

*Fayette*  
COUNTY

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"WHERE QUALITY  
IS A LIFESTYLE"

April 25, 2017

Atlanta Regional Commission  
40 Courtland St NE,  
Atlanta, GA 30303

**RE: Comprehensive Plan Update Submittal**

Fayette County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Pete Frisina, Director of Community Services at 770-305-5160 or [pfrisina@fayettecountyga.gov](mailto:pfrisina@fayettecountyga.gov)

Sincerely,

A blue ink handwritten signature, likely of Eric Maxwell.

Eric Maxwell, Chairman  
Fayette County Board of Commissioners



*Where Quality Is A Lifestyle*

# **Fayette County Comprehensive Plan**

**2017 -2040**



# **FAYETTE COUNTY, GEORGIA**

## **COMPREHENSIVE PLAN 2017 – 2040**

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Emily Poole, Fayette County Development Authority  
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## **STAKEHOLDER GROUPS**

### **North Fayette Community Group and Home Owners Association Stakeholder Group**

Keonan Anderson  
David Brill  
Jeff Granier  
Monroe Kelley  
Larry Mapp  
Fred Watkins

### **Residential Developer Stakeholder Group**

Donna Black  
Mark Jones  
Rod Wright

### **Non-Residential Developer Stakeholder Group**

Rick Halbert  
Chuck Ogletree  
Rob Parker  
John Tiernan

### **Development Engineers Stakeholder Group**

Jeff Collins  
Dan Davis

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Chandra Smith  
Lillie Fuse Williams  
Steven Walker

**Chamber of Commerce Stakeholder Group**

David Bergman  
Debbie Britt  
Kim Schnoes  
Carlotta Ungaro

**Fayette County Economic Development Authority Stakeholder Group**

Darryl Hicks  
Emily Poole  
Joan young

**Bicycle and Pedestrian Stakeholder Group**

Vanessa Birrell  
Keith Larsen  
Jim Qualls

**Farm Bureau and Agri-Business Stakeholder Group**

Mickey Harp  
Rick Minter  
Mark Porter

**Environmental/Land Trust Advocacy Stakeholder Group**

Tami Morris  
Katie Pace  
Jerry Peterson  
Jim Qualls

**Department of Environmental Health and Soil Scientist Stakeholder Group**

Robert Kurbes  
Eric Hamilton  
Larry McEver  
Joseph Prater

**Fayette County School System Stakeholder Group**

Mike Sanders  
Sam Sweat

**Fayette Piedmont Hospital Stakeholder Group**

Michael Burnett  
Scott Wolfe

**Fayette Senior Services Stakeholder Group**

Dan Gibbs  
Nancy Meadows

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## **INTRODUCTION**

Making informed decisions about growth and development is not an easy task. This Plan represents a culmination of the community's vision for Fayette County. It provides a Fayette County that preserves and enhances the special qualities that originally attracted residents while providing for the County's growth and development.

The plan is developed to answer the following questions. "What do we want Fayette County to become?" and "How can we accomplish what we want?" These aren't simple questions to answer. Any county starts out with issues and opportunities inherent by its location, makeup, and special circumstances.

As Fayette County grows and changes over the years, this plan will guide elected officials' decisions about the County's overall growth and development. The use of such a document will guide the County's development in a coordinated and unified manner. It will be a future that represents the best of what we have and the best of what we want to become.

## **PREFACE**

Fayette County is an attractive county with rural character, natural areas, well established suburban neighborhoods and businesses in the unincorporated county. The county also contains well-planned urban areas in Fayetteville, Peachtree City and Tyrone, and small town character in Brooks and Woolsey. Fayette County holds a unique place as a low density community which offers a slower pace of life in the Atlanta Metro area.

Fayette County provides residents with quality educational facilities, a low crime rate, access to the Atlanta metropolitan area and Hartsfield International Airport, and a choice of a rural, suburban, or urban lifestyle. Fayette County holds a unique place as a low density community which offers a slower pace of life in the Atlanta Metro area. The challenge is to maintain the quality of life, while managing the foreseeable 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 and provide opportunities for managed growth.

## **DEVELOPMENT RATE**

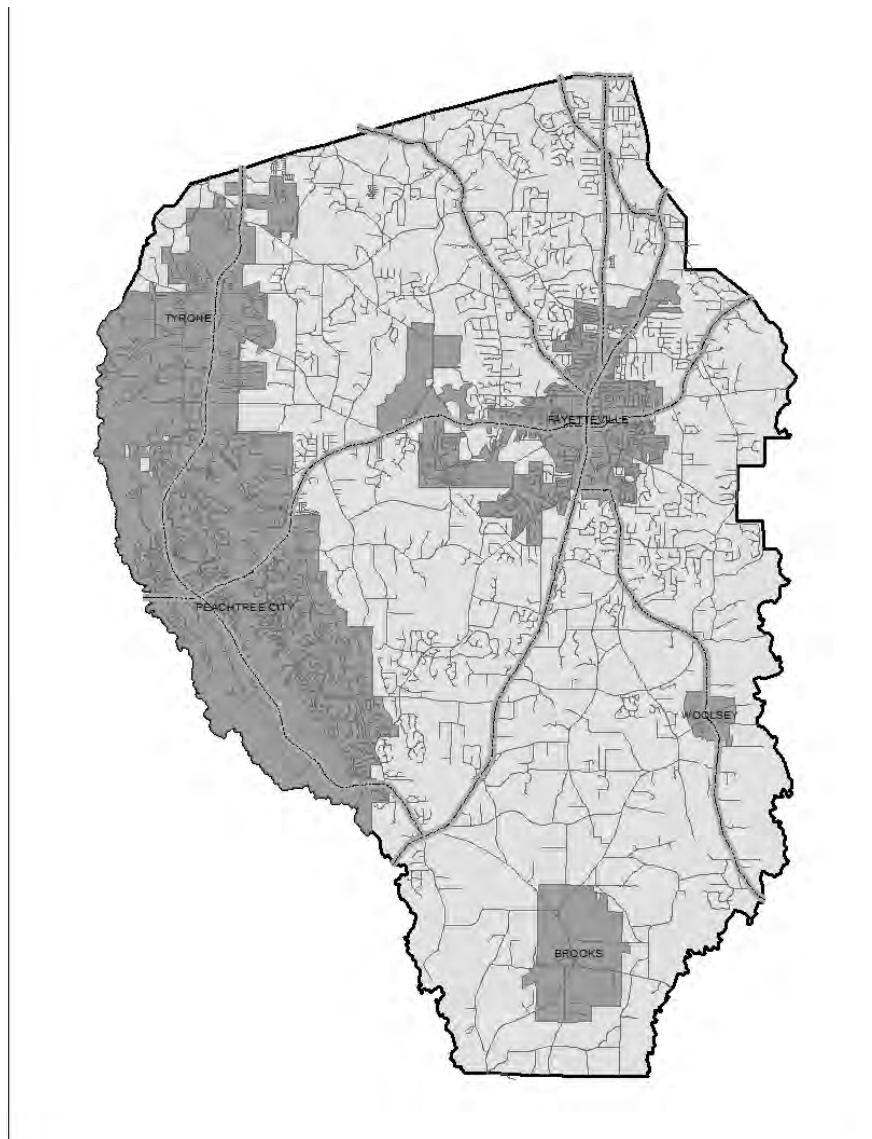
Over the last ten years, during the recession, the rate of development decreased in Fayette County. However, as the economy has improved, the rate for development has started to increase. This comprehensive plan seeks to position the county to respond firmly and fairly to both the residential and nonresidential development. It provides standards and criteria against which to measure proposed development.

## **FUNDING**

As Fayette County grows; the need and demand for services increases. With such growth, the county's operating budget is affected to replace, maintain and upgrade existing facilities, roads, and public safety functions. Decisions on where to spend funds take on critical importance. Funding sources include property taxes, sales tax, fees, SPLOSTs, bonds and Impact Fees.

**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 Map I-1). Located approximately 30 miles south of the City of Atlanta, Fayette County is an integral part of the Atlanta Metropolitan Region, a region that includes over five million people (Census 2010) and is a member of the ten-county Atlanta Regional Commission (see Map I-2). Up until the early 1980's, Fayette County was largely a rural farming community. The County's proximity to the Atlanta metropolitan area and, even more importantly, to Hartsfield International Airport, made Fayette County a desirable place to live and in the unincorporated area, farms soon began to become residential subdivisions.

**MAP I-1****FAYETTE COUNTY & MUNICIPALITIES**

Source: Fayette County Planning Department

**MAP I-2  
REGIONAL CONTEXT**



Source: Fayette County Planning Department

**PAST PLANNING EFFORTS**

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 areas 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 by the Board of Commissioners.

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 set the pattern of the County’s development and, with some amendments; this basic pattern 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.

The Fayette Comprehensive Plan 2004-2025 was adopted in 2004. This plan combined the Land Use Plan (1985) and the Fayette Comprehensive Growth Management Plan (1991) into one document.

In 2007, Fayette County adopted a partial update to the Comprehensive Plan to comply with new planning requirements. The partial update consisted of a Quality Community Objectives (QCO) assessment and an assessment of areas needing special attention, an identification of issues and opportunities associated with this QCO assessment, and an updated Short Term Work Program (STWP) to address the identified issues, opportunities and areas needing special attention.

## **COMPREHENSIVE PLAN DOCUMENT**

The Fayette County Comprehensive Plan is a document which is used by the Board of Commissioners, the Planning Commission, County staff, and the public to guide decisions about the future of Fayette County. 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 Commissioners’ policy to review the plan, or any section of the plan at any time depending on current activity or impending projects.

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

The Comprehensive Plan - The Plan is a mechanism for implementing the Board of Commissioners, policies for Fayette County. This is carried out through the Comprehensive Plan. The Plan is used to guide decision-making for the development of the County and provision of public services.

The Zoning Ordinance - This ordinance and its accompanying maps prescribe both the size of lots and the uses which may be placed on those lots. All property in the County is mapped to a certain zoning district. The Zoning Ordinance, 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. Lots to be developed must conform to applicable zoning regulations.

Development Regulations - These regulations control 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 provision County assets over a multi-year period. The CIP shows the arrangement of projects and equipment needed in a sequential order based on a schedule of priorities set by the Board of Commissioners and assign an estimated cost and anticipated source of funding.

Programming capital facilities over time can promote better use of the County's financial resources. 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.

#### **MAINTAINING THE COMPREHENSIVE PLAN**

The comprehensive plan is maintained to 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 changed as determined by the Board of Commissioners.

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, at any time, determine when the comprehensive plan needs amendment.

In addition to the comprehensive plan document, the County updates the Community Work Program 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.

## **PLAN ELEMENTS**

The Minimum Planning Standards for a Comprehensive Plan requires or recommends the following Plan Elements as applicable:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element
- Land Use Element
- Transportation Element
- Housing Element

## **Rules for Environmental Planning Criteria**

Fayette County has met the environmental planning criteria that are part of the Minimum Planning Standards dealing specifically with the protection of water supply watershed, groundwater recharge areas, and wetlands. By definition Fayette County does not have river corridors within its geographic boundary. Environmental planning criteria requirements have been met by adoption and implementation of the following Fayette County Code of Ordinances, Subpart B – Land Development and Land Use, Chapter 104 – Development Regulations:

- 1) Article VII. Watershed Protection – adopted May, 1987;
- 2) Article XI. Groundwater Recharge Area Protection – adopted June, 2000; and,
- 3) Article I. In General – adopted, June, 2000.

## **Regional Water Plan**

The Fayette County Water System is currently in compliant with all 3 plans from the Metropolitan North Georgia Water Planning District (MNGWPD). In June of 2017 the MNGWPD will adopt a new plan that will include all three current plans and some new requirements for the members of the District. The Fayette County Water System will continue to work towards full compliance and implementation of any programs required by the newly updated plan. The Water System Director will develop and present any practices or development regulations to address protection of these important natural resources within Fayette County.

## POPULATION ELEMENT

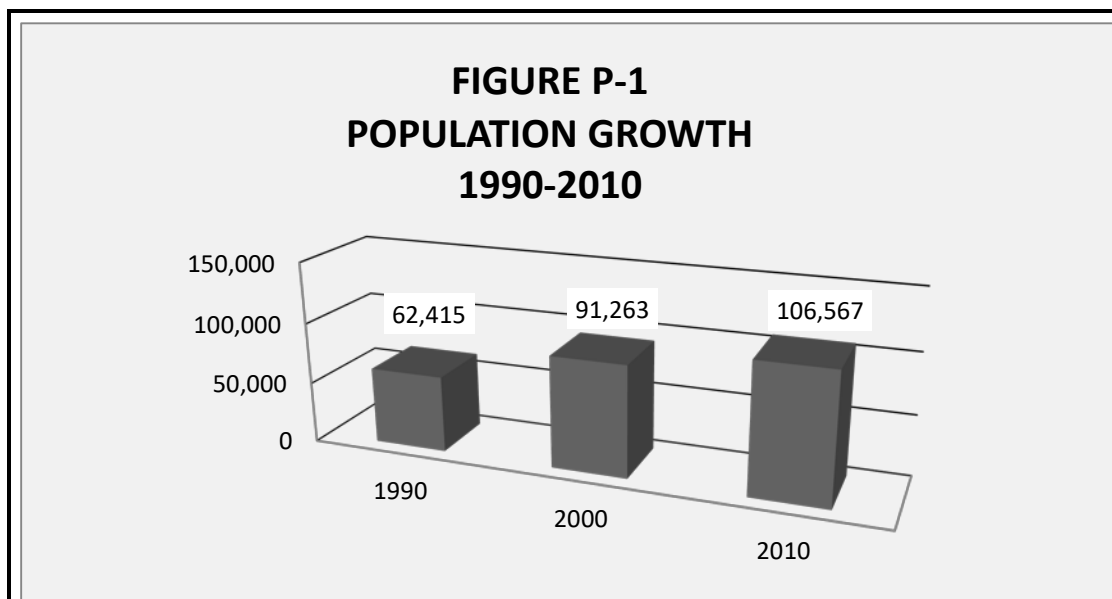
*"Good planning does not begin with an abstract and arbitrary scheme that it seeks to impose on the community; it begins with a knowledge of existing conditions and opportunities."*  
- Lewis Mumford

### INTRODUCTION

This chapter highlights demographic trends and projections for the population of Fayette County. An understanding of a community's past, present and future population characteristics serves as the basis of any comprehensive planning effort. The following chapter provides an overview of various demographic 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

Based on Census data, between 1990 and 2000, the county population grew from 62,415 to 91,263, adding 28,848 new residents which equates to a 46.2 percent increase (Figure P-1). The rate of growth decreased between 2000 and 2010 to 16.8 percent when the population grew from 91,263 to 106,567, adding 15,304 new residents (Figure P-1).





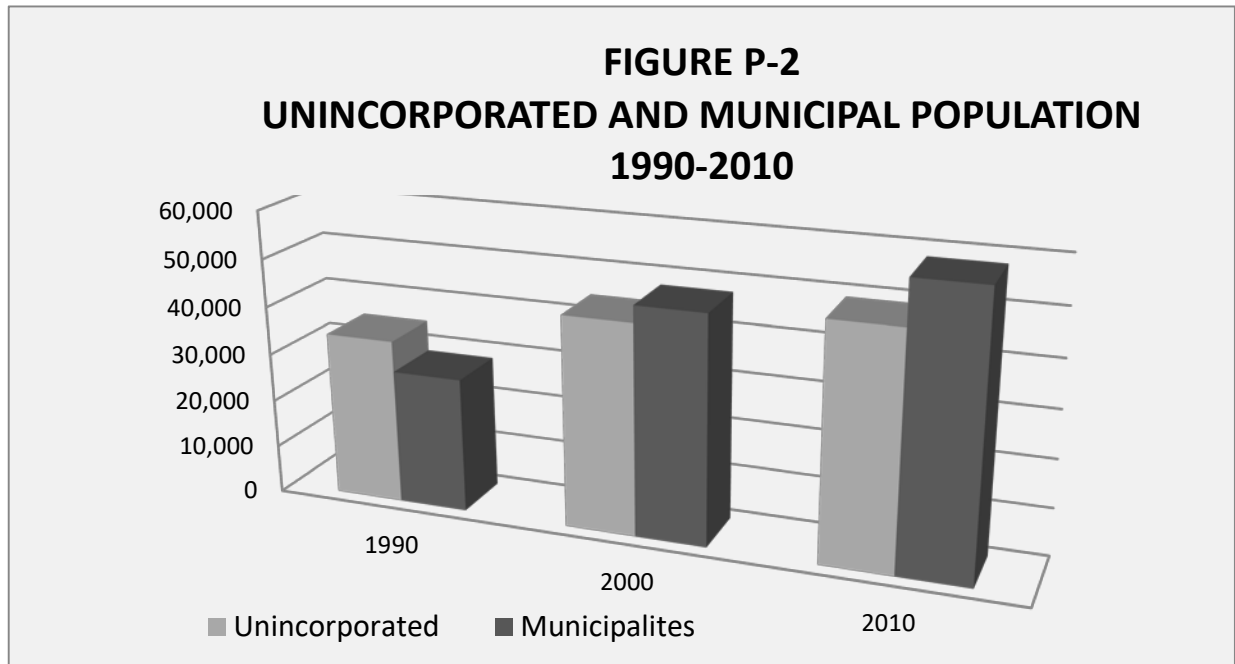
Between 1990 and 2010, the highest rates of growth occurred within the cities of Fayetteville, Tyrone and Peachtree City. Fayetteville experienced the highest percentage increase in population with an increase of 173.6 percent, adding a total of 10,118 new residents. Tyrone experienced the second highest percentage increase in population with an increase of 152.5 percent, adding a total of 4,155 new residents. Peachtree City grew by 80.6 percent, adding a total of 15,337 new residents. Unincorporated Fayette County grew at a rate of 41.6 percent during this period, adding 14,308 persons

During the same 20-year period, Fayette County's growth did not keep pace with that of the Atlanta MSA that grew at a rate of 85.9 percent. Fayette County did grow at a higher rate than that of the state which grew 49.5 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.

<b>TABLE P-1</b> <b>POPULATION TRENDS: 1990, 2000, 2010</b> <b>FAYETTE COUNTY, MUNICIPALITIES, ADJACENT COUNTIES, ATLANTA MSA, AND THE STATE</b>						
	Population			Percent Change		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
Fayette County	62,415	91,263	106,567	46.2%	16.8%	70.7%
Brooks	328	553	524	68.6%	-5.2%	59.8%
Fayetteville	5,827	11,148	15,945	91.3%	43.0%	173.6%
Peachtree City	19,027	31,580	34,364	66.0%	8.8%	80.6%
Tyrone	2,724	3,916	6,879	43.8%	75.7%	152.5%
Woolsey	120	175	158	45.8%	-9.7%	31.7%
Uninc. County	34,389	43,891	48,697	27.6%	10.9%	41.6%
Clayton County	182,052	236,517	259,424	29.9%	9.7%	42.5%
Coweta County	53,853	89,215	127,317	65.7%	42.7%	136.4%
Fulton County	648,951	816,006	920,581	25.7%	12.8%	41.9%
Spalding County	54,457	58,417	64,073	7.3%	9.7%	17.7%
Atlanta MSA	2,833,511	4,112,198	5,268,860	45.1%	28.1%	85.9%
State	6,478,216	8,186,453	9,687,653	26.4%	18.3%	49.5%

Source: U.S. Bureau of the Census, 1990, 2000 & 2010.

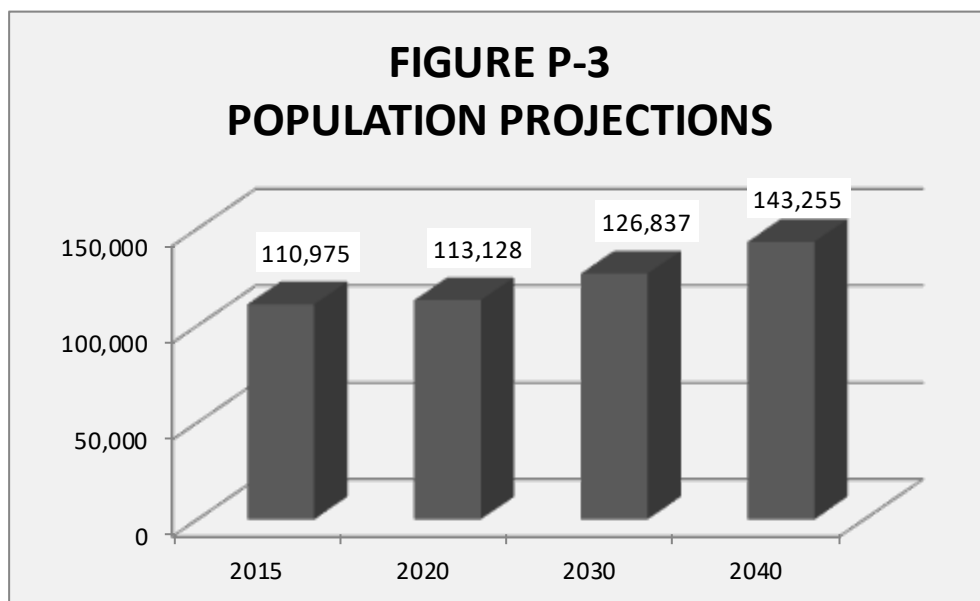
In 2000, there was a shift of population concentration from the unincorporated county to the municipalities (Figure P-2). In 1990, 55.1 percent of the county's population lived in the unincorporated area. But by 2000, just under half of the county's population lived in the unincorporated area (48.1 percent). This trend has continued in 2010 where 45.1 percent of the population lived in the unincorporated County.



