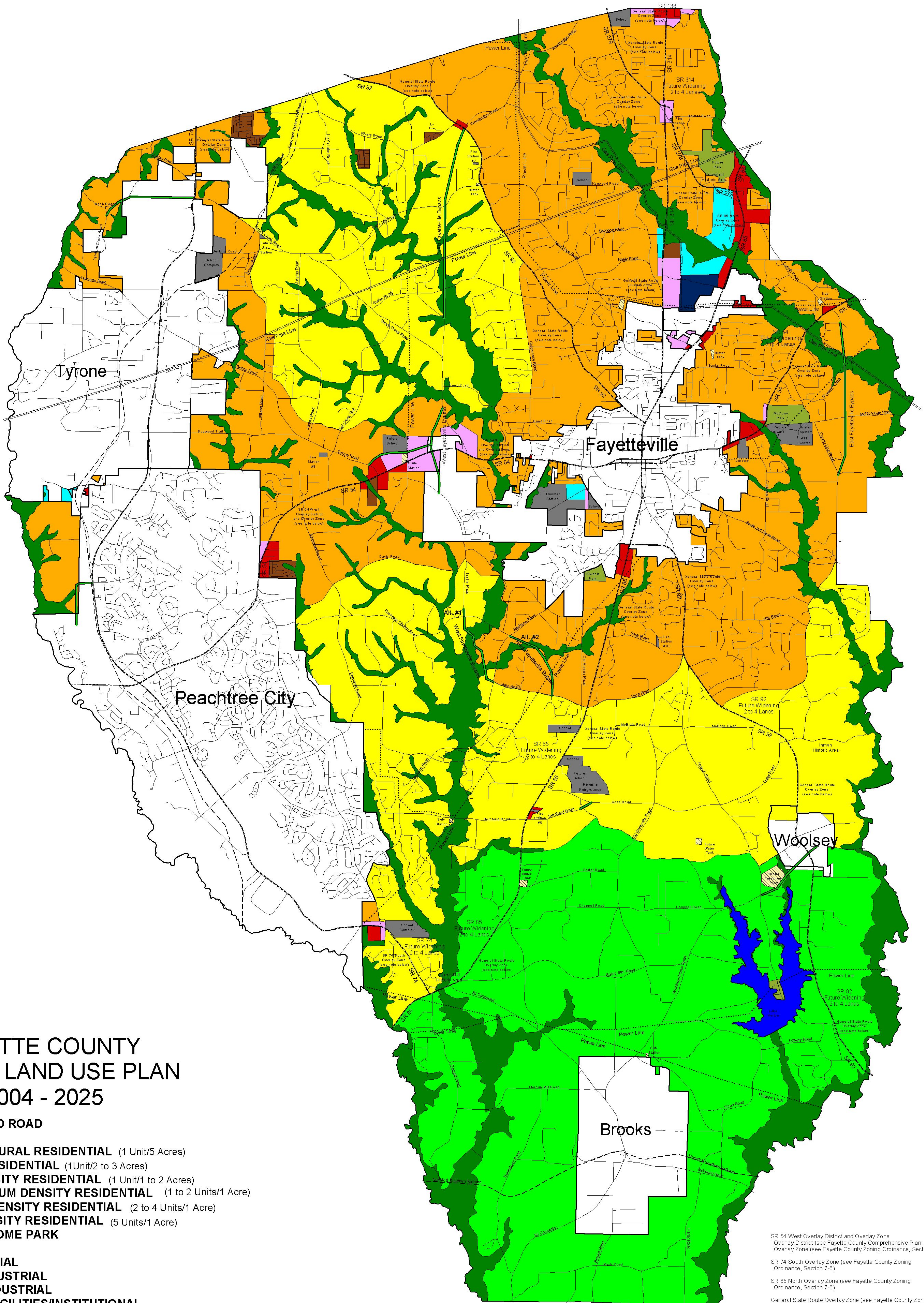
TABLE 13  
FIRE SERVICES IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS

Establishment Type	Number of Employees	Number of Establishments	Average Number of Employees	Impact Fee	Administration (3%)	TOTAL
<b>Agricultural Services, Forestry &amp; Fishing:</b> agricultural services, landscape and horticultural services	252	50	5	\$1,060.15	\$31.80	<b>\$1,091.95</b>
<b>Mining</b>	30	3	10	\$2,120.30	\$63.61	<b>\$2,183.91</b>
<b>Construction:</b> general contractors, heavy construction, plumbing, HVAC, electrical, concrete, misc. special trade contractors.	2,081	298	7	\$1,484.21	\$44.53	<b>\$1,528.74</b>
<b>Manufacturing:</b> paper and allied products, printing and publishing, stone, clay and glass products, industrial machinery and equipment, electronic and other electronic equipment	2,985	90	33	\$6,996.99	\$209.91	<b>\$7,206.90</b>
<b>Transportation &amp; Public Utilities:</b> Trucking and warehousing	676	79	9	\$1,908.27	\$57.25	<b>\$1,965.52</b>
<b>Wholesale Trade</b>	1,523	147	10	\$2,120.30	\$63.61	<b>\$2,183.91</b>
<b>Retail Trade:</b> building materials, garden supplies, general merchandise stores, grocery, automotive dealers, apparel and accessory stores, furniture, eating and drinking places, drug stores, miscellaneous	5,445	358	15	\$3,180.45	\$95.41	<b>\$3,275.86</b>
<b>Finance, Insurance, and Real Estate:</b> depository institutions, commercial banks, insurance agents, brokers and service, real estate agents	1,026	176	6	\$1,272.18	\$38.17	<b>\$1,310.35</b>
<b>Services:</b> hotel, laundry, dry cleaner, beauty shop, business services, auto repair, movie theaters, amusement and recreation, health service, education services, social services, membership organizations, religious organizations, engineering and management services	6,470	664	10	\$2,120.30	\$63.61	<b>\$2,183.91</b>
<b>Unclassified Establishments</b>	73	19	4	\$848.12	\$25.44	<b>\$873.56</b>
<b>Total</b>	20,561	1,884				

Source of Number of Employees, Number of Establishments, and Average Number of Employees for Fayette County: County Business Patterns 1995.

# FAYETTE COUNTY FUTURE LAND USE PLAN 2004 - 2025

- PROPOSED ROAD**
- LAND USE**
- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres)
  - RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
  - LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
  - LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
  - MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
  - HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
  - MOBILE HOME PARK
  - OFFICE
  - COMMERCIAL
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - PUBLIC FACILITIES/INSTITUTIONAL
  - CONSERVATION AREAS
  - PARKS AND RECREATION
  - TRANS., UTIL., & COMMUNICATIONS



SR 54 West Overlay District and Overlay Zone  
 Overlay District (see Fayette County Comprehensive Plan, Land Use Element)  
 Overlay Zone (see Fayette County Zoning Ordinance, Section 7-6)

SR 74 South Overlay Zone (see Fayette County Zoning Ordinance, Section 7-6)

SR 85 North Overlay Zone (see Fayette County Zoning Ordinance, Section 7-6)

General State Route Overlay Zone (see Fayette County Zoning Ordinance, Section 7-6)