Source: U.S. Bureau of the Census, 1990, 2000 & 2010.

### POPULATION PROJECTIONS

Population projections enable communities to determine the demand for future facilities and services. The latest Atlanta Regional Commission (ARC) population projections indicate Fayette County's population will increase from 110,975 in 2015 to 143,255 in 2040 (Figure P-3). This represents a 29 percent increase of 32,280 persons.



Source: Atlanta Regional Commission

**HOUSEHOLDS**

Households are another measure used to determine the demand on public facilities and services. Between 1990 and 2000, the number of households grew by 49.7 percent, adding 10,470 households. Between 2000 and 2010, the number of households increased by 6,643 at a growth rate of 21.1 percent. Table P-2 compares the growth in the number of Fayette County households with that of its cities. Fayetteville and Tyrone exhibited the greatest rate of growth in households between 1990 and 2010, respectively 155.7 percent and 152.5 percent.

<b>TABLE P-2 NUMBER OF HOUSEHOLDS, PERCENT CHANGE:1990, 2000, 2010 FAYETTE COUNTY AND MUNICIPALITIES</b>						
	HOUSEHOLDS			PERCENT CHANGE		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
Fayette County	21,054	31,524	38,167	49.7%	21.1%	81.3%
Brooks	124	195	184	57.3%	-5.6%	48.4%
Fayetteville	2,349	4,338	6,006	84.7%	38.5%	155.7%
Peachtree City	6,210	10,876	12,726	75.1%	17.0%	104.9%
Tyrone	934	1,374	2,358	47.1%	71.6%	152.5%
Woolsey	46	57	57	23.9%	0.0%	23.9%
Unincorporated County	11,391	14,684	16,836	28.9%	14.7%	47.8%

Source: U.S. Bureau of the Census, 1990, 2000, 2010

**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 2.96 persons in 1990, by 2010 it had declined to 2.87 (Table P-3). Fayetteville and Woolsey displayed a slight increase in average household size between 1990 and 2010, 2.44 percent to 2.59 percent and 2.61 percent to 2.77 percent, respectively. Peachtree City displayed a decrease in average household size from 3.05 percent to 2.69 percent. Average household size remained unchanged in Tyrone and Brooks in 1990 and 2010.

<b>TABLE P-3 AVERAGE HOUSEHOLD SIZE: 1990, 2000, 2010 FAYETTE COUNTY AND MUNICIPALITIES</b>			
	1990	2000	2010
Fayette County	2.96	2.88	2.87
Brooks	2.85	2.84	2.85
Fayetteville	2.44	2.48	2.59
Peachtree City	3.05	2.89	2.69
Tyrone	2.92	2.85	2.92
Woolsey	2.61	3.07	2.77

Source: U.S. Bureau of the Census, 1990, 2000, 2010

Household/Housing Unit Projections

As stated above, the ARC projects a population increase for Fayette County of 32,280 persons between 2015 and 2040. Using the average household size of 2.87 persons from the 2010 Census, this will equate to 11,247 housing units needed to house this projected population increase.

**AGE DISTRIBUTION**

Reflecting state and national trends, Fayette County's population is aging; between 1990 and 2010, the median age rose from 34.1 to 42.4 (Table P-4). This aging pattern can be primarily attributed to aging of the baby boom generation. Fayette County's median age is higher than surrounding counties, the Atlanta MSA and the State (Table P-4).

<b>TABLE P-4</b>			
<b>MEDIAN AGE: 1990, 2000, 2010</b>			
<b>FAYETTE COUNTY, SELECTED MUNICIPALITIES, ATLANTA MSA, STATE</b>			
	1990	2000	2010
Fayette County	34.1	38.2	42.4
Brooks	-	40.2	43.9
Fayetteville	32.7	36.1	39.9
Peachtree City	33	37.5	41.7
Tyrone	33.4	38.6	40.7
Woolsey	-	40.8	48.6
Clayton County	29.9	30.2	31.6
Coweta County	31.9	33.6	36.6
Fulton County	31.9	32.7	34.2
Spalding County	32	34.6	37.2
Atlanta MSA	31.5	32.9	34.9
State	31.6	33.4	35.3

Source: U.S. Bureau of the Census, 1990, 2000, 2010

Table P-5 identifies the age distribution of the Fayette County population in 2010 with breakdowns for the municipalities and the unincorporated county. The age group of those under the age of 5 was 4.6 percent (4,913) of the total county population in 2010. This same age group comprised 5.8 percent (5,325) of the total population in 2000, which is a decrease of 1.2 percent. Table P-5 indicates that 24.3 percent of the population (25,856) was of school age (between the ages of 5 and 19). This represents a slight decrease from 2000 where this age group made up 25.7 percent of the county population. Approximately 58.4 percent of the County population (62,253) fell into the workforce age group (age 20 to 64) which is slightly less than 59.6 percent in 2000. People of retirement age (65+) comprised 12.7 percent of the population with a total of 13,545 persons. In 2000, this same age group accounted for 8.9 percent of the County's population. This is an increase of 3.8 percent. Due to the effect of the aging Baby Boom generation, it is expected that the percentage of the total population in this age group of 65+ will continue to increase as is predicted for the nation as a whole.

<b>TABLE P-5</b> <b>POPULATION BY AGE OF JURISDICTIONAL POPULATION, PERCENT: 2010</b> <b>FAYETTE COUNTY, MUNICIPALITIES</b>							
	Fayette County	Brooks	Fayette- ville	Peachtree City	Tyrone	Woolsey	Unincorporated County
Under 5 years	4,913 4.6%	20 3.8%	810 5.1%	1,622 4.7%	388 5.6%	6 3.8%	2,067 4.2%
5 to 9 years	7,455 7.0%	35 6.7%	1,167 7.3%	2,586 7.5%	552 8.0%	10 6.3%	3,105 6.4%
10 to 14 years	9,371 8.8%	48 9.2%	1,352 8.5%	3,105 9.0%	626 9.1%	12 7.6%	4,228 8.7%
15 to 19 years	9,030 8.5%	44 8.4%	1,337 8.4%	2,943 8.6%	517 7.5%	11 7.0%	4,178 8.6%
20 to 24 years	4,622 4.3%	29 5.5%	764 4.8%	1,274 3.7%	280 4.1%	6 3.8%	2,269 4.7%
25 to 29 years	3,876 3.6%	10 1.9%	724 4.5%	1,292 3.8%	218 3.2%	1 0.6%	1,631 3.3%
30 to 34 years	4,115 3.9%	16 3.1%	739 4.6%	1,385 4.0%	325 4.7%	4 2.5%	1,646 3.4%
35 to 39 years	6,118 5.7%	35 6.7%	1,102 6.9%	2,060 6.0%	454 6.6%	6 3.8%	2,461 5.1%
40 to 44 years	8,357 7.8%	35 6.7%	1,358 8.5%	2,737 8.0%	616 9.0%	11 7.0%	3,600 7.4%
45 to 49 years	10,141 9.5%	65 12.4%	1,352 8.5%	3,362 9.8%	664 9.7%	15 9.5%	4,683 9.6%
50 to 54 years	9,731 9.1%	45 8.6%	1,181 7.4%	3,167 9.2%	610 8.9%	17 10.8%	4,711 9.7%
55 to 59 years	8,104 7.6%	52 9.9%	986 6.2%	2,576 7.5%	538 7.8%	10 6.3%	3,942 8.1%
60 to 64 years	7,189 6.7%	39 7.4%	834 5.2%	2,132 6.2%	425 6.2%	17 10.8%	3,742 7.7%
65 to 69 years	4,828 4.5%	6 1.1%	626 3.9%	1,413 4.1%	258 3.8%	8 5.1%	2,517 5.2%
70 to 74 years	3,216 3.0%	14 2.7%	466 2.9%	928 2.7%	152 2.2%	5 3.2%	1,651 3.4%
75 to 79 years	2,257 2.1%	18 3.4%	415 2.6%	689 2.0%	106 1.5%	7 4.4%	1,022 2.1%
80 to 84 years	1,663 1.6%	10 1.9%	334 2.1%	557 1.6%	90 1.3%	8 5.1%	664 1.4%
85 years and over	1,581 1.5%	3 0.6%	398 2.5%	536 1.6%	60 0.9%	4 2.5%	580 1.2%
Total Population	106,567 100%	524 100%	15,945 100%	34,364 100%	6,879 100%	158 100%	48,697 100%
Median age (years)	42.4	43.9	39.9	41.7	40.7	48.6	NA

Source: U.S. Bureau of the Census, 2010

**RACIAL COMPOSITION**

The non-white population as a percent of Fayette County's total population increased from 7.5 percent in 1990 to 28.9 percent in 2010. Table P-6 summarizes the composition of the non-white population of Fayette County, the surrounding counties, the Atlanta MSA, and the State.

<b>TABLE P-6 NON-WHITE POPULATION, PERCENT OF TOTAL POPULATION: 1990-2010 FAYETTE COUNTY, SURROUNDING COUNTIES, ATLANTA MSA, STATE</b>			
	1990	2000	2010
Fayette County	4,686 7.5%	13,583 14.9%	30,765 28.9%
Clayton County	50,323 27.6%	141,854 60.0%	210,464 81.1%
Coweta County	12,531 23.3%	17,952 20.1%	30,723 24.1%
Fulton County	339,050 52.2%	411,555 50.4%	510,884 55.5%
Spalding County	16,176 29.7%	19,055 32.7%	23,925 37.3%
Atlanta MSA	811,925 28.7%	1,453,700 35.3%	2,348,380 44.6%
State	1,874,820 28.9%	2,744,984 33.5%	3,900,213 40.3%

Source: U.S. Bureau of the Census, 1990, 2000, 2010

Table P-7 indicates the change in Fayette County's racial composition from 1990 to 2010.

<b>TABLE P-7 RACIAL COMPOSITION, AS PERCENT OF POPULATION: 1990-2010</b>			
	1990	2000	2010
White	57,729 92.5%	76,541 83.9%	75,802 71.1%
Black and African American	3,380 5.4%	10,465 11.5%	21,395 20.1%
American Indian and Alaska Native	82 0.1%	194 0.2%	316 0.3%
Asian	1,053 1.7%	2,208 2.4%	4,130 3.9%
Native Hawaiian and Other Pacific Islander	na -	22 0.02%	75 0.1%
Some other race	171 0.3%	694 0.8%	2,461 2.3%
Hispanic origin (of any race)	994 1.6%	2,582 2.8%	6,760 6.3%

Source: U.S. Bureau of the Census, 1990, 2000, 2010

**EDUCATIONAL ATTAINMENT**

The high school graduation rate has risen from 85.5 percent in 2012 to 92.0 percent in 2015. That is an increase of 7.6 percent, as shown in Table P-9.

TABLE P-9 HIGH SCHOOL GRADUATION RATE: FAYETTE COUNTY				
	2012	2013	2014	2015
Graduation Rates	85.5	87.3	89.5	92.0

Source: Georgia Department of Education,

Table P-10 compares Fayette County's educational attainment with that of its municipalities, the Atlanta MSA and the state. The percent of those with a high school diploma and some college (2010-2014) in Fayette County is greater than the surrounding counties, Atlanta MSA and the state. Only Fulton County has a higher percentage (48.6 percent) of those with a bachelor's degree or higher (2010-2014) than Fayette County (43.3 percent). Of the municipalities, Brooks had the highest percentage (96.1 percent) of those with a high school diploma and some college (2010-2014) and Peachtree City had the greatest percentage (53.3 percent) of those with a bachelor's degree or higher (2010-2014).

TABLE P-10 EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OF AGE AND OLDER: 1990, 2000, 2014 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE						
	Percent High School Graduate or Higher			Percent with Bachelor's Degree or Higher		
	1990	2000	2014	1990	2000	2014
Fayette County	86.5%	92.4%	93.7%	25.8%	36.2%	43.3%
Brooks	78.4%	87.9%	96.1%	9.5%	8.7%	28.2%
Fayetteville	78.5%	90.7%	93.1%	18.4%	31.3%	41.3%
Peachtree City	94.3%	96.2%	94.8%	37.9%	46.2%	53.3%
Tyrone	79.4%	89.2%	93.5%	14.9%	30.4%	40.4%
Woolsey	74.1%	94.5%	92.5%	23.5%	28.4%	30.8%
Clayton County	77.2%	80.1%	81.8%	14.7%	16.6%	17.9%
Coweta County	67.4%	81.6%	88.3%	13.3%	20.6%	26.6%
Fulton County	77.8%	84.0%	90.7%	31.6%	41.4%	48.6%
Spalding County	60.0%	67.8%	77.3%	11.1%	12.5%	15.2%
Atlanta MSA	79.5%	84.0%	87.9%	26.8%	32.0%	35.3%
State	70.9%	78.6%	85.0%	19.3%	24.3%	28.3%

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

**INCOME**

Table P-11 compares median household income and per capita income levels of Fayette County with its municipalities, surrounding counties, Atlanta MSA and the state. The median household income (2010-2014) for Fayette County exceeds that of the surrounding counties, Atlanta MSA and the state. The same is true for and per capita income with the exception of Fulton County.

<b>TABLE P-11</b>						
<b>MEDIAN HOUSEHOLD INCOME, PER CAPITA INCOME: 1989, 1999, 2014</b>						
<b>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE</b>						
	Median Household Income			Per Capita Income		
	1989	1999	2014	1989	1999	2014
Fayette County	\$50,167	\$71,227	\$79,993	\$19,025	\$29,464	\$35,987
Brooks	\$40,714	\$65,000	\$66,250	\$15,021	\$28,200	\$26,664
Fayetteville	\$36,224	\$55,208	\$63,750	\$16,169	\$26,551	\$29,194
Peachtree City	\$53,514	\$76,458	\$86,235	\$19,047	\$31,667	\$38,559
Tyrone	\$47,656	\$63,080	\$77,066	\$17,208	\$26,463	\$32,913
Woolsey	\$29,583	\$84,103	\$61,750	\$13,546	\$42,177	\$30,818
Clayton County	\$33,472	\$42,697	\$40,314	\$13,577	\$18,079	\$18,074
Coweta County	\$31,925	\$52,706	\$61,662	\$13,708	\$21,949	\$27,462
Fulton County	\$29,978	\$47,321	\$56,642	\$18,452	\$30,003	\$36,827
Spalding County	\$25,634	\$36,221	\$40,243	\$11,073	\$16,791	\$19,656
Atlanta MSA	\$36,051	\$51,948	\$56,618	\$16,897	\$25,033	\$28,880
State	\$29,021	\$42,433	\$49,342	\$13,631	\$21,154	\$25,427

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

Table P-12 tracks the distribution of household income for Fayette County, and the state for comparison purposes. The highest concentration of households was in the \$100,000 to \$149,000 group at 19.9%.

<b>TABLE P-12</b>						
<b>HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 1989, 1999, 2014</b>						
<b>FAYETTE COUNTY, STATE</b>						
	Fayette County			State		
	1989	1999	2014	1989	1999	2014
Less than \$10,000	908 4.3%	897 2.8%	1,371 3.6%	398,078 16.8%	304,816 10.1%	309,636 8.7%
\$10,000 to \$14,999	805 3.8%	611 1.9%	998 2.6%	204,142 8.6%	176,059 5.9%	199,294 5.6%
\$15,000 to \$24,999	2,067 9.9%	1,844 5.9%	2,140 5.6%	418,568 17.7%	369,279 12.3%	401,613 11.3%
\$25,000 to \$34,999	2,419 11.5%	2,321 7.4%	2,834 7.4%	383,733 16.2%	378,689 12.6%	635,676 18.0%
\$35,000 to \$49,999	4,229 20.2%	4,174 13.3%	4,209 11.0%	420,917 18.8%	502,961 16.7%	407,228 11.5%
\$50,000 to \$74,999	6,230 29.7%	6,892 21.9%	6,293 16.5%	341,667 14.4%	593,203 19.7%	410,157 11.6%



**TABLE P-12 Continued**  
**HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 1989, 1999, 2014**  
**FAYETTE COUNTY, STATE**

\$75,000 to \$99,999	2,568 12.2%	5,675 18.0%	5,665 14.8%	109,354 4.6%	311,651 10.4%	151,979 4.3%
\$100,000 to \$149,999	1,149 5.5%	5,695 18.1%	7,597 19.9%	56,974 2.4%	234,093 7.8%	146,286 4.1%
\$150,000 to \$199,999	594 2.8%	2,025 6.4%	3,721 9.7%	33,142 1.4%	66,084 2.2%	49,342 1.4%
\$200,000 or more	-	1,357 4.3%	3,403 8.9%	-	70,843 2.4%	68,317 1.9%
Per Capita Income	\$19,025	\$29,464	\$35,987	\$13,631	\$21,154	\$25,427
Median Household Income	\$50,167	\$71,227	\$79,993	\$29,021	\$42,433	\$49,342

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

## SUMMARY

Fayette County saw considerable population growth between 1990 and 2010 with a 70.7 percent increase from 62,415 to 106,567. Based on a 2040 population projection of 143,255, Fayette County's population will increase by 34.4 percent adding 36,699 persons over the 30 year period between 2010 and 2040. Since 2000, the percentage of the County's total population living in a municipality has been greater than the percentage of the population living in the unincorporated area.

The population is aging as the median age has increased from 34 in 1990 to 42 in 2010. This trend is further evidenced by the increase of the population in the 65+ age group from 8.9 percent in 2000 to 12.7 percent in 2010. This trend is likely to continue. Fayette County has become more diverse with the percentage of non-white population increasing from 7.5 percent in 1990 to 28.9 percent in 2010.

The educational levels of Fayette County have improved between 1990 and 2010. The percentage of those with a high school diploma and some college increased from 86.5 in 1990 to 93.7 in 2010. Conversely, those with a bachelor's degree or higher grew from 25.8 percent in 1990 to 43.3 percent in 2010.

Income levels rose between 1990 and 2010. Median household income increased from \$50,167 in 1990 to \$79,993 in 2010 and the per capita income grew from \$19,025 in 1990 to \$35,987 in 2010.



## COMMUNITY FACILITIES AND SERVICES

*A service or facility that a few years ago were 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, library 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 growth of Fayette County has been paralleled by demands for community facilities and services. However, with decreased revenue it will be increasingly difficult to maintain the level of service.

It is recognized that the level of public services enjoyed by county residents is a significant local attribute. Therefore, it is the purpose of this Plan element to provide service levels needed for the future. The mechanism to plan for the provision of these community facilities and services is through the Capital Improvement Program. 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.

**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 are organized in the following sections:

Water Supply and Treatment  
Sewerage System and Wastewater Treatment  
Solid Waste Management  
Public Safety  
Public Health Facilities

Recreation Facilities  
General Government  
Educational Facilities  
Libraries and Other Cultural 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 Brooks, Peachtree City, Tyrone, and Woolsey. The City of Fayetteville has their own water system and purchases water from the county to supplement their supply.

**Supply and Production:** The existing water treatment plants (Crosstown Water Plant and South Fayette Water Plant) currently treat 22.8 million gallons per day (MGD) of raw water. 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).

<b>TABLE C-1</b> <b>TREATED WATER STORAGE FACILITIES</b> <b>FAYETTE COUNTY WATER SYSTEM</b>		
<b>Facility</b>	<b>Location</b>	<b>Capacity (gallons)</b>
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	na	16,250,000

Source: Fayette County Water System

The Water System presently has the capacity of providing approximately 26.8 million gallons of water per day (MGD) utilizing many sources which include Lake Horton, Lake Kedron, Lake Peachtree, Line Creek, Lake McIntosh, Flint River, and the City of Atlanta. The Water System has the ability to purchase up to 4 MGD from the City of Atlanta.

The Fayette County Water System has a total production capacity of 22.8 MGD. This includes 13.5 MGD from the Crosstown Water Treatment Plant, 9.3 MGD from the South Fayette Water Treatment Plant.

The Water System has four existing reservoirs: Lake McIntosh (650 acres), Lake Kedron (235 acres), Lake Peachtree (250 acres) and Lake Horton (790 acres). Lake Horton utilizes two off-site intakes, the Flint River Pump Station and Whitewater Creek (Starr's Mill Pond) Pump Station.

**Consumers:** According to recent estimated averages, 80 percent of Fayette County households are served by the Fayette County Water System. The remaining 20 percent of the residents receive water from the City of Fayetteville or, private well systems, or individual wells. The number of residential, commercial, and industrial water accounts in 2016 totaled 29,263, an increase of 16,019 since 1990, when the Water System had 13,244 accounts.

**Distribution:** The Water System includes more than 623 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.

### **Assessment**

Water demand is projected to increase to 14.2 Average MGD in 2020, 15.9 Average MGD in 2030 and 18.0 Average MGD in the year 2040. Projections are based on current use of 125 GPD/Capita. Projected demands have dropped over previous projections due to wide spread water conservation efforts. Therefore, the county has enough raw water supplies to meet these projections but must increase plant treatment capacity to meet these future demands. The Water System is currently requesting increased treatment capacity at the Crosstown Water Treatment Plant and has the ability to increase production at the South Fayette Plant with some plant improvements. The Crosstown Plant may be high rated to 5 GPM/SQFT per filter upgrading the throughput of treatment to 22.6 MGD. The South Fayette Water Plant is designed to be expanded to 18 MGD.

Three 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 Water System will conduct a full system hydraulic model to identify aging infrastructure and the needed storage locations as the county increases its population.

<b>Goal:</b>	<b>Locate sites for adequate and appropriate facilities to store, treat, and distribute a safe and adequate potable water supply.</b>
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Objective a. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures. These will be identified with the calibrated hydraulic modeling.

Objective 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.

- Objective c. Locate water lines and update to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

<b>Goal:</b>	<b>Plan and provide for facilities to store, treat, and distribute a safe and adequate potable water supply.</b>
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- Objective a. Maintain the 100 gallons per person per day or less per the recommended guideline for the provision of water, with a peak factor of 1.6 times the estimated average daily demand, to determine maximum daily demand. Currently the per person average daily use is 84 gallons per day per person. The 84 gallons is derived from total water sales (including commercial, industrial and institutional uses) and the estimated population (29,263 meters X 2.7 person per household 79,010) served. The numbers used are taken from the annual Comprehensive Annual Finance Report.
- Objective b. Supply fire flows of 1,000 gallons per minute (GPM) with 20 pounds per square inch (psi) of water pressure.
- Objective c. Expand and improve water storage and water treatment facilities capacity, including the provision of elevated storage capacity equal to a maximum day of water use.
- Objective d. Pursue strategies to reduce the per capita consumption of water. Using methods in the Water Conservation Plan, educate consumers on efficiency of water use to include outdoor watering uses primarily focusing on landscape uses.

## **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.

<b>TABLE C-2 MUNICIPAL SEWAGE TREATMENT PLANTS</b>			
<b>City</b>	<b>Facility</b>	<b>2016 Permitted Capacity (mgd)</b>	<b>2016 Capacity Available (+/-, mgd)</b>
Fayetteville	Whitewater Creek	5.0	2.82
Peachtree City	Line Creek	2.0	1.0
Peachtree City	Rockaway Road	4.0	2.0

Source: Fayetteville Public Works and Peachtree City Water and Sewer Authority

### Assessment

Fayetteville has a permitted treatment capacity of 5.00 GMD and is currently treating approximately 2.18 MGD. At its two plants, Peachtree City has a total permitted treatment capacity of 6.0 MGD and is currently treating approximately 3.0 MGD.

The Peachtree City Water and Sewerage Authority operate two facilities to receive septage from Fayette County residents and businesses.

**Goal: Provide for septage disposal to meet existing and future demand.**

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

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

### SOLID WASTE MANAGEMENT

#### Inventory

All refuse collection including any curb-side pick-up of residential solid waste in the unincorporated county is provided by private contractors. County businesses and citizens contract directly with these companies. Some of these companies offer recycling services.

Fayette County's transfer station, located on First Manassas Mile Road is operated by a private contractor. Municipal solid waste, construction and demolition waste, recycling and yard waste is accepted at this facility. Both solid waste and construction and demolition waste is taken to Turkey Run Land Field in Manchester County, Georgia.

Recycling services and yard waste disposal are provided to all Fayette County citizens by the county at the transfer station on First Manassas Mile Road. This facility has free drop-off

receptacles for single-stream household recycling consisting of newspaper, magazines, office paper, telephone books, mail, shopping catalogs, aluminum & steel cans, plastic drink bottles & milk jugs, washing detergent containers. Cardboard and metals are collected in separate receptacles. Tires and paint are accepted for a flat fee based on size and quantity. Residential yard waste is ground yearly into mulch and provided free-of-charge to the public.

### **Assessment**

The County will continue to look for opportunities and improvements to all recycling programs. It is anticipated that an expanded need will result in developing a fee-based recycling program to account for costs associated with additional services. The County also will explore secondary permitted uses for the closed landfills such as solar energy generation through third-party vendors.

<b>Goal:</b>	<b>Provide a solid waste transfer station, a recycling collection facility, and a yard waste collection facility.</b>
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Objective a. Maintain and expand the transfer station as needed in order to accommodate the collection and transfer of projected solid waste materials.

Objective 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.

<b>Goal:</b>	<b>Ensure that Fayette County has the capacity to meet the disposal needs for ten years.</b>
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Objective a. Guarantee landfill capacity through contract with the private corporation operating the Fayette County Transfer Station.

<b>Goal:</b>	<b>Increase waste reduction opportunities to achieve a 25 percent reduction of solid waste.</b>
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Objective a. Continue to encourage citizen and private sector participation in recycling programs through a public education program on the county's web site.

Objective b. Increase recycling opportunities for Fayette County residents.



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

- Objective a. Continue to monitor landfills for presence of methane and quality of groundwater.
- Objective 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 safety and security of our citizens is essential to sustain the quality of life in a community and a fundamental component normally expected by our resident for the health and safety of all concerned. These functions are distributed between agencies in the unincorporated county with the Sheriff's Office being the primary law enforcement agency and the Marshal's office serving to ensure compliance with all adopted county codes and ordinances and oversight of County park and lake facilities. The Department of Fire and Emergency Services is responsible for fire protection, emergency medical services and emergency management. The 911 communications center is a consolidated multi-agency dispatching center for all jurisdictions in Fayette County. The Justice Center and Judicial system provide court services and include; Clerk of the Courts, Superior Court, State Court, Juvenile Court, Magistrate Court, Probate Court, Solicitor General and District Attorney. Each of these functions is discussed in this section with objectives. However, there are certain general guidelines, objectives and policies that are common.

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

**Goal:** Maintain the high level of training provided to public safety officials and ensure that training complies with all applicable state and federal regulations and laws.

**Goal:** Ensure that public safety officials are supplied with facilities and equipment to properly support their duties.

**FIRE AND EMERGENCY SERVICES****Inventory**

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

The Department operates nine existing fire stations located throughout the county (See Table C-3). Personnel consist of 129 full-time Firefighters/EMT's.

<b>TABLE C-3 FIRE AND EMERGENCY SERVICES FACILITIES FAYETTE COUNTY</b>				
<b>Station</b>	<b>Location</b>	<b>Equipment</b>	<b>Date of Construction</b>	<b>Approximate Square Footage</b>
Station 1	SR 279	1 Ambulance 1 Fire Engine	2001	5,700
Station 2	SR 92 North	1 Squad 1 Quint	1980	5,700
Station 3	SR 74 (Tyrone)	1 Ambulance 1 Fire Engine 1 Special Events Trailer	2014	9,500
Station 4	Johnson Avenue (Fayetteville)	1 Ambulance 1 Heavy Rescue 1 Fire Engine	1978	5,480
Station 5	SR 85 South	1 Ambulance 1 Fire Engine 1 Tanker Truck	2002	5,700
Station 6	SR 85 Connector (Brooks)	1 Fire Engine 1 Tanker Truck	2000	5,600
Station 7	Hampton Road (Woolsey)	1 Brush Truck 1 Fire Engine 1 Haz-Mat Trailer 2 Small Rescue Boats	2002	5,700
Station 11	Flat Creek Trail	1 Fire Engine 1 Ambulance 1 Tanker Truck	1989	6,000
Station 10	Seay Road	1 Quint 1 Squad	2002	5,700

Source: Fayette County Fire and Emergency Services, 2017.

The County adopted a Development Impact Fee Ordinance for Fire Services. These funds aid in the provision of equipment and facilities required to maintain the current level of service as new growth occurs for the years 2000-2023.

### Assessment

Future equipment and facility needs are outlined in the Capital Improvement Element. As the County grows and service requirements increase, staffing will need to keep pace with this growth.

<b>Goal:</b>	<b>Provide a sufficient number of fire and emergency service personnel to carry out the functions of the department.</b>
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Objective a. Fire and Emergency Services personnel should meet national norms as established in the Fire and Emergency Services Master Plan.

<b>Goal:</b>	<b>Monitor response times to ensure efficient distribution of necessary facilities, equipment and services.</b>
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Objective a. Plan, locate and construct new fire stations at the most strategic point in a service area. Locate stations close to intersections with highway access and a minimum of curves in the immediate vicinity of station access.

Objective b. Adjust staffing for additional emergency response apparatus during peak system demand periods and redeploy existing resources to heavier demand areas.

<b>Goal:</b>	<b>Evaluate future equipment, apparatus, technology and personnel needs with respect to changing technology and a dynamic community.</b>
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Objective a. Plan, locate and construct administrative facilities equipped with the latest technology capable of supporting services consistent with department emergency operations and activity levels.

Objective b. Maintain and equip with the latest technology an Emergency Operations Center capable of supporting disaster or multi-agency emergency operations.

**Goal:** Advance hazard mitigation practices and promote disaster resilience by reducing or eliminating the impact of natural, man-made, or other hazards or disasters through emergency management. Recognizing that it is impossible to prevent every disaster, the issues are focused upon what can be done to avoid and minimize impact.

- Objective a. 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.

**Goal:** Advance hazard mitigation practices and promote disaster resilience by reducing or eliminating the impact of natural, man-made, or other hazards or disasters through emergency management. Recognizing that it is impossible to prevent every disaster, the issues are focused upon what can be done to avoid and minimize impact.

- Objective a. 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.

- Objective b. 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 Office and the Marshal's Office. The Fayette County Sheriff's Office provides law enforcement in unincorporated Fayette County, Brooks and Woolsey. The cities of Fayetteville, Peachtree City and Tyrone provide their own law enforcement functions. The Sheriff's Office serves in a backup role to these city's law enforcement needs. 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 Office currently employs 229 persons which includes 148 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 jail facility consists of seven (7) pods plus an infirmary that houses a total of 404 inmates. The newly renovated old jail facility has another seven (7) pods and holds 150 inmates. The total capacity of the jail facilities is 554 inmates.

The Fayette County Marshal's Office provides security for county-owned property, enforces county codes and regulations, investigates traffic accidents and property damage involving county personnel and property, enforces boat safety on the County's reservoirs and enforces hunting and wildlife management regulations. The Marshal's office is the administrator of the County Drug and Alcohol testing program. The Fayette County Marshal's Office currently has a force of four 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 and driving course. The sharing of a training facility with the Fayette County Department of Fire and Emergency Services is also a possibility.

<b>Goal:</b>	<b>Establish and maintain a minimum average response time of dispatched (emergency) calls of nine minutes or less.</b>
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- Objective a. Provide response zones that are internally accessible and geographically defined.
- Objective b. Add response zones, and corresponding personnel, when call dispatched volumes exceed 260 calls per response zone per month.
- Objective c. Minimize call swapping; reduce the amount of time an officer is responding to calls outside of his/her assigned zone (see Policy b).
- Objective d. Minimize call stacking; reduce the number of calls held and prioritized by communications due to lack of officer availability (see Policy b).

**Goal:** 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.

**Goal:** Maintain or establish equipment and facilities that allow law enforcement personnel to operate at maximum effectiveness.

- Objective a. Plan, locate and construct facilities capable of supporting services consistent with current department operations and activity levels.
- Objective b. Investigate the potential of providing facilities for law enforcement personnel in conjunction with other community facilities such as fire/EMS stations.
- Objective 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, body camera systems, and personnel data assistants (Ipad tablets).

**Goal:** Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Fayette County Jail.

- Objective 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.

<b>Goal:</b>	<b>Provide a sufficient number of Emergency 911 personnel to carry out the functions of the department.</b>
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Objective a. Maintain the goal of staying fully staffed and request additional personnel as the county and department grows.

<b>Goal:</b>	<b>Provide efficient, effective community safety communication to the agencies it serves and to the public at large.</b>
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Objective a. Ensure that E-911 Communications are conducted in accordance with the following Federal Communications Commission procedures and requirements.

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

Utilize a single emergency telephone number.

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

Objective b. Transition from an analog to a state-of-the-art digital radio system

Have all agencies utilize one system.

Increase coverage from mobile to portable units and inside buildings.

Accommodate data communications with increased efficiency.

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

Through a radio analysis the possibility to construct tower buildings (by either the county or through a sub-contractor) and obtain generators and Uninterrupted Power Source systems;

- Objective c. Transition into a Next Generation 911 (NG911) Internet Protocol (IP)-based system that allows digital information (e.g., voice, text messages, photos, videos) to flow seamlessly from the public, through the 911 network, and on to emergency responders.

Purchase the hardware and software required to deploy NG911 communication capabilities

Implement policies and protocols upholding NG911 national standards

Provide continuous training to Communications Officers ensuring NG911 standards are met

- Objective d. Implement APCO Guidecards for EMD, Fire and Law Enforcement to ensure the community is receiving a consistent high standard of care when calling 911.

Implement Fayette County's second edition of APCO EMD Guidecards

Create and implement APCO Fire Guidecards

Create and implement APCO Law Enforcement Guidecards

- Objective e. Have a high standard of training that meets and exceeds state requirements

## **JUDICIAL SYSTEM**

### **Inventory**

The court system (Consisting of the Offices of four Judges of Superior Court for the Griffin Circuit and staff, Superior Court Clerk and staff, the office of one State Court Judge and staff, State Court Clerk and staff, the offices of four part time Magistrate Court Judges, the Constables, the Magistrate Clerk and staff, the offices for the Juvenile Court Judges for the Griffin Circuit and staff, the office of the Judge of the Probate Court and staff, the office of the District Attorney for the Griffin Circuit and staff, the office of the Solicitor General and staff, the office of the Sheriff of Fayette County, and the Board of Equalization) primarily involves the administration and enforcement of justice, such as jury trials and Board of Equalization hearings



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.

<b>Goal:</b>	<b>Maintain a central location for the main court system that is convenient to all county residents.</b>
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Objective 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.

<b>Goal:</b>	<b>Maintain the efficient and expedient processing and adjudication of court cases in Fayette County by providing the necessary facilities to accomplish such actions.</b>
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Objective 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 221-bed, general community hospital. The hospital offers a wide range of services, including major medical, surgical (including robotic surgery), critical care, diagnostics, obstetrics/women's services, digital imaging, rehabilitation, cardiovascular services, and 24-hour emergency room. The hospital also contains a state-of-the-art Cancer Center.

In June of 2015, Piedmont Fayette launched a 130,000 square foot expansion which will provide the hospital with a larger emergency department and a new patient tower. When the project is complete in the spring of 2017, Piedmont Fayette will have 221 beds and a capacity for over 280 patients. The emergency department will more than double in size. In FY 2016, the

emergency department had close to 75,000 visits and that number is expected to increase yearly in the future.

### **Public Health Facilities**

The Fayette County Health Department provides public health related services to local citizens. The department consists of three (3) sections: Physical Health; Women, Infants and Children (WIC); and Environmental Health. Physical Health provides services including preventive health care, educational services, immunizations, family planning, travel vaccinations, cancer screening, sexually transmitted disease (STD) screenings and treatment, and physically assessments. WIC provides nutritional services and screenings for pregnant women, post-partum women, infants and children up to age 5 years old. Environmental Health provides regulatory and educational services for onsite sewage management (septic) systems, food service establishments, tourist accommodations, public swimming pools and body art facilities, as well as individual water well testing and information, vector control, injury control, public health complaint investigations and emergency preparedness.

### **Assessment**

The Fayette County Health Department has identified a need for additional facility space in order to keep up with the current and future patient and client load. Patient and client load are expected to increase as the county continues to grow. A large more efficiently designed workspace will allow the department to have all sections within one space or building to address the expected increase in work load and to more efficiently serve the community. A population projection of 143,255 is set for 2040.

## **FAYETTE SENIOR SERVICES**

### **Inventory**

Fayette Senior Services, a 501c3 charity, operates the Senior Life Enrichment Center in a 23,000 square foot facility built for this purpose in 2007. The Center is the primary administrative and recreational location for all Senior Services in the county. The building is a gathering place for the socialization and recreation of senior citizens. Facilities include a dining room, fitness room, multi-purpose rooms, fellowships areas, card and puzzle room, and a full commercial kitchen and café, in addition to dedicated packing areas for Meals on Wheels. FSS also manages the community therapeutic garden beside the senior center.

In addition to operating activities in the Center, Fayette Senior Services administers nutritional programs, social service case management services, an in-home services program, transportation services, and wellness programs. Overall, Fayette Senior Services utilizes 20,000 volunteer hours to annually serve approximately 5,000 citizens per year; delivering 62,000 meals to homes; serving 28,000 meals in the café; and transporting seniors 16,000 times primarily to medical destinations with a fleet of 13 vehicles.

In addition, the City of Peachtree City maintains two additional 3000-4000 square foot facilities in that jurisdiction remodeled within the last 5 years and currently managed by Fayette Senior Services with a senior mission including multiple recreational activities, fitness activities, senior issue advising and tax preparation services for seniors.

### **Assessment**

Fayette Senior Services engaged in a capital campaign to raise funds for the 2007 senior services facility and it was constructed and fully operational in 2008, replacing the prior 3,700 square foot facility with over 20,000 square feet. Having maximized the use of the new facility by 2013, Fayette Senior Services engaged in a new fundraising campaign and expanded and remodeled the facility in 2015. The primary facility is close to maximum capacity during normal business hours M-F.

While the general population of Fayette has only grown by 20%, the senior population 60+ in Fayette County has grown over 100% from year 2000 to year 2013 to a total of 21,000+. Seniors 65 & older in Fayette have a median household income of \$50,000.00, though nearly 5% live below the poverty line. Fayette has the highest 60+ homeownership rate in metro Atlanta with 90% of those seniors still in over 11,000 owner-occupied homes, often well beyond their driving years. This rate of growth and circumstance continues to increase the need for transportation & in-home services in addition to nutritional and recreational needs for seniors. General Senior Services will need to expand by twenty percent per year to meet the growing population and needs of seniors in the community, while Senior Transportation Services will need to grow by 30 to 50% each year to meet increasing needs.

## **RECREATION FACILITIES**

### **Inventory**

Fayette County has nine recreational areas totaling approximately 485 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. Table C-5 provides future recreation needs for the year 2040 based on the current Level of Service.

**TABLE C-4**  
**EXISTING RECREATIONAL PARKS: 2016**  
**FAYETTE COUNTY**

Park	Location	Acreage	Facilities
Brooks Park	SR 85 Connector	17	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.
Kenwood Park	SR 279	172	multipurpose field, outdoor basketball courts, sand volleyball courts, tennis courts, pickleball courts, pavilions, playground, and walking/jogging trails.
Kiwanis Park	Redwine Road	40	Administrative offices, baseball fields, indoor recreation facility, Kiwanis Activity House, picnic areas, playground, outdoor basketball court, tennis courts, and pickleball courts
Lake Horton	Antioch Road	82	boat ramps, fishing area, picnic areas, playground, and walking trails
Lake Kedron	Peachtree Pkwy.	9	boat ramps, fishing area, and playground
Lake McIntosh	TDK Pkwy.	14.5	boat ramps, rowing club area, fishing area, picnic area, playground, and walking trails
McCurry Park	SR 54 East	130	football fields, multipurpose field, soccer fields, softball fields, pavilion, picnic areas, playground, disc golf, and walking trails
Starr's Mill Park	SR 85 South	19	fishing area and picnic area
Total		484.5	

Source: Fayette County Recreation Department and Fayette County Water System, 2016.

**FUTURE RECREATIONAL FACILITIES NEEDS: 2040**  
**FAYETTE COUNTY**

Facility Type	Current Provision	Current LOS Per 1k Pop*	Total Future Need	Additional**
Parkland Acreage	484.5	4.37	626	141
Baseball Fields	14	0.13	18	4
Football Fields	2	0.02	3	1
Multipurpose Fields	3	0.03	4	1
Picnic Pavilions	17	0.15	22	5
Playgrounds	10	0.09	13	3
Sand Volleyball Courts	2	0.02	3	1
Soccer Fields	12	0.11	15	3
Softball Fields	9	0.11	15	6
Tennis Courts	8	0.07	10	2

\* Based on 2015 ARC Population Estimate – 110,975

\*\* Based on 2040 ARC Population Projection – 143,255

Source: Fayette County Recreation Department, 2016.

**Assessment**

In 2003, the Board of Commissioners adopted the Fayette County Parks and Recreation Needs Assessment. The Needs Assessment was used to guide the County in planning, developing, and maintaining Fayette County Parks since its adoption. To continue to adequately plan for the future and to ensure the Assessment was still representative of the community, the Board of Commissioners approved a segmented approach to updating the Needs Assessment. In September 2011, the Board of Commissioners approved Phase I of the Needs Assessment Update which included a Parks and Recreation Needs Assessment Survey. Survey results were compiled and made available for the Board of Commissioners review and comment in April 2012. In June, 2012, the Board of Commissioners approved Phase II of the segmented approach which consisted of setting the Vision and Goals Element of the Needs Assessment. As part of the process, two meetings were held with Key stakeholders to obtain input and make recommendations of the visions, goals, and strategies for the Parks and Recreation Department. The following is a list of goals based on the survey results and knowledge of the Vision Statement developed in Phase II:

1. Put into place the necessary structures to ensure collaborative, comprehensive ongoing planning for all major aspects of programs and services county-wide in the areas of parks, recreation, leisure and fitness programs, activities, and services.
2. Create walking trails and bike trails.
3. Add playgrounds to existing parks and facilities.
4. Build a multi-purpose facility that includes indoor courts, track, indoor swimming, multi-purpose rooms.

Phase III and Phase IV of the Needs Assessment Update were never approved. The staff of the Recreation Department will utilize the Phase II Needs Assessment Update as well as continue to utilize the 2003 Approved Needs Assessment Document to update the Fayette County Capital Improvement Plan.

The Recreation Department identifies the following projects which need to be implemented over the next 5 years:

Brooks Park: Fencing refurbishment, entrance sign replacements, installation of security cameras, field lighting updates, expansion of parking area, field house refurbishment.

Kiwanis Park: Refurbishment of parking lots, entrance sign replacements, Dugout refurbishment, fencing refurbishment, recrowning of fields, painting of structures, playground refurbishment, and the upgrade of field lighting.

McCurry Park: Refurbishment of parking lots, entrance sign replacements, installation of security cameras, dugout refurbishment, fencing refurbishment, recrowning of fields, painting of structures, playground refurbishment, installation of new restrooms, and the upgrade of field lighting.

Kenwood Park: Installation of phase II park improvements, entrance sign replacements, and playground refurbishment.

Lake Horton: Installation of security cameras

Lake McIntosh: Installation of security cameras and installation of rowing elements.

**Goal: Provide recreational facilities needed for current and future residents.**

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

**Goal: 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.**

- Objective a. Identify and protect, through public acquisition or other appropriate means, significant ecological and historic resources for inclusion in the park system.

**Goal: Ensure the long term protection, maintenance and preservation of park resources.**

- Objective a. Ensure adequate maintenance for existing facilities.

**Goal: Provide for future park and recreational needs through a combination of the development of new parks and optimize the use of all existing parks and facilities.**

- Objective a. Maximize the use of existing public facilities for community recreation purposes.
- Objective b. Enhance existing recreation and resource protection opportunities through acquisition of adjacent lands.

- Objective 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.

## 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 located at 140 Stonewall Avenue West, Fayetteville, GA 30214. This facility currently contains the following county offices: Administration/Board of Commissioners, Code Enforcement, Elections and Registration, Engineering, Environmental Health, Environmental Management, Extension Service, Finance, Fire and Emergency Services, Human Resources, Information Systems, Marshals, Permits & Inspections, Physical Health, Planning and Zoning, Purchasing, Tax Assessors and Tax Commissioner.

<b>TABLE C-7 GOVERNMENTAL FACILITIES FAYETTE COUNTY</b>				
<b>Facility</b>	<b>Location</b>	<b>User(s)</b>	<b>Date of Construction</b>	<b>Approx. Square Footage</b>
Fayette County Admin. Complex	Stonewall Avenue	Administrative Offices	1989	66,000
Fayette County Justice Center	Johnson Avenue	Sheriff & Jail Facilities	1984	179,300
Fayette County Courthouse	Courthouse Square	Fayette County Development Authority & Fayetteville Main Street	1825	9,600
Fayette County Public Library	Heritage Park Way	Library	1997	33,220
Fayette County Judicial Complex	Jimmie Mayfield Blvd.	Courts: State, Superior, Probate, Magistrate & Juvenile; District Attorney & Solicitor	2003	158,000
Fayette County Animal	SR 74	Fayette County Animal Control	1980	5,400

Source: Fayette County Building and Grounds Maintenance, 2017.

### Assessment

With the decline in property values as a result of the past real estate recession, property tax revenue for county operations has decreased. As a result, many County departments have found it difficult to maintain past levels of service.

**Goal:** Provide support for the effective and efficient delivery of governmental services.

- Objective a. Ensure that the administrative functions are properly equipped to adequately support county functions.
- Objective b. Ensure that the administrative functions are adequately staffed to provide county services.

**Goal:** Provide and maintain adequate community facilities to serve the existing and future needs of Fayette County.

- Objective a. Ensure that facilities are properly sized to meet the existing and future demand for governmental services.
- Objective b. Future county buildings and facilities should be designed with the ability to be expanded.

**Goal:** Provide for adequate records security, storage, and retrieval in compliance with applicable State and Federal requirements.

- Objective a. Ensure adequate document storage facilities to meet applicable State and Federal requirements.
- Objective b. Explore the feasibility of electronic document systems.

## **EDUCATIONAL FACILITIES**

### **Inventory**

The Fayette County Board of Education presently administers twenty-four public schools, fourteen elementary schools, five middle schools, and five high schools (see Table C-8). In addition, the Board of Education administers an alternative middle and high school and an evening high school (Open Campus) at the Fayette Educational Center.



<b>TABLE C-8 EXISTING EDUCATIONAL FACILITIES: August 2016</b>			
<b>School</b>	<b>Year Built</b>	<b>Local Use Capacity</b>	<b>Enrollment</b>
<b>Elementary Schools</b>			
Braelinn Elementary	1989	588	510
Cleveland Elementary	2002	713	476
Crabapple Elementary	2003	688	601
Fayetteville Elementary	1962	465	444
Huddleston Elementary	1979	615	612
Inman Elementary	2008	663	608
Kedron Elementary	1996	613	599
North Fayette Elementary	1980	563	581
Oak Grove Elementary	1986	588	499
Peachtree City Elementary	1968	488	492
Peoples Elementary	1998	763	689
Robert J. Burch Elementary	1989	638	506
Sara Harp Minter Elementary	2002	763	670
Spring Hill Elementary	1996	738	686
<b>TOTAL</b>			<b>7,973</b>
<b>Middle Schools</b>			
Bennett's Mill Middle	2007	1,175	968
Flat Rock Middle	1989	1,163	1,171
J. C. Booth Middle	1979	1,088	1,111
Rising Star Middle	1996	1,163	902
Whitewater Middle	1989	869	1,080
<b>TOTAL</b>			<b>5,232</b>
<b>High Schools</b>			
Fayette County High	1997	1,738	1,223
McIntosh High	1981	1,659	1,158
Sandy Creek High	1990	1,438	1,238
Starr's Mill High	1997	1,688	1,495

**TABLE C-8 Continued**  
**EXISTING EDUCATIONAL FACILITIES: August 2016**

	<b>TOTAL</b>	<b>5,114</b>
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Source: Fayette County School System, 2017.

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.

### Assessment

Overall school enrollment has decreased over the last ten years with 22,367 students in the 2006-07 school year compared the estimated student enrollment of 19, 646 in school year 2016-17.

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

- Objective a.    Notify the Fayette County School System of rezoning requests, preliminary plats, final plats, and land use plan amendments.
- Objective b.    Assist the Fayette County School System with development data maintained by the County such as subdivision plats and building permit figures.

## LIBRARY

### 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. An Advisory Board consisting of representatives from

each library and individuals appointed by the Board of Commissioners serve as advocates for the promotion and betterment of library services to the community.

The goals for the Fayette County Public Library are to serve as a role model of excellence in customer service and information delivery for all patrons; and to be utilized as the County's info Source and as a center for cultural arts for Fayette County.

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 33,220 square feet in size. The library contains approximately 139,000 volumes of books, audio cds, dvds, newspapers and magazines. A computer lab in the library contains 15 computers which offer classes in academic enrichment and computer applications. The Internet can be accessed from 54 computers in the library and connection to free public access wireless internet (wifi) with any personal device or laptop computer. The Georgia Career Information System is available to adults or students for career and education planning. The Fayette County Public Library hosts programming for all ages, including cultural events, workshops and classes on various trending topics, readings by local authors and concerts. The library also offers computer-based instruction, an Educational Learning Lab for students K-8, Spanish classes, children's storytelling, Baby Time for ages 0-3 years, Summer Reading Programs and access to PINES and GALILEO. PINES (Public Information Network for Electronic Services) allows a patron at any PINES library (over 280 Georgia libraries) to locate and borrow the holdings of every participating library, increasing access to materials exponentially. GALILEO (**G**eorgia **L**ibrary **L**earning **O**nline) allows users to access over 150 databases indexing thousands of periodicals and scholarly journals.

### **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.

**Goal:** **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 and future expansion.**

- Objective a. Locate library facilities on sites that are centrally located in terms of population distribution and distance.
- Objective b. Locate library facilities with access to major roads.
- Objective c. Acquire sites for libraries that will be large enough for future expansion, if additional facilities are needed.

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

- Objective 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.
- Objective 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.
- Objective 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.
- Objective 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.

<b>Goal:</b>	<b>Library facilities should adequately support the levels of patronage.</b>
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Objective 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

## 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 information on 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 county's business community and residents.

### THE REGIONAL ECONOMY

Fayette County is located approximately 20 miles southwest of the Atlanta central business district via Interstate 85 and approximately 14 miles south of Hartsfield International Airport via SR 314. With the slightly more than half of its work force working outside the county, the economy is tied to areas outside of the Fayette County, particularly areas to the north. Fayette County must compete within the metropolitan area to attract new businesses. The unincorporated county must also compete from a disadvantage due to the lack of direct interstate access and infrastructure in the form of sewerage.

### ECONOMIC ANALYSIS

The purpose of conducting an economic analysis is to determine the strengths and weaknesses of a local economy, including tax base and employment. The following sections provide information on employment by industry, occupation, unemployment, and location of work.

#### Tax Base

Based on assessed value, the 2016 Tax Digest indicates that approximately 26 percent of the revenue comes from nonresidential property. Revenue from residential property accounts for approximately 65 percent. The remaining revenue is split among properties that are agricultural, timber, conservation, and utilities. Exempt properties account for approximately eight percent of the tax base.

#### Employment by industry

Table E-1 depicts the number and percentage of total workers employed by industry for 1990, 2000 and 2014 in Fayette County and the state. From 1990 to 2014, five industry sectors showed a marked decrease in the percentage of the employed civilian population 16 years and over.

These industry sectors were:

- Construction - 6.3 percent to 3.8 percent
- Manufacturing – 10.3 to 9.0 percent
- Wholesale Trade – 6.3 percent to 3.0 percent
- Retail trade – 15.6 percent to 10.8 percent
- Transportation and Warehousing, and Utilities – 22.2 percent to 14.3 percent

Similarly, these industry sectors, with the exception of Construction, exhibited a decrease for the same time period in the state as well.

Three industry sectors showed a noticeable increase in the percentage of the employed civilian population 16 years and over from 1990 to 2014. The state showed an increase in these aforementioned industry sectors as well from 1990 to 2014.

These industry sectors were:

- Professional, Scientific, Management, Administrative, and Waste Management Services – 6.7 percent to 10.6 percent
- Education, Health, and Social Services – 13.1 percent to 19.7 percent
- Arts, Entertainment, Recreation, Accommodation, and Food Services – 1.0 percent to 9.0 percent

<b>TABLE E-1 EMPLOYMENT BY INDUSTRY, PERCENT: 1990, 2000, 2014 FAYETTE COUNTY, STATE</b>						
	Fayette County			State		
	1990	2000	2014	1990	2000	2014
Employed civilian population 16 years and over	31,844	45,423	49,163	3,090,276	3,839,756	4,300,074
Agriculture, forestry, fishing, and hunting, and mining	327 1.0%	129 0.3%	122 0.2%	82,537 2.7%	53,201 1.4%	50,601 1.2%
Construction	2,002 6.3%	2,377 5.2%	1,887 3.8%	214,359 6.9%	304,710 7.9%	274,485 6.4%
Manufacturing	3,273 10.3%	4,474 9.8%	4,448 9.0%	585,423 19.0%	568,830 14.8%	457,141 10.6%
Wholesale Trade	2,016 6.3%	1,909 4.2%	1,492 3.0%	156,838 5.1%	148,026 3.9%	124,678 2.9%
Retail Trade	4,983 15.6%	4,265 9.4%	5,326 10.8%	508,861 16.5%	459,548 12.0%	514,064 12.0%
Transportation and Warehousing, and Utilities	7,071 22.2%	8,417 18.5%	7,043 14.3%	263,419 8.5%	231,304 6.0%	257,188 6.0%
Information	na	1,371 3.0%	1,014 2.1%	na	35,496 3.5%	107,282 2.5%
Finance, Insurance, Real Estate, and Rental, and Leasing	2,131 6.7%	2,690 5.9%	3,106 6.3%	201,422 6.5%	251,240 6.5%	272,171 6.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,137 6.7%	3,878 8.5%	5,217 10.6%	248,562 8.0%	362,414 9.4%	491,051 11.4%

<b>TABLE E-1 Continued EMPLOYMENT BY INDUSTRY, PERCENT: 1990, 2000, 2014 FAYETTE COUNTY, STATE</b>						
	Fayette County			State		
	1990	2000	2014	1990	2000	2014
Educational, Health, and Social Services	4,170 13.1%	8,252 18.2%	9,662 19.7%	461,307 15.0%	675,593 17.6%	907,275 21.1%
Arts, Entertainment, Recreation, Accommodation, and Food Services	332 1.0%	2,958 6.5%	4,409 9.0%	31,911 1.0%	274,437 7.1%	397,577 9.2%
Other Services (except Public Administration)	1,377 4.3%	2,018 4.4%	2,235 4.5%	168,587 5.4%	181,829 4.7%	214,474 5.0%
Public Administration	2,025 6.4%	2,685 5.9%	3,292 6.7%	167,050 5.4%	193,128 5.0%	232,146 5.4%

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

Table E-2 indicates the projected number of jobs by industry located in Fayette County for 2020, 2030 and 2040. The total number of jobs located in Fayette County increases from 59,504 in 2020 to 76,005 in 2040.

<b>TABLE E-2 PROJECTED JOBS BY INDUSTRY IN FAYETTE COUNTY: 2020, 2030 &amp; 2040 FAYETTE COUNTY</b>						
	2020		2030		2040	
	Number	Percent	Number	Percent	Number	Percent
Total Employment	59,504		68,442		76,005	
Agricultural, Forestry, Fishing & Hunting	33	0.06%	32	0.05%	19	0.02%
Mining, Quarrying, and Oil and Gas Extraction	131	0.22%	159	0.23%	184	0.24%
Utilities	26	0.04%	28	0.04%	29	0.04%
Construction	4,528	7.61%	5,171	7.56%	6,201	8.16%
Manufacturing	2,782	4.68%	3,788	5.53%	4,269	5.62%
Wholesale Trade	2,733	4.59%	3,010	4.40%	3,178	4.18%
Retail Trade	7,663	12.88%	8,298	12.12%	8,679	11.42%
Transportation & Warehousing	2,504	4.21%	2,481	3.62%	2,538	3.34%
Information	680	1.14%	1,006	1.47%	1,321	1.74%
Finance & Insurance	2,103	3.53%	2,225	3.25%	2,331	3.07%
Real Estate & Rental & Leasing	2,988	5.02%	3,724	5.44%	4,334	5.70%
Professional, Scientific & Technical Services	4,175	7.02%	4,917	7.18%	6,088	8.01%
Management of Companies & Enterprises	358	0.60%	369	0.54%	384	0.51%
Administration & Support & Waste Management & Remediation Services	2,064	3.47%	2,124	3.10%	2,251	2.96%



<b>TABLE E-2 Continued PROJECTED JOBS BY INDUSTRY IN FAYETTE COUNTY: 2020, 2030 &amp; 2040 FAYETTE COUNTY</b>						
	2020		2030		2040	
	Number	Percent	Number	Percent	Number	Percent
Educational Services	6,543	11.00%	8,285	12.11%	9,022	11.87%
Health Care & Social Services	6,951	11.68%	7,785	11.37%	8,970	11.80%
Arts, Entertainment & Recreation	1,289	2.17%	1,434	2.10%	1,534	2.02%
Accommodation & Food Services	6,100	10.25%	6,921	10.11%	7,426	9.77%
Other services	2,856	4.80%	3,104	4.54%	3,318	4.37%
Public Administration	3,015	5.07%	3,583	5.24%	3,929	5.17%

Source: Atlanta Regional Commission

## LABOR FORCE

The labor force consists of the employed civilian population 16 years of age and over residing in Fayette County who are actively employed or looking for employment either within or outside that community. Students, retired workers, institutionalized persons and seasonal workers are counted as part of the labor force. The following sections provide data on Fayette County's labor force including employment by occupation, employment status, unemployment rates and commuting patterns.

### Employment by Occupation

Table E-3 displays the employment by occupation number and percent for 1990, 2000 and 2014 for Fayette County. The number of employed civilians increased from 31,844 in 1990 to 49,163 in 2014

<b>TABLE E-3 EMPLOYMENT BY OCCUPATION, NUMBER AND PERCENT: 1990, 2000, 2014 FAYETTE COUNTY</b>						
	1990		2000		2014	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science & arts occupations *	11,543	36.2%	18,591	40.9%	21,023	42.8%
Service occupations	3,124	9.8%	5,164	11.4%	6,708	13.6%
Sales and office occupations	10,583	33.2%	12,469	27.5%	12,479	25.4%
Natural resources, construction, & maintenance occupations **	2,335	7.3%	3,861	8.5%	3,176	6.5%
Production, transportation, and material moving occupations	4,259	13.4%	5,338	11.8%	5,777	11.8%
Total employed civilian population 16 years and over	31,844	100%	45,423	100%	49,163	100%

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

\* This category changed in 2010 from Management, professional and related occupations (1990 & 2000) to Management, business, science & arts occupations.

\*\* In 2010 this category was created by combining the 1990 and 2000 categories of Farming, fishing, and forestry occupations and Construction, extraction, and maintenance occupations.

Table E-4 shows the occupation of employed persons in 2014. In terms of Fayette County as a whole, the largest percentage (42.8) is within the category of Management, business, science & arts occupations and the lowest percentage (6.5) is within the category of Natural resources, construction, and maintenance occupations. Within all jurisdictions, the greatest percentages of employed persons worked in the category of Management, business, science & arts occupations. Within unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone, the category of Natural resources, construction, and maintenance occupations had the lowest percentages of employees. In Brooks and Woolsey the lowest percentages of employees were in the Production, transportation, & material moving occupations category.

<b>TABLE E-4</b> <b>EMPLOYMENT BY OCCUPATION, PERCENT: 2014</b> <b>FAYETTE COUNTY, MUNICIPALITIES &amp; UNINCORPORATED</b> <b>COUNTY</b>							
	Fayette County	Brooks	Fayette- ville	Peachtree City	Tyrone	Woolsey	Uninc. County
Employed civilian population 16 years and over	49,163	265	7,068	16,138	3,155	55	22,537
Management, business, science & arts occupations	21,023 42.8%	118 44.5%	2,835 40.1%	7,518 46.6%	1,432 45.4%	19 34.5%	9,120 40.5%
Service occupations	6,708 13.6%	44 16.6%	945 13.4%	2,331 14.4%	341 10.8%	8 14.5%	3,047 13.5%
Sales & office occupations	12,479 25.4%	44 16.6%	1,957 27.7%	3,873 24.0%	811 25.7%	12 21.8%	5,794 25.7%
Natural resources, construction, & maintenance occupations	3,176 6.5%	35 13.2%	428 6.1%	575 3.6%	201 6.4%	12 21.8%	1,937 8.6%
Production, transportation, & material moving occupations	5,777 11.8%	24 9.1%	903 12.8%	1,841 11.4%	370 11.7%	4 7.3%	2,639 11.7%

Source: U.S. Bureau of the Census, American Community Survey, 2014

### Employment Status

Per Table E-5, from 1990 to 2014, the percentage of those not in the labor force increased from 28.32 percent to 36.57 percent, an increase of 8.25 percent. This could be due to the aging of the population with more persons of retirement age residing in the County, as well as, the recent economic recession. The percentage of females in the labor force has remained somewhat constant from 51.37 in 1990 to 51.18 in 2014.

<b>TABLE E-5 EMPLOYMENT STATUS: 1990, 2000 &amp; 2014 FAYETTE COUNTY</b>						
	1990		2000		2014	
	Number	Percent	Number	Percent	Number	Percent
Total population 16 years and over	46,266		68,129		85,145	
In labor force	33,162	71.68%	47,909	70.32%	54,010	63.43%
Civilian labor force	32,901	71.70%	46,649	68.47%	53,737	63.11%
Employed	31,844	68.83%	45,423	66.67%	49,163	57.74%
Unemployed	1,057	2.28%	1,226	1.80%	4,574	5.37%
Armed Forces	261	0.56%	441	0.65%	273	0.32%
Not in labor force	13,104	28.32%	21,039	30.88%	31,135	36.57%
Females 16 years and over	23,766	51.37%	35,491	52.09%	43,577	51.18%
In labor force	14,654	31.67%	21,417	31.44%	25,554	30.01%
Civilian labor force	14,647	31.66%	21,358	31.35%	25,529	29.98%
Employed	14,047	30.36%	20,870	30.63%	23,825	27.98%

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

### Unemployment Rates

Table E-6 indicates that between 2004 and 2013, Fayette County had a lower unemployment rate than its surrounding counties, the state and the nation with the exception of 2009 when the national rate was 9.3 percent opposed to 9.6 percent for Fayette County. From 2004 to 2013, the unemployment rate in Fayette County ranged from a low of 3.7 percent in 2004 to a high of 9.6 percent in 2009 which was the height of the recession.

<b>TABLE E-6 ANNUAL UNEMPLOYMENT RATES: 2004-2013 FAYETTE COUNTY, SURROUNDING COUNTIES, STATE, NATION</b>										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Fayette County	3.7%	4.5%	4.0%	3.9%	5.3%	9.6%	8.3%	8.3%	8.0%	7.2%
Clayton County	5.8%	6.7%	5.9%	5.8%	7.6%	12.6%	12.5%	12.4%	11.1%	9.9%
Coweta County	4.1%	4.8%	4.2%	4.1%	5.8%	9.9%	9.5%	9.1%	8.3%	7.4%
Fulton County	5.1%	5.7%	5.0%	4.9%	6.5%	11.8%	10.9%	10.6%	9.6%	8.6%
Spalding County	6.0%	7.1%	6.3%	5.8%	8.5%	11.3%	13.0%	12.8%	11.4%	10.7%
State	4.7%	5.2%	4.7%	4.6%	6.3%	9.8%	10.2%	9.9%	9.0%	8.2%
Nation	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%

Source: The Georgia County Guide, 2015

## 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). This data was collected in the 1990 and 2000 decennial census through the Census long-form questionnaire. The Census long-form questionnaire was not used in the 2010 Census to collect this data and this data was instead collected through the annual American Community Survey and a category for “Worked outside state of residence” was added. The data for 2014 was collected through the American Community Survey.

<b>TABLE E-7</b> <b>LOCATION OF EMPLOYMENT FOR WORKERS 16 YEARS AND OVER:</b> <b>1990, 2000, 2014</b> <b>FAYETTE COUNTY</b>						
	1990		2000		2014*	
	Number	Percent	Number	Percent	Number	Percent
Total	31,492		45,231		48,012	
Worked in county of residence	10,381	33.0%	16,977	37.5%	21,797	45.4%
Worked outside county of residence	21,111	67.0%	28,254	62.5%	25,350	52.8%
Worked outside state of residence	NA	NA	NA	NA	864	1.8%

Source: U.S. Bureau of the Census, 1990, 2000 & American Community Survey, 2014

\* The data format changed in 2010 – See narrative above

## 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 FCDA is the lead agency for economic development recruitment and attraction for Fayette County. 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 comprised of area firms and concerned individuals who work together to achieve a favorable business climate, while enhancing the quality of life. The Fayette Chamber of Commerce's mission is to promote business and enhance economic and community development through leadership, service advocacy for Fayette County. In addition to providing traditional networking and education opportunities, the Fayette Chamber works

closely with existing businesses, the Fayette County Development Authority and local governments to promote and market Fayette County as a pro-business location.

Fayetteville Downtown Development Authority (DDA) - Including the Fayetteville Main Street Program (Georgia's 37<sup>th</sup> Main Street City), the Fayetteville DDA 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 (JDA) of Meriwether County, Coweta County and Fayette County - The three development authorities join together to sponsor and cooperate on special projects. Additionally, participation in this JDA provides an additional job tax credit of \$500.

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/business parks. A business incubator that offers opportunities for business location, relocation, expansion and start-up is planned.

Industrial/Business Parks. There are four industrial/business parks in Fayette County. These industrial/business 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
- 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. A business incubator is currently planned at Pinewood Forest.

### **Education and Training Opportunities**

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

- Clayton State University satellite campus in Peachtree City
- Fayette County Community School
- Southern Crescent programs at the Lafayette Center
- Point University satellite campus in Peachtree City
- Georgia Military College

### **ASSESSMENT OF CURRENT CONDITIONS AND FUTURE TRENDS**

Based on the American Community Survey, 2014, Employment by Industry (Table E-1) the top five industries employing Fayette County citizens are:

1. Educational, Health, and Social Services (19.7%)
2. Transportation and Warehousing, and Utilities (14.3%)
3. Retail Trade (10.8%)
4. Professional, Scientific, Management, Admin., and Waste Management Services (14.3%)
5. Tied- Manufacturing (9.0%) and Arts, Entertainment, Recreation, Accommodation, and Food Services (9.0%)

Based on projections from the Atlanta Regional Commission, Projected Jobs by Industry in Fayette County: (Table E-2) the top five industries in Fayette County in 2040 are:

1. Educational Services (11.87%)
2. Health Care & Social Services (11.80%)
3. Retail Trade (11.42%)
4. Construction (8.16%)
5. Professional, Scientific & Technical Services (8.01%)

Currently, the greatest number of Fayette County citizens is employed in the sector of Educational, Health, and Social Services. Projections of future employment indicate that Educational Services and Health Care & Social Services will continue to provide the majority of employment opportunities within Fayette County in 2040. In addition, Retail Trade and Professional, Scientific, Management, Admin., and Waste Management Services presently employ a large segment of Fayette County citizens and Retail Trade and Professional, Scientific & Technical Services is projected in 2040 to also provide comparable employment opportunities.

Fayette County's unemployment rate has shown a rise in the past ten or so years. This is most probably due to the recent recession. However, Fayette County's unemployment rate has been

lower than surrounding Counties and the State and has been slightly lower or in line with the Nation (TABLE E-6).

Commuting patterns have changed for workers 16 years and over since 2000 when 37.5 percent worked within Fayette County and 62.5 percent worked outside Fayette County. In 2014 the percent working within Fayette County rose to 45.4 and the percent working outside the County fell to 52.8 with 1.8 percent working outside of the state.

## **GOALS AND OBJECTIVES**

The goal of an economic development program is an improved and diversified economy which balances and increases the tax revenues, and provides jobs which match the skills of Fayette County citizens. The elements necessary to support economic development are well known: sufficient and suitable land, appropriate and adequate infrastructure, and an available and well-educated workforce.

Another important element to both supporting and attracting economic development is maintaining the quality of life which makes Fayette County a desirable place to live. 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 these policies were formulated. Because of this, the County must be prepared when economic development opportunities arise.

**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. The following goals and objectives provide the basis for economic development in the county.

<b>Goal:</b>	<b>Provide for the development and expansion of a diversified economic base (office, industrial and commercial) to produce a wide range of employment opportunities.</b>
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- Objective a. Target businesses that require a highly educated workforce matching the educational demographics of Fayette County. Fayette County has a highly educated workforce, 43.3 percent of persons 25 years of age or older have a bachelor's degree or higher (Source: U.S. Bureau of the Census, American Community Survey, 2014).

- Objective b. Recruit clean industry which has minimal impacts on existing public facilities and the environment.
- Objective c. Encourage the retention and expansion of existing employers through programs like Existing Industry Council.
- Objective d. Encourage the reuse and/or redevelopment of vacant or underutilized nonresidential properties and buildings.

**Goal:**                    **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.**

- Objective a. Establish and maintain inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
- Objective b. Plan for sufficient land suitable for economic development to be available in areas where appropriate infrastructure exists by working with local governments.
- Objective c. Lobby state, and federal governments 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.
- Objective d. Develop strategies that attract quality new employers, both domestic and foreign.
- Objective e. 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.

**Goal:**                    **Provide a high quality educational system to satisfy the demands of present and future economic development.**

- Objective 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.
- Objective 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.

- Objective c. Ensure the availability of high quality continuing adult education and retraining programs through locale Training and University Centers.

<b>Goal:</b>	<b>Continue to provide high quality services for County residents and business personnel.</b>
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- Objective a. Support the maintenance of a high quality system of public infrastructure including transportation, schools, libraries, parks, and water.
- Objective b. Encourage a high quality of architecture, landscaping, and urban design that will serve as a catalyst for further economic development.
- Objective 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 experiencing increased traffic common to most growing suburban counties. 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, particularly along major corridors and at major intersections during morning and afternoon traffic peaks. 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.

One relatively unique aspect of transportation planning within Fayette County is the balancing of priorities and funding between path expansion (for use by golf carts, bicyclists and pedestrians) and traditional roadway projects. For example, a growing challenge are at-grade roadway crossings, which have to address operational efficiency for automobiles and safety for path users.

### 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 State Routes serve 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. State Route 85 carries a range of 10,300 to 36,700 vehicles a day per various GDOT traffic locations.

**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 the Coweta County to McDonough Road, east of Fayetteville. The section east of McDonough Road remains two lanes. State Route 54 carries a range of 17,400 to 45,400 vehicles a day based on various GDOT

traffic locations. The existing two-lane section of SR 54 is scheduled for widening to four lanes, with construction work starting in the summer of 2017.

**State Route 74** is a four lane highway running south from Interstate 85 south to its end at SR 85 in unincorporated Fayette County. This major access to Interstate 85 and the Atlanta Metropolitan Area carries a range of 8,700 to 33,900 vehicles a day per various GDOT traffic locations.

**State Route 314** extends southward from Hartsfield International Airport to its end at SR 85 in Fayetteville. The southern portion of this highway (SR 279 to SR 85) is a four lane divided highway. This major commuting route for airport workers carries a range of 9,090 to 20,100 vehicles a day per various GDOT traffic locations.

**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 a range of 9,090 to 20,100 vehicles a day per various GDOT traffic locations.

**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 major arterial, minor arterial, collector, county local, and internal local. The five categories of street classification are discussed below:

**Major Arterial.** A Georgia State Route which provides traffic movement through the region, as well as traffic movement within and through the County.

**Minor Arterial.** A street which provides traffic movement within and through the County.

**Collector.** A street which collects traffic from local and other collector streets and provides a connection to arterial streets.

**County Local.** A street which provides access to adjoining properties and traffic circulation within a limited area.

**Internal Local.** A street which primarily serves an individual development and provides traffic circulation within that development.

The Fayette County Road Department maintains approximately 535 miles of roads of which 50 miles are unpaved. The county maintains all roads in the unincorporated area, Brooks and Woolsey (these are included in the total of 535 miles). 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 often 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 the Safe Routes to School Program. The bicycle plan generally provides bicycle path connections between county municipalities, recreational areas (Kiwaniis and McCurry Parks), historic areas (Starr's Mill) and adjacent counties (Fulton and Clayton).

To address a growing demand for bicycle, pedestrian and Personal Transportation Vehicles (i.e., golf carts) infrastructure, Fayette County and its municipalities will prepare a Master Path Plan in 2017/2018. This planning study will identify path, sidewalk and bike lane needs; prioritize projects; and help establish consistency in operations, permitting and maintenance among the local governments.

### **Transportation Options**

Fayette County's residents are dependent on the automobile as the major mode of transportation. Public transportation does not exist in Fayette County. While carpool and vanpool use is encouraged, its use is minimal at this time. Based on Census data for 2014 (American Community Survey - Means of Transportation to Work) 80.9 percent drove alone to work, 7.9 percent carpooled and 1.4 percent used public transportation.

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.

Although unconventional, a real and growing option to automobile travel is the use of the path system for short trips. This is especially prevalent in Peachtree City, which has over 90 miles of paths that connect parks, schools, businesses, homes, places of worship, etc. In some local

schools, golf cart trips are more common by parents and students than car trips. This trend is expanding outside Peachtree City and impacting transportation planning decisions in Fayetteville, Tyrone and the unincorporated County.

### **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 5,768 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.

### **Fayette County Comprehensive Transportation Plans**

In an effort to address transportation needs in Fayette County, the Fayette County Board of Commissioners contracted with the AECOM to develop the 2010 Fayette County Comprehensive Transportation Plan. The plan was adopted in November of 2010. The municipalities within the county participated in the planning process. As stated, the three principal reasons for developing this transportation plan were:

- 1) To consider land use and other community planning concerns in making transportation decisions,
- 2) To integrate the overall transportation goals and policies of the unincorporated County and its five municipalities, and
- 3) To allow the County to continue qualifying for federal and state assistance in project funding.

The plan recommends transportation improvements in both the unincorporated county and the municipalities. Projects recommended in the Fayette County 2010 Comprehensive Transportation Plan include bridge projects, intersection improvements, and roadway projects which will maintain and improve the traffic flow.

Fayette County is preparing to develop a new Comprehensive Transportation Plan. The completion of this plan is scheduled for the Summer of 2018.

### **ASSESSMENT**

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.

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 Purpose Local Option Sales Tax (SPLOST), bonds for local road improvements and/or State and Federal matching funds.

## **GOALS AND OBJECTIVES,**

The following goals and objectives presented in this section emphasize the need to maximize the efficiency of the existing and future Fayette County transportation network. Following the goals is a listing of objectives which address specific issues and recommendations courses of action for addressing these issues.

**Overall 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. Further, the county should establish a framework to ensure the improvement and further development of the transportation system. Multi-use paths, sidewalks and bicycle facilities should be developed as alternative transportation facilities.

<b>Goal:</b>	<b>Fayette County should provide a road system that provides adequate carrying capacity.</b>
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- Objective a. Ensure that the street network is planned and designed in adherence to the Functional Classification System depicted on the Thoroughfare Plan.
- Objective b. Pursue advanced acquisition of land for future roadway rights-of-way in order to minimize project costs.
- Objective c. 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.
- Objective d. Provide for the synchronization of traffic signals where appropriate to improve traffic flow.

**Goal:** A comprehensive network of multi-use paths, sidewalks and bicycle facilities should be provided as an integral element of the overall transportation network.

- Objective a. Consider the provision of matching funds for state and/or federal grants to develop multi-use paths, sidewalks and bicycle facilities. In addition, establish multi-use paths, sidewalks and bicycle facilities in conjunction with road improvements.
- Objective b. Provide non-motorized facility improvements in accordance with standards delineated by the GDOT and the American Association of State Highway and Transportation Officials (AASHTO).
- Objective c. Consider the provision of bicycle and pedestrian facilities, including clearly marked cycling facilities including bike lanes, bike boxes on pavement at intersections and signage, and pedestrian crosswalks, in the construction and reconstruction of roads and bridges.

**Goal:** The programming of improvements to the transportation system should be sensitive to the county's identified land use goals and objectives.

- Objective 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.

**Goal:** Fayette County should work to ensure adequate financing for maintaining its transportation system and for its transportation system's improvements.

- Objective a. Develop and implement a responsible financial plan that identifies existing and new funding mechanisms to achieve the County's transportation system objectives.
- Objective b. Pursue increased state and federal support for road improvement projects.
- Objective c. Supplement state and federal funding of secondary roadways and other high priority projects, and continue local funding initiatives.

- Objective 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.
- Objective e. Seek multi-jurisdictional funding sources for transportation facilities and services.

**Goal: Ensure public safety for the users of transportation facilities and services and for the general public**

- Objective a. Provide medians and separate turning lanes in the design of roadways having four or more travel lanes.
- Objective 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.
- Objective c. Reduce conflicts among pedestrians, cyclists, and motorists and correct unsafe conditions for walking and cycling, where feasible. This could be accomplished by providing marked crosswalks, bike lanes, bike boxes at intersections, proper signage and signalization.

**Goal: 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.**

- Objective a. Maximize the efficiency of existing roads through low-cost strategies to increase capacity such as channelization, turning lanes, signalization, and signage.
- Objective 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.



- Objective 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; installing traffic tables; and adding standard traffic control devices such as STOP signs, turn-movement prohibitions, traffic signals, and reducing the posted speed limit.

**Goal: Preserve land needed to accommodate planned transportation facilities.**

- Objective a. Establish right-of-way requirements and preserve the land for future roadway improvements.
- Objective 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.

**Goal: Periodically review and update the transportation plan.**

- Objective 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.
- Objective 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.
- Objective 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.
- Objective d. Address multi-use paths, sidewalks and bicycle facilities.

## 2017 FAYETTE COUNTY COMPREHENSIVE PLAN UPDATE PUBLIC SURVEY SUMMARY

### INTRODUCTION

The survey was available on-line from October 17<sup>th</sup> to November 18<sup>th</sup>. It was announced on the County's website, Channel 23 (public information station) and a display ad which ran in the Fayette Daily News five times between in October and November. The survey consisted of 15 questions. Approximately 1,540 persons took the survey. The following is a summary of the survey results:

#### QUESTION 1.

I live in ____ and I have lived in Fayette County for ____ Years.		
Answer Options	Response Count	Response Percent
1 Unincorporated County North	43	2.8%
2 Unincorporated County West	65	4.2%
3 Unincorporated County East	44	2.8%
4 Unincorporated County Central	180	11.7%
5 Unincorporated County South	150	9.7%
6 Fayetteville	224	14.5%
7 Tyrone	103	6.7%
8 Peachtree City	677	43.8%
9 Woolsey	9	0.6%
10 Brooks	31	2.0%
Other (please specify)	18	1.2%
<b><i>answered question</i></b>	<b><i>1,544</i></b>	

On this question there were 482 respondents from the unincorporated County and 1,044 respondents from the municipalities. Peachtree residents comprised the largest number of respondents with 677 which comprised 43.8 percent of respondents.

The average number of years respondents lived in Fayette County was 17 years. The highest number of years was 70.

**QUESTION 2.**

I live in the following:		
Answer Options	Response Count	Response Percent
Single-family residence on a lot of less than one acre	654	42.6%
Single-family residence on a lot of one to two acres	530	34.6%
Single-family residence on a lot of two to three acres	88	5.7%
Single-family residence on a lot of three to five acres	92	6.0%
Single-family residence on a lot of greater than five acres	120	7.8%
Multi-Family (apartment, townhome, condominium, or duplex)	48	3.1%
Mobile home in mobile home park	2	0.1%
<b><i>answered question</i></b>	<b>1,534</b>	

The number of respondents living on two or less acres was 1,184 which comprised 77.2 percent. The number of those living on lots greater than two acres was 300 comprising 19.5 percent.

**QUESTION 3.**

My age is:		
Answer Options	Response Count	Response Percent
Under 18	5	0.3%
18-24	35	2.3%
25-34	156	10.1%
35-44	409	26.6%
45-54	387	25.2%
55-64	335	21.8%
65+	211	13.7%
<b><i>answered question</i></b>	<b>1,538</b>	

The number of those between 35 to 65+ years old was, 1,342, comprising 87.3 percent. The number of those less than 35 years old was 196 or 12.7 percent

**QUESTION 4.**

Should Fayette County and the municipalities work together to coordinate land use planning to achieve balanced growth in the County?		
Answer Options	Response Count	Response Percent
Yes	1161	75.8%
No	116	7.6%
Not sure	255	16.6%
<b><i>answered question</i></b>	<b>1,532</b>	

The percentage of respondents in favor of the County and municipalities working together was 75.8 percent with 7.6 percent opposed and 16.6 percent not sure.

**QUESTION 5.**

Please list three things you feel add to the Quality of Life in unincorporated Fayette County.

The top tier three things cited that added to the quality of life respectively were: the county's rural character, the schools and a low crime rate. In the second tier, the next three things mentioned that added to the quality of life respectively were: the multi-use path system, public parks and the lack of traffic congestion. Since Peachtree City residents had the highest response rate to this survey, it is presumed that the multi-use path system cited in the second tier is the Peachtree City multi-use path system. Other items identified included: the cost of living, commuting access, and shopping choices.

**QUESTION 6.**

Please list three things you feel detract from the Quality of Life in unincorporated Fayette County.

The top tier three things cited that detracted from the quality of life respectively were: too much development, traffic congestion and a high crime rate. In the second tier, the next three things cited that detracted from the quality of life respectively were: ineffective government, too little development and commuting access. The majority of comments related to "too little development" stated the need for a greater variety and better quality of shopping and restaurant establishments. Other items mentioned included: the lack of cultural facilities, the lack of a county-wide multi-use path system and the lack of road maintenance.

**QUESTION 7.**

Please list three things you feel would need improvement to enhance the Quality of Life in unincorporated Fayette County

The top tier three things cited that would need improvement to enhance the quality of life respectively were: reduce traffic and improve roads, limit development and improve/increase governmental services. In the second tier, the next three things mentioned that would need improvement to enhance the quality of life respectively were: provide more parks/greenspace, improve public safety and expand the multi-use path system. Other items cited included: a need for a greater variety and better quality of shopping and restaurant establishments, increase planning in land use, transportation and public facilities, and live/work/ walkable developments primarily in the municipalities. Amenities mentioned that were needed in association with “provide more parks/greenspace” included baseball fields, soccer fields, football fields, Frisbee facilities, a public shooting range, pools and natural areas.

**QUESTION 8.**

List three areas in Fayette County where you believe the infrastructure is poor or failing

The responses to this question were very broad based and ranged from geographical areas to areas of infrastructure including roads, sewer, water supply, parks, stormwater, etc. The top three areas/items listed where infrastructure is poor or failing were: the road system (county-wide), the SR 74/SR 54 intersection (Peachtree City), and the multi-use path system. The next three areas/items mentioned where infrastructure is poor or failing were: Fayetteville (town center and roads), water system, and Fayette County (North). Other areas/items cited included: the Pavilion area, recreational facilities, Peachtree City roads, stormwater systems, and SR 54.

**QUESTION 9.**

Should Fayette County control land use density and intensity based on the limits of existing infrastructure and other conditions (road capacity/traffic congestion, cross county commuting patterns, water supply, storm water facilities, and lack of sewer) and the County’s capacity to improve infrastructure to handle growth?

The percentage of respondents in favor of controlling land use density and intensity based on the limits of existing infrastructure and other conditions and the County’s capacity to improve infrastructure to handle growth was 79.4 percent with 7.3 percent opposed and 3.3 percent not sure.

**QUESTION 10.**

Should the County maintain a rural, large lot land use pattern in the southern portion of the unincorporated county to preserve the agricultural-residential character and greenspace as well as reduce traffic congestion commuting through the northern portion of the county?

The percentage of respondents in favor of maintaining a rural, large lot land use pattern in the southern portion of the unincorporated county to preserve the agricultural-residential character and greenspace as well as reduce traffic congestion commuting through the northern portion of the county was 84.3 percent with 7.3 percent opposed and 8.4 percent not sure.

**QUESTION 11.**

Should the unincorporated County continue to develop primarily with residential development or should the County pursue economic development in the form of non-residential, non-retail development to create business opportunities and jobs, and help balance the tax base.

The percentage of respondents in favor of continuing to develop primarily with residential development was 35.3 percent. The percentage of respondents in favor of pursuing economic development in the form of non-residential, non-retail development to create business opportunities and jobs, and help balance the tax base was 42.8 percent. The percentage of those that were not sure which path to take was 22 percent.

**QUESTION 12.**

Should Fayette County pursue the development of multi-use paths (golf cart, bicycle, pedestrian) and road improvements for bicycling and pedestrian safety to improve connectivity/alternative transportation and recreation/health?

The percentage of respondents in favor of the County pursuing the development of multi-use paths (golf cart, bicycle, pedestrian) and road improvements for bicycling and pedestrian safety to improve connectivity/alternative transportation and recreation/health was 85.6 percent with 10.4 percent opposed and 4.2 percent not sure.

**QUESTION 13.**

Do you support traffic calming methods to reduce or slow cut-through traffic in neighborhoods?

The percentage of respondents in support of traffic calming methods to reduce or slow cut-through traffic in neighborhoods was 68.5 percent with 17.3 percent opposed and 14.2 percent not sure.

**QUESTION 14.**

Please provide your opinion of the county government's delivery of the following public services in terms of "A" (Adequate) or "I" (Inadequate).

The results are as follows:

Answer Options	Adequate	Inadequate
Water System	604	188
Road System	431	371
Law Enforcement	735	70
Fire Protection/EMS	777	30
Parks	544	259

**QUESTION 15.**

General Comments about the Fayette County Comprehensive Plan - Full Plan Update.

The largest amount of comments about the Fayette County Comprehensive Plan - Full Plan Update were associated with the county restricting or reducing the amount of development to avoid overcrowding by maintaining large lots, addressing traffic congestion, and improving public services, schools and roads.

The next largest amount of comments about the Fayette County Comprehensive Plan - Full Plan Update was related to maintaining the rural character of the county.

The third largest amount of comments about the Fayette County Comprehensive Plan - Full Plan Update was connected to more development specifically to allow for young families to move to the county.

Other comments included the need for economic development, that the cities and county should coordinate planning efforts, that improvements to ease traffic congestion be made, that the county stick to and strictly interpret the land use plan, and that the multi-use path system be expanded to provide connectivity.

## **2017 Fayette County Comprehensive Plan Update Stakeholder Groups Summary**

### **INTRODUCTION**

The Georgia Department of Community Affairs (DCA) supplies a list of suggested stakeholder groups for local communities to consider in the comprehensive planning process. The Stakeholder Groups below are a reflection of the DCA list. The stakeholder groups consisted of:

- Representatives of the North Fayette Community group and Home Owners Associations in the northern portion of Fayette County.
- Developers consisting of nonresidential developers, residential developers and local engineers working for developer clients.
- Representatives of the Board of Realtors.
- Business groups including the Chamber of Commerce and the Economic Development Authority.
- Citizens promoting increased bicycling and pedestrian facilities.
- Representatives of the local Farm Bureau and individuals involved in Agra-business.
- Environmental groups consisting of a local land trust organization; and the Department of Environmental Health and local soil scientists.
- Representatives of the Fayette County Schools System.
- Representatives of the Fayette Piedmont Hospital.
- Representatives of the Fayette Senior Services

#### **North Fayette Community and HOA Stakeholder Group meeting 10/19/16 comment summary:**

##### **Schools:**

- The high percentage of property tax going to the school system is justified to maintain the high quality of Fayette County Schools.
- Good schools are an asset to the County.
- The good schools are why Fayette County is primarily a residential county.

##### **Taxes:**

- If there is a choice between a decline in the quality of life or higher taxes – raise taxes.
- Aging population gets a tax exemption which reduces tax revenues.

##### **Economic Development:**

- There were mixed feelings among the group. Some were leery of economic development as it could change the character of the County. They thought the County should continue the same land use development pattern remaining primarily residential



and not do anything to detract from the quality of life. Others stated that economic development helps balance the tax base and business creates business and young people won't move to Fayette County if there is no job availability.

**Miscellaneous:**

- Pop projection of 143,255 in 2040 seems reasonable
- The county and cities should plan together.
- The county needs to do more to help with storm water problems in older subdivisions both on public and private property.
- It is difficult to get residents of older subdivisions where the covenants have expired to pay dues to maintain the subdivision common areas. The county should consider a special taxing district per subdivision for maintenance and improvement of the subdivision common areas.
- The County needs more tree protection on private property.

**Non-Residential Developers Stakeholder Group meeting 10/20/16 comment summary:****Light Industrial Development:**

- There is not much light industrial land left in PTC and there needs to be a new area set aside for light industrial development.
- Industrial has to be in the west portion of the County along SR74 due to interstate access and the price of land along SR 74 north is going up.
- We need something similar to a Panasonic or NCR campus.
- The east side of the County is not desirable due to poor access to interstate and large industry does not want to be in the Fayetteville area as a result.
- Tyrone is the next logical area for light industrial and but they need sewer.
- Most small service industries do not want to be south of SR 54.

**Access:**

- Build a limited access loop road in the County to improve access to Fayetteville and central portion of the county.
- Need TDK to go into Coweta County to help access for industrial.
- Need to develop interstate access via SR 92 north.
- There are ways to develop corridors like SR 74 with access roads to keep traffic moving.

**Coweta County:**

- The Poplar Road development area in Coweta County will pull industrial development from Fayette County.
- Peachtree City should annex into Coweta County.
- As schools get better in Coweta, they will compete with Fayette County for new residents.

**Office:**

- Tyrone's vision for SR74North is office development.
- There is only so much demand for office and business technology parks.

**Retail:**

- Retail is over built now until more roof tops are developed.
- We need roof tops to support commercial and the County has an anti-roof top mentality.
- Most citizens in Fayette County want development to stop once they are here.

**Medical Office:**

- There is a strong demand for medical office around the hospital especially to the west of the hospital but sewer service is required.
- It is difficult to do medical of any size without sewer due to new environmental health regulations.

**Pinewood Area:**

- A definite land use has not been established in the remaining area in the vicinity of Pinewood but it probably won't be light industrial.
- The Pinewood area should become its own city.
- Study and determine the type of businesses that are support industries to movie studios.

**Building Permits:**

- Electronic submittal of building permits is needed to save time for builders.
- The building department needs more staff.
- The County should consider outsourcing permits.
- The building department is available in a central location even though they are under staffed, it works the best it can with limited staff.
- If more staff isn't an option, the department needs more technology to compensate.

**Tax Incentives:**

- Simplify the tax credit system to lure more business, the administrative cost for legal, bonds, title transfer, etc. is too burdensome and costly.
- Create tax abatement pool for small companies with the potential to grow.
- Fayette County Development Authority is good/easy to work with for economic development.

**Corporate Office/Headquarters:**

- There is a demand for corporate office/headquarter type development and it is usually centered on the PTC market.
- Take a hard look at vacancies in the existing Class A office buildings here in town. Vacancies give you a quick snapshot on demand. If it's a direction to pursue for the county, then look at the requirements to draw such businesses
- The vacancy rates at West Park for office have been traditionally higher. It is expensive to build, and rates are higher. Some of the buildings there were sold at deep discount during the last recession due to these vacancies. For example, the Siemens HQ building. A developer can make money on someone else's distress, but it's tough to make the number work on new construction, and would be a big risk on speculative construction.
- Corporate Office/Corporate Headquarters would work in the Hospital/Pinewood area.

**Miscellaneous:**

- Young professionals (tech) area attracted to a more urban area.
- County's architectural regulations in SR overlays are too restrictive for large buildings.
- County should consider its own sewer system.

**Residential Developers Stakeholder Group meeting 10/20/16 comment summary:****Density:**

- Low density reduces the value of the property owner's property and these are people that have lived in the County their whole life and will use this to retire.
- Our clients don't want large lots.
- The 20 percent rule (lot makes up 20% on the house selling price) does not apply on large lots, the lot makes up a large percentage driving up the price of the house.
- Schools will continue to lose students with low density growth and the tax base will not be able to fund schools with anti-growth.
- Three acre density is not possible based on the current price of raw land.
- A road with utilities costs \$350 a linear foot.
- In terms of the market not everyone wants three acres; they want less property to maintain.
- The County needs a smart growth plan, not five acre lots.

- School population will continue to decrease with anti-growth.

**Regulations:**

- If the County wants larger lots they need to ease restrictions.
- If the County wants to reduce density in the unincorporated area, regulations need to be reduced to make low density profitable.
- If the County wants larger lots, reduce the lot width to make it affordable to development because that would mean less required road area.
- With five acre lots don't require a public road, let a certain number of lots use a shared driveway or allow a public gravel road to be built.
- Speaking for our company we will avoid Fayette County because it is too hard to rezone and too difficult to develop due to excessive regulations.
- If the County wants larger lots they need to ease restrictions.
- Watershed protection buffers and setbacks are excessive.
- Yield plan requirements for conservation subdivisions are too stringent: use a gross calculation.
- Reduce regulations on five acre development (roads, contiguous area, allow flag lots, etc.).
- Contiguous area is too restrictive.
- Developers need a payback when we extend a waterline and other property owner's tap into the line.

**Availability:**

- The County is running out of lots and most people want a one acre lot.
- Most of the good pieces of property have already been developed, what's left is marginal land and the regulations (road requirements, contiguous area, watershed protection, etc.) hinder what can be built.
- The Wieland development in west PTC will go fast and the other portion of the property is age restricted.

**Affordability:**

- There is not much affordable housing for young families; the price needs to be about \$200,000 at the most.
- The Gates in Peachtree City started at \$350,000 and now are going up into the high \$400,000's and they are selling as fast as they can be built.

**Septic:**

- According to the state under certain circumstances you can put a septic system on a half-acre.
- The County should look at alternative septic and community septic systems.

**Bike and Pedestrian Stakeholder Group meeting 11/11/16 comment summary:**

- Bike and pedestrian accessibility is a lifestyle that sells a community and allows us to experience the community differently and that should be a goal of the comp plan.

- The comp plan needs a goal of being a walk friendly and a bike friendly community and that is will advance the branding of the County.
- Communities that had pedestrian and bike facilities weathered the real estate recession better than communities that did not have pedestrian and bike facilities.
- Fayette County seems to reject anything that is successful in other areas because they want the status quo with no changes of advancements.
- Multi-use paths and bike/pedestrian facilities will add and maintain value of the homes they serve.
- The reason I moved to Peachtree City is because it is a bicycle friendly community and Fayette County needs to follow suit.
- Mobility Task Force of the Fayette Visioning recommends the complete street approach.
- Bike and pedestrian facilities connect us to parks and places of interest.
- Businesses locaters are also looking for bike friendly communities as a criterion for location.
- Atlanta Business Chronicle stated that 60 percent of commercial buildings in Atlanta are locating in a walkable area.
- Chattanooga has a great success with bike facilities.
- The beltline is a great success in Atlanta.
- Bike estimate in Fayette County is 20,000 to 25,000 bikes.
- There are three organized cyclist groups in the area.
- Between PTC and Senoia there are three high-end bike shops so there are number of cyclists in the area.
- Typical bike trip distance is 2 to 5 miles.
- Cyclists need to engage the elected officials more to get bike facilities to be considered for funding.

**Safety:**

- Multi-use paths are not always good for cyclists – they are too crowded with walkers, strollers, golf carts etc.
- Need more bike routes with proper signage if bike lanes area not possible to increase safety for cyclists.
- Generally, most vehicles exceed the speed limit which makes it dangerous for cyclists.
- Roundabouts need to be wider for bike safety. The new roundabout on SR 16 is too small and is dangerous to cyclists.
- Cars exceeding the speed limit make it more dangerous to ride a bike.
- SPLOST funds should go toward bike and pedestrian safety (signage, striping, etc.).

**Projects:**

- GPS tracking indicates where bike traffic is the heaviest. These roads should be targeted for proper signage.
- The Redwine Road path needs to be completed from Starr's Mill High School to the square in Fayetteville.
- Bridge crossings will be expensive.
- The SPLOST contains some Redwine Road paths.
- Bernhard Road east of Redwine Road needs bike lanes when it is repaved.

- When the County repaves they should add additional pavement on either side to allow for bike lanes and measure the car travel lane from the center of the road out and leave an area on the shoulder for bike lanes.
- Suggested bike routes include: Kelley Drive to McIntosh Trail, Bernhard Road to Goza Road to Antioch Road, Crosstown and Ebenezer Road, Spear Road to Ebenezer Church Road to Redwine Road to Harp Road.
- The county needs bike commuter routes. There is a commuter demand for SR 74 and SR 54.
- Rising Star Road is a heavy bike route.
- The County needs to investigate county to county connection. Connect Senoia to PTC.
- A Bike share program should be considered. It would work in PTC.
- Bike signage should be a unique design for Fayette County for branding and the image can be used to promote Fayette County. Also add quick response codes.
- Mark bike boxes on pavement at intersections.
- If bike facilities were increased ridership would also increase

**Board of Realtors Stakeholder Group meeting 11/11/16 comment summary:**

- As the populations ages the schools will get less tax revenue due to exemptions.
- The school system is not as good as it used to be.
- The Fayette Visioning information needs to be considered in the plan.
- We need bike lanes because it is a problem driving with cyclists on the road.
- We need sidewalks as well.
- When will veteran's parkway be connected to Westbridge Road?
- When will the east Fayetteville bypass be constructed?
- Are there any plans for trolleys or trams in the county?
- What is the County's stance on rezoning as five acres is what most of the County is zoned but we need to develop on smaller lots.
- Empty nesters don't want to take care of five acres and if want to continue to grow they need housing.
- There is nothing in the Whitewater school district in the form of small low maintenance lots or townhomes.
- Growth will continue to create traffic congestion. Growth in surrounding counties will increase congestion.
- There seems to be a disconnect that the County wants to slow or no growth but they allowed Pinewood to come and that is creating pressure for growth and driving prices up.
- Should suggested traffic improvements be made in the comp plan survey?
- The County has a lot of property zoned for two acre lots.
- Does the Board of Commissioners only want five acre lots?
- Why have the Board of Commissioner turned down two acre zoning?
- It takes too long to get lots platted and you shouldn't have to do a level three soil study on large lots.
- Storm water charge is not fair for large lots.
- Brooks had the good sense not to put in a storm water fee.

**Development Engineers Stakeholder Group meeting 11/12/16 comment summary:**

- There seems to be a lot of opposition to growth of any kind and no development is what it appears the County wants.
- Fayette County is primarily residential because of its location away from the interstate and there are limited opportunities to attract those big employers.
- Pinewood Forest will be a test to see if Millennials will be drawn to its more urban mixed-use development patterns. This development pattern could also be sought by retirees.
- Performing arts center should continue to be pursued because it would create a sense of community.

**Transportation:**

- The County needs to investigate some sort of alternative transportation mode that would work in a low density community.
- As the county continues to grow transportation becomes more critical if you want to attract big employers.
- The County needs to explore some sort of public transportation.

**Economic Development:**

- Need more jobs in the County to employ residents.
- Create job center in middle of County.
- Companies look for amenities for their employees like high end shopping and restaurants, arts and culture and parks to determine where they will locate.

**Sewer:**

- The County should investigate small decentralized sewage treatment facilities and they should be owned and operated by the County. This would be the general permit through the EPD with a treatment range of 10,000 gallons to 100,000 gallons. The County could also regulate to a higher standard if they are going to take over these systems. They also should have two drain field areas provided.
- The future of septic systems is new technology which treats the effluent more before it is released into the drain fields.
- For sewer new septic technology and decentralized systems should be considered.

**Fayette County School System Stakeholder Group meeting 11/12/16 comment summary:****School System:**

- In 2007/2008 before the recession we had 22,500 students and that had been steadily decreasing and now we are at 20,100 students and now the numbers are decreasing in the lower grades.

- It feels like the County is trying to build walls around the County to keep people out and a community cannot just sit still.

**Coordinated Planning:**

- The county, cities and school system need to collaborate and cooperate for the County to grow responsibly.
- Efforts to consolidate city/county services not did happen which would be more efficient for funding.
- The County needs to be in unison with cities in planning for growth.

**Aging Community:**

- Age restricted communities do not pay as much school tax.
- Peachtree City creates an opportunity for people to age in place with the cart system and amenities.
- Fayette County is one the fastest aging Counties in Georgia.
- The aging community will affect school revenues.

**Traffic:**

- Traffic congestion on SR 92 south is coming from outside the County.
- We need a Bypass to keep traffic out of the center of Fayetteville.
- Traffic congestion affects the schools and bus traffic.
- The SPLOST needs to pass to relieve traffic.

**Pinewood:**

- Pinewood Studio has helped the local economy.
- Movie industry people are coming here to work and realizing this is a good place to live because of the schools. Pinewood Forest may affect the school population.

**Housing Affordability:**

- The price of housing may prevent some young families from moving into Fayette County.
- The County needs to grow and find some range of affordable housing to attract young families that won't detract from the quality of life as the school system is very desirable.

**Chamber of Commerce Stakeholder Group meeting 11/16/16 comment summary:****Economic Development:**

- Approximately 26 percent of property tax revenue comes from non-residential property, it should be higher.
- A site location specialist stated that the best area for economic development is the area on Veterans Parkway by the hospital and the FCDA would target Aerospace, advanced manufacturing, film industry, corporate headquarter and IT for this area.



- A tool some communities use is to develop their own industrial park that is owned by the Development Authority and possibly contains a spec building. Fayette County has never done that and if the Tyrone SR 74 corridor is the next area for light industrial the County should get involved in that way. The county and cities should work together on this.
- Warehousing alone is not a good fit for Fayette County. The perception is it produces too much truck traffic.

**Aging Population:**

- The ARC has predicted that Fayette County will continue to age and the growth rate will be under the national average and the lowest in the metro region.
- How much of the future population will be of retirement age?
- Cart system in Peachtree City allows older population to still get around but some older people can't even drive a golf cart and the senior services transportation service will need to be expanded and funding will always be an issue.
- Seniors need traffic alternatives like the service the Senior Services provides and it will need to be expanded with the population.
- Older people want to scale back in terms of housing.

**Transportation:**

- Atlanta Speaks survey indicates 25% of Fayette citizens felt strongly that they don't have transportation to get where they need to go.
- Population with special needs and disabilities need transportation.
- Consider a career center for work force job training (advanced manufacturing) two year degree.

**Affordability:**

- The County needs affordable housing to attract young families and consider the market demand.
- The problem is the Fayette County commands an expensive house. Incentives could help with affordability.
- Has the County considered Transfer of Development rights program.

**Senior Services Stakeholder Group meeting 11/9/16 comment summary:**

- The ARC is the Senior Services' source for data and they data said there was a 100 percent increase in the number of people over the age of 60 in 2013 and their projection is for that trend to continue.
- Peachtree City has amenities that attract seniors like the golf courses.
- AARP data indicates that people want to stay in their homes but some can't drive anymore and that's what drives our transportation services.
- We see the aging trend continuing and there is a lot of millennial talk here but that is a limited market to attract back to a bedroom community.

- While Peachtree City allows seniors to get around in a golf cart as opposed to a car those with major health issues can't drive a golf cart and older seniors in their 70's and 80's don't drive golf carts.
- The funding for the transportation service is about a third from ARC/local/State/Federal, another third from grants and the remainder is raised by senior services through donations.
- The challenge is program heavily relies on donations and every year we need to raise 50,000 to 70,000 in donations.
- Insurances costs add to the expense.
- The Fayette Piedmont Hospital complex is where most of the doctors are located.
- We handle about 20,000 trips per year and 80% are medical related.
- Dialysis patients can require up to three trips per week.
- The transportation service is a cost share service and each pays based on ability to pay and most pay between \$3.00 to \$6.00 per trip.
- It is a door to door service.
- The majority of the vehicles are wheelchair accessible.
- It will be difficult to maintain the current level of service in the future with the increase of seniors.
- We have 13 vehicles now and we need 16.
- Five of those vehicles have more than 125,000 miles on them.
- Federal money has regulations attached that are hard to meet like fixed routes and that doesn't fit our operating procedure.
- The transportation serviced will take patients outside the county like to a VA hospital.
- The Senior Center will need to expand and some communities have two facilities to meet the need.

**Department of Environmental Health and Soil Scientist Stakeholder Group meeting 11/10/16  
comment summary:**

- There is still is a good amount of open areas with good soils available for development in the unincorporated County.
- Lots that were platted in the past that were marginal in terms of septic area are now being built on because of new septic technology in alternative septic systems.
- There are three issues: larger homes being built, multi-generational families increasing the density of the homes and some in home businesses.
- Recently there have been issues with a number of generations of a family sharing the house a exceeding the original septic capacity.

**Lot Size:**

- The County should consider larger than one acre lots because where 3 to 4 bedrooms were standard now 5 to 6 bedrooms are becoming the standard and septic systems are sized on the number of bedrooms and soils.
- Commercial is based on the use and number of employees.
- With the larger residential floorplans you have a larger footprint and accessory structures such as pools and garages impacting a greater percentage on the lot reducing the potential septic area.
- The lot should be sized based on the size house and number of potential accessory structures.

- State septic regulations allow a lot with public water and a septic system to be ½ to ¾ acres with certain soils conditions.
- The County should consider limiting impervious areas on a lot.
- Lot size should take into consideration the amount of good soils such as 2,400 square feet of certain soils types on each lot.
- The county needs to institute an amount of minimum good soils on each lot.
- On larger lots the County should not require a level 3 soils survey; a lesser analysis would be adequate.

**Septic Maintenance:**

- There is no required maintenance of a septic system.
- The filters that are now required on septic systems have to be maintained and they stop the problem before it gets into the drain fields.
- The Board of Health needs a regulation that when an older system is pumped a filter needs to be installed and retro fitted for a baffle.

**Community Septic:**

- The Board of Health does not allow an individual residential septic system to be off site it has to be contained within the lot. Off -site system is allowed as a community system that all houses are required to hook into.
- The county should take ownership of any community systems.

**Fayette County Economic Development Authority Stakeholder Group meeting 11/15/16 comment summary:**

- Light industrial pays a moderate wage to its employees but it is good for the tax base because it is taxed on the land, buildings, equipment and inventory.
- Everybody wants the corporate headquarters and high tech industry but they don't pay as much as light industrial because they lack the equipment tax.
- There may need to be an attitude change because without businesses can't we afford to live here.
- Tyrone is the next great place for growth with sewer and the SR 74 corridor.
- The Pinewood area is another area for growth in film, office-institutional, and corporate headquarters.
- The Atlanta Metro chamber has released figures showing the Atlanta area is booming while the rural areas of the state are drying up.
- The tax burden on residential property will continue to increase unless the County gets some economic development in the form of non-residential development.
- Development like Pinewood Forest is what people will be looking for in the future where you can live close to work.
- It will become increasing difficult for Fayette County citizens to sit in traffic to make a living in Atlanta to live in Fayette County.
- The County needs additional infrastructure and transportation options to increase its potential for economic development opportunities.

- The County needs more diversified housing choices aside from one acre lots on a septic system as corporations look at lifestyle as a factor in where they locate.
- The County and cities need to be in sync because another factor corporations look at is governmental cooperation between the county and cities.
- The question is should the development authority and the county/cities partner to develop an industrial park.
- Land availability and infrastructure are issues for economic development.
- There are many options for public private partnerships to finance and develop an industrial park.

**Farm Bureau and Agri-Business Stakeholder Group meeting 11/15/16 comment summary:**

- There are very few property owners making a living solely from agriculture.
- The County's vision of agriculture needs to embrace the new agricultural movement and more needs to be allowed in A-R to help support the large property owners so they can continue to preserve the rural character.
- Agriculture could be a way of life for young people to move to this county.
- Farm to table restaurants should be allowed and serving alcohol should be considered.
- The county should consider a manner where farm workers can live on site.
- Equestrian uses should be pursued as it could be profitable making Fayette County an equestrian attraction (see Heard County).
- Agra-tourism should be pursued such as wedding and event facilities, equestrian, Christmas trees
- The present A-R wedding regulations are too restrictive especially limiting the number of events on a dirt road and the farm wedding should be in two categories with one being if the land owner files a schedule f form with any farm income they should have less regulations than those that build a large facility specifically for weddings and events.

**Fayette Piedmont Hospital Stakeholder Group meeting 11/18/16 comment summary:**

- The hospital is looking to expand and will pursue more land and we currently control 68 acres.
- The hospital is currently being expanded both for hospital space and offices for doctors.
- The hospital is a regional facility and a number of the patients are from outside the county.
- With the expansion of the hospital campus we need better circulation and will pursue a loop drive around the campus to improve efficiency in the parking lots and will look for additional access from existing roads.
- A parking deck is being evaluated but they are costly.
- Medical office buildings not associated with the hospital, being built around the hospital may not work because doctors want a connection to the hospital and the hospital is pursuing office space as well.
- Non- competitive corporate headquarters would be a good fit around the hospital.
- We do not want your typical big box retail development around the hospital.
- The best development around the hospital would be development at a walkable scale with mixed use small retail establishments, non-competitive offices, and possibly with residential above.

- The bridge to the shopping center across from the hospital on SR 54 is needed and path connectivity to the college and Pinewood development is needed.
- Fayette Senior Services does a good job transporting seniors to their doctor appointments and they need support.

**Environmental/Land Trust Advocacy Stakeholder Group meeting 12/16/16 comment summary:**

- In terms of greenspace and recreation does Fayette County have the same amount as similar communities?
- Southern Conservation Trust tries to conserve as much property as possible and we use a variety of methods including conservation trust and we would like to work with the county to identify properties for preservation.
- There are tax benefits to a conservation trust and an educational effort needs to be made to make people aware of this so they may be willing to conserve their land. We need to educate estate planners.
- Southern Conservation trust is involved with the water trail on Whitewater Creek.
- Southern Conservation trust manages about 1,200 acres in Fayette County.
- Property with a water feature should be a priority to conserve and properties that create the rural view shed from the roadways could be targeted.
- Old railways should be pursued as trails.

## **NEEDS AND OPPORTUNITIES**

The following are the needs and opportunities that are identified as high priority to the County. Corresponding implementation measures will be outlined in the Community Work Program.

**Need:**

Maintain the rural character of the unincorporated county.

**Opportunity:**

- Define the characteristics of “rural character”.
- Determine methods to maintain rural character and amend regulations accordingly.
- Explore Agri-tourism and create more business opportunities for the agricultural community as a means to maintain rural character.

**Need:**

Address Traffic Congestion

**Opportunity:**

- The county is developing a Comprehensive Transportation Plan (CTP) that will be completed in the summer of 2018.
- The CTP should address a county-wide multi-use path system, on-road cycling facilities and pedestrian access and safety.

**Need:**

Evaluate current septic regulations.

**Opportunity:**

- Meet with the Department of Environmental Health and local soil scientists to review current septic regulations to determine if amendments are necessary.



## COMMUNITY GOALS

Input from the citizens of Fayette County gathered through an on-line survey and various stakeholder groups meetings form the basis for the Community Goals. There were a number of recurring priorities and concerns voiced in both the on-line survey and stakeholder group meetings. These priorities and concerns are as follows:

- Maintain the rural character of the unincorporated county especially in the southern portion of the County.
- Consider mechanisms to aid in the maintenance of entrances of older subdivisions where covenants have expired and resident fees are no longer collected.
- Maintain large residential lots to reduce density and traffic. To encourage large lot residential development the County should look at reducing development requirements.
- Traffic congestion is increasing and detracts from the quality of life; existing roads require better maintenance and road improvements to ease congestion and calm traffic need to be made.
- The on-line survey indicates that citizens want to see an improvement in governmental services. These improvements include improving elected official's leadership, civility between elected officials and cooperation between county and municipal elected officials; a decrease in governmental spending to reduce the tax burden; increase governmental to citizen communications; increase the mowing of roadways; and better maintenance of roads and infrastructure.
- Coordinate development with the provision of adequate infrastructure.
- Develop a county-wide multi-use path system, sidewalks and on-road cycling facilities and signage. These amenities also enhance and maintain property values and community identity.
- The on-line survey indicates that citizens want more parks, recreational facilities and greenspace/natural areas. It also indicates that citizens want cultural facilities.
- The county and municipals should work together to coordinate planning. A factor corporations look for in a community is cooperation between the county and its municipalities.
- Economic development should be pursued to create jobs and balance the tax base but not to the detriment of the character of the County. The Hospital – Pinewood area is the prime location for corporate headquarters, medical related companies, film support industries, advanced manufacturing/aerospace, and information technology. The SR 74 corridor is the primary area for light industrial development due to access to I-85.
- The pursuit of Agri-tourism could both create economic development and protect rural character by increasing business opportunities for the agricultural community.



- The County should reevaluate current septic regulations in relation to soil types and lot size.

### **GENERAL VISION STATEMENT**

The vision for Fayette County is to be a county that provides a great quality of life for its citizens and provides a county where citizens can live, learn, work, play, and shop in safety and comfort. With quality of life as the plan's cornerstone, several broad visions come into focus:

**Choice of Life Style:** With the unincorporated County in combination with the incorporated areas, Fayette County provides a choice of living styles with the opportunity to live in a rural setting, a suburban setting, or an urban setting in an incorporated area.

Fayette County and its municipalities must each keep their own unique identity. They should grow and prosper according to their own chosen destiny. It is essential that the County and its municipalities work together to plan for the growth of the county.

**Rural Character:** Fayette County's rural character is a large part of its appeal. The protection and preservation of this rural character is significant to the citizens of Fayette County.

**Economic Development:** Economic development and quality of life go hand-in-hand. Neither improves without the other. Without economic development, if maintaining quality of life is the goal, it will be at the expense of the residential property owner. Fayette County seeks to attract businesses that will provide employment matching the demographics of its citizens and that is safe, clean and nonpolluting.

**Transportation:** Address the transportation needs, challenges and opportunities. This may be achieved by fostering alternatives to transportation by automobile with development of walking, cycling, and golf cart facilities; employing traffic calming measures; and coordinating land use decision-making that are in balance with the capacity of the transportation infrastructure.

**Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, or development of the transportation solutions.

**Development Patterns:** Unincorporated Fayette County will continue to develop in a low density residential pattern due to community desire and the lack of a sewer system. In addition, the southern portion of the unincorporated county is not served widely by public water and is dependent of individual wells. The municipalities of Fayetteville, Peachtree City and Tyrone will continue to develop in a denser more urban residential pattern since they have the infrastructure in the form of public sewer and water to support that level of development.

The towns of Brooks and Woolsey will maintain a small town residential character as each lack a public sewer system.

In terms of a nonresidential development pattern, unincorporated Fayette County, Brooks and Woolsey will maintain a low intensity development pattern. The greater intensity of nonresidential development will occur in the municipalities of Fayetteville, Peachtree City and Tyrone due to the availability of public sewer and water.

This the general residential and nonresidential pattern envisioned for Fayette County. A more detailed description of future land use patterns are contained in the Lands Use Element.

### CHARCATER AREAS

The following is the narrative on Character Areas and accompanying map.

TABLE CG-1 CHARACTER AREAS		
Character Area	Description/Predominant Characteristics	Suggested Development Strategy
<b>Environmentally Sensitive Areas</b>	Environmentally sensitive areas consist of waterways, watershed protection areas, flood plains, steep slopes, poor soils and wildlife habitat.	<ul style="list-style-type: none"> <li>- Protect water supply watersheds from disturbance through buffers and setbacks.</li> <li>- Allow only passive recreational uses.</li> <li>- Promote best management practices for existing agricultural and forestry uses.</li> </ul>
<b>Agricultural Residential Area</b>	The southern portion of Fayette County where a predominance of large tracts of land exists with scattered agricultural uses (crops, timber, and livestock) and large estate lots. Little availability of public water.	<ul style="list-style-type: none"> <li>- Density limited to no more than one unit per five acres.</li> <li>- Use the Estate Zoning District with adequate buffers to promote the conservation subdivision (60 percent developed – 40 percent greenspace) approach to the Agricultural Area based on the aforementioned density to maintain agricultural residential character. This will aid in maintaining a sense of place in the southern portion of the county.</li> </ul>

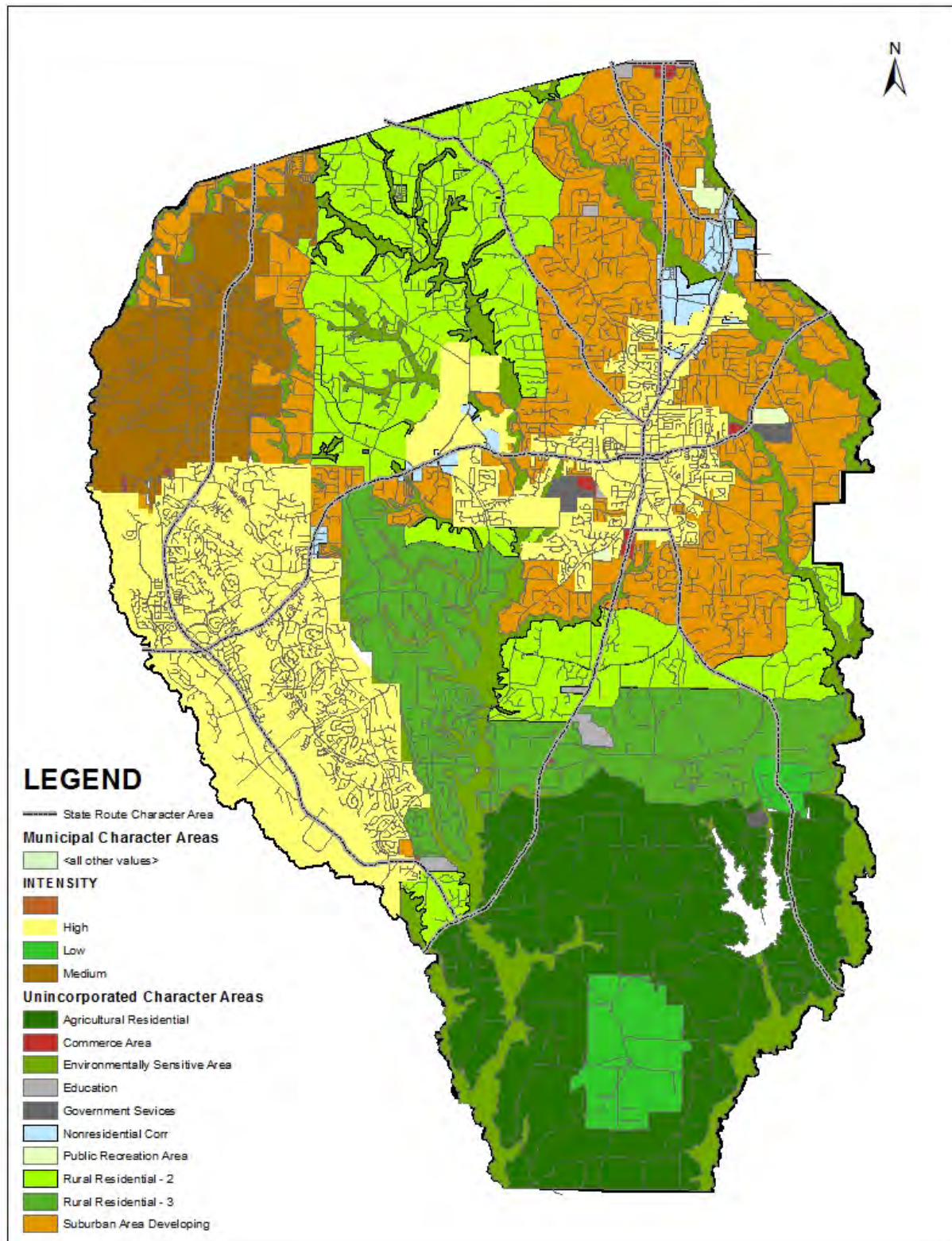
Character Area	Description/Predominant Characteristics	Suggested Development Strategy
<b>Rural Residential Area 3</b>	Semi-rural area with some scattered agricultural uses on large tracts of land and subdivisions (one unit per three acres). Limited availability of public water.	<ul style="list-style-type: none"> <li>- Density limited to no more than one unit per three acres.</li> <li>- This will aid in maintaining a sense of place in the rural residential portion of the county. This category offers larger lot development of a residential nature to blend with and transition to agricultural-residential.</li> </ul>
<b>Rural Residential Area 2</b>	Semi-rural area with some scattered agricultural uses on large tracts of land and subdivisions (one unit per two acres). Limited availability of public water.	<ul style="list-style-type: none"> <li>- Density limited to no more than one unit per two acres.</li> <li>- The Conservation Subdivision Zoning District is appropriate for the Rural Residential Area 2 based on the aforementioned density to maintain rural character.</li> </ul>
Character Area	Description/Predominant Characteristics	Suggested Development Strategy
<b>Suburban Area - Developing</b>	This area is developed with subdivisions (one unit per one acre). Area with greatest availability of public water. Existing subdivisions lack greenspace and pedestrian facilities. Connectivity between existing subdivisions is limited.	<ul style="list-style-type: none"> <li>- Density limited to no more than one unit per one acre.</li> <li>- Encourage the utilization of floodplain for greenspace in new subdivisions.</li> <li>- Support the installation of sidewalks within new subdivisions.</li> <li>- Investigate the feasibility of connecting existing residential subdivisions through sidewalks/paths.</li> <li>- Maintain a low density residential scale to subdivision development to create a sense of place by differentiating it from higher density subdivision development in the municipalities.</li> <li>- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways.</li> </ul>

<b>Commerce Area</b>	These areas contain a moderate amount of existing and future office, commercial and industrial uses. As places of commerce they provide services, goods and employment. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	<ul style="list-style-type: none"> <li>- Investigate methods to improve pedestrian safety and use within commerce centers.</li> <li>-Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.</li> <li>- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways.</li> </ul>
<b>Character Area</b>	<b>Description/Predominant Characteristics</b>	<b>Suggested Development Strategy</b>
<b>Nonresidential Corridor</b>	Existing and future areas in the county where a large amount nonresidential development (office, commercial and industrial) is anticipated on both sides of a roadway. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	<ul style="list-style-type: none"> <li>- Investigate methods to improve pedestrian safety and use within nonresidential centers.</li> <li>-Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.</li> <li>- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways.</li> </ul>
<b>Government Services</b>	Publicly owned areas which contain governmental services such public works, water system facilities, emergency services communications, solid waste facilities, etc.	<ul style="list-style-type: none"> <li>- Ensure that facilities are properly sized to meet the existing and future demand for governmental services.</li> <li>- Ensure that the administrative functions are properly staffed and equipped to adequately support county functions.</li> </ul>

<b>Education</b>	Areas which contain public and private schools.	<ul style="list-style-type: none"> <li>- Maintain a working relationship with the Fayette County School System to facilitate the provision and coordination of educational facilities to serve the growing population.</li> <li>- Review existing county regulations that control private school development to ascertain their effectiveness.</li> </ul>
<b>Public Recreation Area</b>	Areas which contain public parks.	<ul style="list-style-type: none"> <li>- 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.</li> </ul>
<b>Character Area</b>	<b>Description/Predominant Characteristics</b>	<b>Suggested Development Strategy</b>
<b>State Route Corridor</b>	All State Routes in Fayette County under the full control of Georgia Department of Transportation (GDOT). Maintenance, design, and improvements are the responsibility of GDOT. Parcel access controlled by GDOT. State Routes consist of two and four lane roadways. It is anticipated that all State Routes will be a minimum of four lanes at some point. County has overlay regulations to control development on all State Routes.	<ul style="list-style-type: none"> <li>- Continue to work with GDOT for the improvement of State Routes.</li> <li>- Continue to communicate with GDOT and seek input on proposed developments along State Routes.</li> <li>- Regulate development based on GDOT plans for future widenings of State Routes.</li> <li>- Review existing county overlay regulations that control development along State Routes to ascertain their effectiveness.</li> <li>- Work with GDOT to insure that our widened State Routes do not become significant channels for out of county cut through traffic.</li> </ul>
<b>Municipality – High Intensity</b>	Peachtree City and Fayetteville have the largest concentration of population and land use intensity in the county. These cities have the greatest access to sewer and water service to	<ul style="list-style-type: none"> <li>- Within their existing limits these municipalities can accommodate the highest density residential and nonresidential land use intensity in the county. Mixed use development is appropriate in</li> </ul>

	serve development.	these municipalities. A wide range of housing densities can be provided due to the provision of sewer and water infrastructure
<b>Municipality – Medium Intensity</b>	Tyrone has good access to public water and limited access to sewer service.	- Within the existing limits of this municipality medium residential densities and nonresidential intensities can be accommodated.
<b>Municipality – Low Intensity</b>	Brooks and Woolsey have limited access to public water. Brooks has a small public sewer system to serve the existing building in the downtown area with no capacity for expansion and Woolsey has no access to public sewer.	Within the existing limits of these municipalities medium to low residential densities and nonresidential intensities can be accommodated.

MAP CG-1



# 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, 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; develop goals and objectives for future land use; consider in a broader perspective, the sum total effect of future development on the County; and to recognize that Fayette County holds a unique place in the Atlanta Metro area as a low density community which offers a slower pace and a very desirable quality of life.

In practice, this is the most visible and often used element in the Comprehensive Plan. In addition to establishing the county's development policy in broad terms, the land use element plays a pivotal role in the zoning and public works decisions, as these are the primary tools for implementing the land use element.

The Land Use Element focuses on maintaining 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 type, density, intensity and location. These plan elements are represented on the Map by color designations.

## 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 127,726 acres. Of this total, approximately 36,447 acres (29 percent) lies within the incorporated limits of Fayette County's five municipalities. The remaining 91,279 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 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 residential densities in this category range from one acre minimum lots to five acre minimum lots and includes Manufactured Home Parks.

**Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office 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 service industries, manufacturing, processing and assembly operations, warehousing, wholesale trade facilities, mining, 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, Park/Recreation/Environmentally Sensitive 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, electrical substations, airports, or other similar uses.

**Park/Recreation/Environmentally Sensitive:** 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.

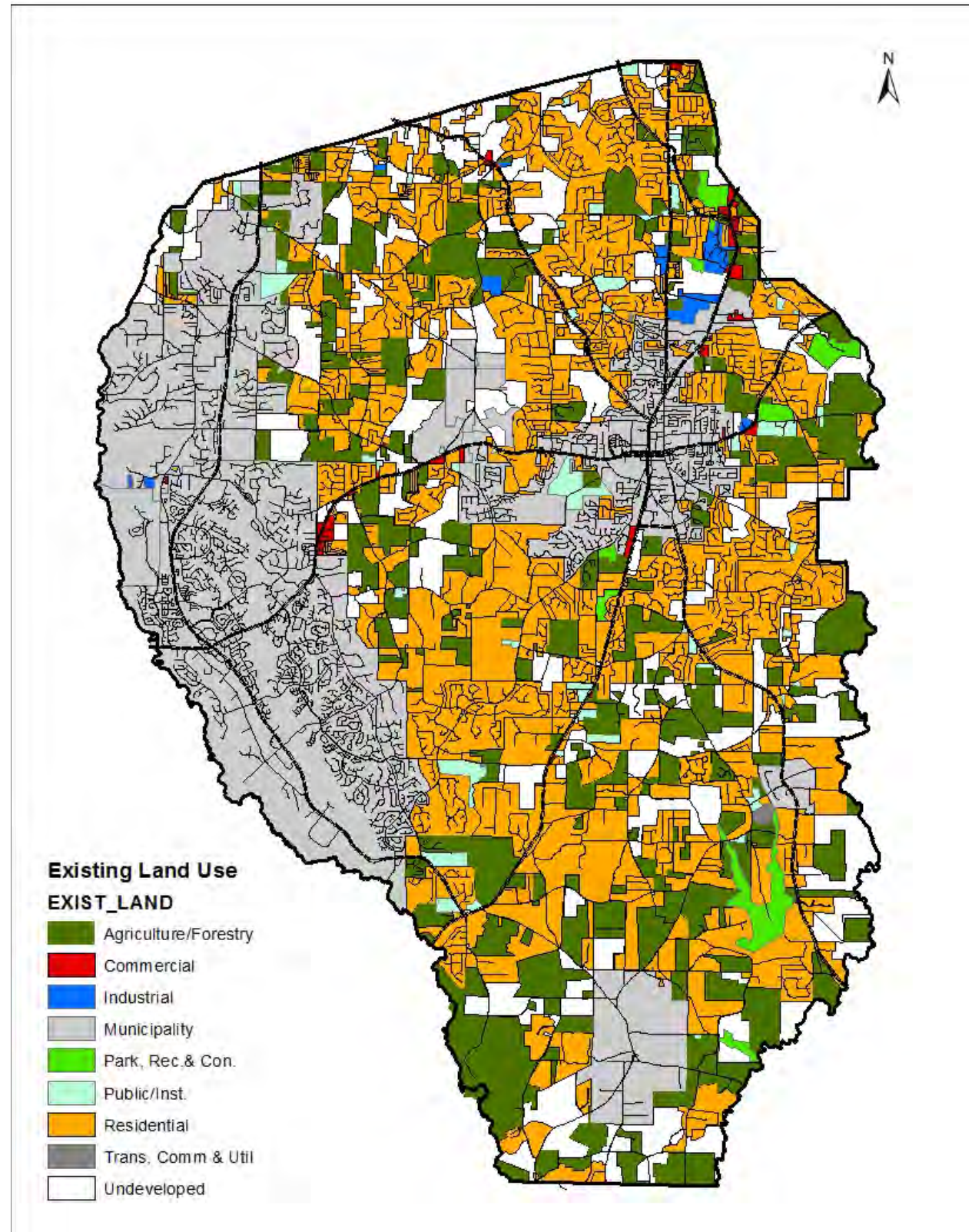
<b>TABLE L-1 EXISTING LAND USE DISTRIBUTION, SPRING 2017 UNINCORPORATED FAYETTE COUNTY</b>		
Land Use	Acres	Percent of Area
Residential	47,782	51.43%
Commercial & Office	529	0.57%
Industrial	631	0.68%
Public/Institutional	2,042	2.20%
Transportation/Communication/Utilities	86	0.09%
Park/Recreation/Conservation	1,479	1.59%
Agriculture & Forestry	22,623	24.35%
Undeveloped	17,740	19.09%
Total Acreage	92,912	100.00%

Source: Fayette County Planning Department

As Table L-1 indicates, unincorporated Fayette County's land area totals approximately 92,912 acres, of which 17,740 acres (19.09 percent) are classified as undeveloped.

**Residential land use**, comprising 51.43 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 OF 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 portion 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 manufactured home parks in the unincorporated county. These parks contain approximately 1,460 manufactured home pads.

**MAP L-1  
EXISTING LAND USE**



Source: Fayette County GIS

**Commercial and Office land uses** comprise approximately 0.57 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 0.68 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).

**Public/Institutional land uses**, comprising nearly 2.20percent 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, three existing middle schools, and four elementary schools. Existing or future water tank sites are located on Ellis Road, SR 92 North, Porter Road, and Horseman's Run. A large water treatment plant is located on Antioch Road.

**Transportation/Communication/Utilities land uses** comprise 0.09 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/Environmentally Sensitive land uses**, comprise 1.59 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 land uses** comprise 24.35 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. Many of these properties are participating in the Conservation Use Covenant with the county.

**Undeveloped** land comprises 19.09 percent of the land area. Some of these large undeveloped tracts could contain agricultural and forest lands.

#### **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 its history, Fayette County had an agricultural-based economy. Farms producing both crops and livestock, dominated the landscape. Beginning in the 1980's, Fayette County began to change from a rural, farm-oriented county on the far fringes of the Atlanta area to a suburban commuter-oriented bedroom community.

**Transportation Improvements.** In the last 40 years, Fayette County saw the widening of SR 85 North, SR 74 (North and South), SR 54 between Peachtree City and Fayetteville, and SR 314 from Fayetteville to SR 279 from two lane roads to four lane divided highways. No Interstate Highway passes through Fayette County. SR 74 North is the county's most direct access to Interstate 85 and the Atlanta metropolitan area. SR 314 is the county's most direct route to Hartsfield International Airport.

**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 Brooks, Peachtree City, Tyrone and Woolsey. Sanitary sewerage service is available mostly 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 more intense nonresidential uses in the form of office parks, commercial centers, and industrial areas.

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 larger single-family residential lots. Fayette County as a whole, however, is able to offer residents a wide choice of housing opportunities, from smaller lot single family homes and multi-family housing in the municipalities to larger single-family lots and sprawling farmsteads in the unincorporated county.

**Environmental Constraints.** Development constraints, associated with environmentally sensitive areas, are generally characterized by poor soils, wetlands, and flood plains typical of streams and other water bodies. Development in the southern end of the county, which is at the confluence of Line Creek, Whitewater Creek and the Flint River, is impacted by the relatively low topography, poor soils, and a high water table.

**Market Forces.** Market forces for increased housing 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 difficult to hold land for agricultural purposes.

## **FUTURE LAND USE MAP AND NARRATIVE**

The Future Land Use Map depicts the proposed uses of land in the unincorporated portion of Fayette County. 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, and in some cases they transition at existing lot lines. 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 Future Land Use Map 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, Environmentally Sensitive 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.

### **Residential**

This category includes all properties anticipated for residential development. 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. The southern portion of the county is characteristic of the more rural adjacent counties of Spalding and Coweta and offers fewer public services.

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 six sub-categories as described below:

**Agricultural Residential:** This category identifies areas with a minimum residential density of one dwelling unit per five acres. The Estate Residential Zoning District is appropriate for this area. The area has a general lack of public water service, the

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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 3:** These are areas which allow low intensity residential with a minimum density of one dwelling unit per three acres. County water is available in some areas. This category offers larger lot development of a residential nature to blend with and transition to agricultural-residential.

**Rural Residential 2:** These are areas which allow residential development with a minimum density of one dwelling unit per two acres. County water is available in some areas; the Conservation Subdivision (CS) Zoning District is appropriate in this area.

**Low Density Residential:** This category identifies areas of intended residential subdivision development in a minimum density of one dwelling unit per one acre. County water and paved roads are generally available. Low Density Residential land uses are located in the northern portion of the county and in areas adjacent to the cities of Fayetteville, Peachtree City and Tyrone.

**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.

**Manufactured Home Park:** This category defines existing manufactured 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. Major Office land use designations are located in eight areas of the unincorporated county:

SR 314 North and SR 138: This Office land use area provides a transition from Commercial land use at the intersection.

SR 314 and SR 279 Intersection: This Office land use forms an office node at this intersection.

SR 314 along the east side between Fayetteville city limits and the Fernwood Mobile Home Park: This area along SR 314 provides a transition area between the commercial and industrial development oriented to SR 85 and the residential uses on the west side of SR 314.

SR 54 and Tyrone Road: Long considered a nonresidential node in Fayette County due to existing commercial zoning.

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. A number of parcels backing up to Sumner Road have been annexed and this trend is likely to continue.

SR 85 North of Fayetteville: A nonresidential corridor, this area extends from the city limits of Fayetteville north to the county line. It provides an area where a variety of nonresidential uses including commercial, office, and light industrial are appropriate. The area contains opportunity for infill, redevelopment and new development.

New Hope Road Between SR 85 and SR 314: This is an area that is almost entirely surrounded by nonresidential uses in the City of Fayetteville.

SR 54 East of Fayetteville: The existing nonresidential development consists of a mix commercial and light industrial uses. Commercial and light industrial 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 accessing Callaway Road.

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.

### **Limited Commercial (One & Two)**

This category designates properties where specifically small scale businesses which do not generate large amounts of traffic, noise or light are to be located. For more descriptive purposes, Limited Commercial land use is subdivided into "Limited Commercial One" and "Limited Commercial Two" categories:

**Limited Commercial One**: This category identifies properties where the L-C-1, (Limited-Commercial (1) District) is recommended.

**Limited Commercial Two**: This category identifies property where the L-C-2, (Limited-Commercial (2) District) is recommended.

SR 74, SR 85, & Padgett Road Intersection (Starr's Mill Historic District): This intersection is in close proximity to historic Starr's Mill. This area represents a newly developing nonresidential node where the L-C-1, (Limited-Commercial (1) District) and O-I, Office-Institutional zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C, (Community



SR 54 between Fayetteville and Peachtree City: This is an overlay district (see Transportation Corridors).

Old Sandy Creek Road and SR 54 in the vicinity of the hospital: Office uses north of the hospital along Old Sandy Creek Road terminate at the unnamed stream just north of the hospital entrance and along the southern side of SR 54 the Office area is located east of Lester Road.

SR 74 North : This is a Special Development District which allows limited commercial uses with the assemblage of a minimum of ten acres and 600 feet of road frontage.

SR74 South: This Office area is located between Redwine Road and SR 85 South.

### **Commercial**

This category identifies areas of commerce where both retail and wholesale are conducted. 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 the major commercial areas.

SR 54 and Corinth Road: This area represents existing, zoned commercial land use of a neighborhood convenience nature. No expansion of the commercial area is recommended. The future alignment of the East Fayetteville Bypass could alter the configuration of this intersection.

SR 85 and Bernhard Road: This area is located on the northeast corner of this intersection. Located in the less-populated southern portion of the county, no expansion of this commercial area is recommended at this time.

SR 138 Corridor and North SR 314: This area is designated with a mix of Commercial, Office, and General Business land uses and borders Clayton County. The opportunity exists for new and infill development, as well as redevelopment of older establishments. This area is regulated under the SR 138 and North SR 314 Overlay Zone.

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.

Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited-Commercial (2) District) are not designated for this area.

### **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 service industries, assembly, 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.

### **Business Technology Park**

This category designates properties where the Business Technology Park (BTP) zoning district is appropriate. The purpose of the BTP zoning district is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain single business or multi-tenant buildings.

### **Special Development District**

A purpose of a Special Development District is to designate an area where specific land use policies and regulations will apply to achieve a specific development pattern. The Special Development District will be designated on the Future Land Use Plan Map.

### **General Business**

This category designates properties where the General Business zoning district is appropriate. The purpose of the General Business zoning district is to provide for business development that contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. The G-B Zoning

District will support the growing movie industry in Georgia, and limits the development of retail commercial uses and the resulting traffic generation associated with retail commercial development. The uses allowed in this zoning district could lend to a business park development pattern.

**SR 74 North East Side Special Development District:** The purpose of this Special Development District is to promote planned office development along the eastern frontage of SR 74 to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor as stated in the SR 74 North Overlay District. This Special Development District will be depicted as a hatched pattern over an Office land use designation on the Future Land Use Plan.

**Planned Small Business Center Special Development District:** The purpose of the Planned Small Business Center Special Development District is to promote business incubator centers through a planned, mixed-use nonresidential development pattern consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the area. The goals of the Planned Small Business Center Special Development District are: (1) to achieve innovative and creative design in the development layout; (2) to accomplish appropriate separation, buffering, and vehicular circulation between uses internal to the development to alleviate incompatibility and protect public safety; and (3) to provide appropriate separation and buffering from surrounding residential uses. These goals will be achieved through the Planned Unit Development – Planned Small Business Center (PUD-PSBC) zoning district.

Only properties in the following areas shall be given consideration for PUD-PSBC:

- (1) Those properties located in the unincorporated area of the county fronting SR 85 North, north of Banks Road to the Clayton County Boundary designated as Commercial and/or Industrial on the Fayette County Future Land Use Plan;
- (2) Those properties located in the area of SR 314 and Bethea Road designated as Industrial on the Fayette County Future Land Use Plan; and
- (3) Those properties located in the unincorporated area of the county fronting SR 54 East, east from the city limits of Fayetteville to Nash Creek designated as Commercial.

### **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.

### **Environmentally Sensitive 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. Environmentally Sensitive Areas are useful as passive recreational areas and wildlife habitat. The Land Use Plan Map shows Environmentally Sensitive 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.

### **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 Kenwood) 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 purely 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 manufacturing 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 has recently acquired increased sewer service from Fulton County. 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 more intense office, commercial, and industrial uses.

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**

Inevitably, there are occasions when new land uses create disturbances as perceived by adjacent land owners and residents, especially in relatively less developed areas where large undeveloped tracts of land still exist. In Fayette County, the potential for these conflicts is greatest just outside the incorporated areas where annexation brings new, higher density housing and more intense nonresidential developments. Fayette County tries to ensure an orderly and appropriate pattern of land use development and in some cases can require conditions during rezoning to mitigate the impact to create a transitional area between 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 and some areas of Tyrone have public wastewater treatment systems. 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 large scale nonresidential development in the unincorporated area. Nonresidential development tends to be smaller, stand-alone facilities. For these reasons, county policies encourage larger scale nonresidential 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 strip commercial development. The nodal 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 the widening of these state routes comes the increased pressure for nonresidential development. Also, with the increase in capacity will come increases in volume from both local and out of county drivers. 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 Overlay Districts and Overlay Zones for all of the State Route Highways. 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. Some 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. Four single-family residential subdivisions (Fayette Villa, Longboat, Newton Estates, 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. Longboat is located on the south side of SR 54 in the area on Sumner road. 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.

**SR 74 North Overlay District:** This District identifies the county's goals and recommendations for SR 74 North north of Sandy Creek Road and sets out the preferred development pattern for this area. SR 74 runs north/south through the western side of the County and is the main connection to Interstate 85. It also connects the communities of Peachtree City and Tyrone. The SR 74 North Overlay District lies in the jurisdictions of both unincorporated Fayette County and Tyrone. The SR 74 North Overlay District is also adjacent to Fairburn in Fulton County where substantial development in the form of commercial, industrial, and higher density residential is taking place.

### **Existing Development**

**Unincorporated Fayette County:** Individual parcels fronting SR 74 North range in size from small one acre parcels to large parcels of approximately 80 acres. Smaller residential parcels range in size from one acre to ten acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. The large parcels vary in size from approximately 13 to 80 acres. The majority of these large parcels are located north of Kirkley Road. These parcels may or may not contain a single-family residence. Currently, all parcels in the unincorporated area are zoned for residential uses.

**Tyrone:** Parcels in Tyrone fronting on SR 74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map. There are two residentially zoned parcels fronting SR 74 North, one contains a single-family residence, the other contains a church. Two residential subdivisions are located in this area, River Oaks and Rivercrest. River Oaks contains

two acre lots and Rivercrest contains one-half acre lots. One parcel zoned for office uses contains a small multi-tenant building and is located on the western side of SR 74 North just north of Kirkley Road. Other parcels zoned for office uses are vacant at this time. The commercially zoned parcel contains a golf recreation facility on the east side of SR 74 North. One of the parcels zoned for light industrial contains a single-family residence and the other is vacant at this time.

**Fairburn:** Plans for SR 74 North in Fairburn indicate commercial on both sides of the road from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

**Future Development:** As SR 74 North lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR 74 North is first and foremost a transportation corridor providing critical access to Hartsfield-Jackson Airport and the City of Atlanta via Interstate 85. The maintenance of an efficient flow of traffic is essential. While the design, construction and maintenance of SR 74 is the responsibility of Georgia Department of Transportation, local governments have the responsibility of the control of land development through land use planning and zoning. Land use decisions on the local level will have an impact on the operational efficiency of roadway. For example, numerous curb cuts reduce the roadway capacity and safety due to the number of vehicles entering and exiting the road in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety it is recommended that a system of new roads and service drives be pursued to provide interconnectivity and reduce the number of individual curb cuts.

The goals of the SR 74 North Overlay District are: (1) to maintain the efficient traffic flow of SR 74 North as the County's main connection to Interstate 85; (2) to enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into Fayette County; (3) to provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force; and (4) to protect existing and future residential areas in the SR 74 North corridor.

**Recommendations:**

**SR 74 North West Side:** The area from Kirkley Road north to the County line on the west side of SR 74 North is designated as Business Technology Park. This land use designation will correspond to the Business Technology Park Zoning District and the SR 74 North Overlay Zone in the Fayette County Zoning Ordinance. The Business Technology Park Zoning District consists of office and high tech light industrial uses with a limited amount of commercial support services.

Presently, there are three large parcels that make up the majority of the area. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72 acre parcel is the northern most parcel and a portion of it is in Fulton



County, City of Fairburn. The 28 acre parcel is the southern most parcel and has frontage on both SR 74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37 acre parcel in Tyrone separates these two parcels. The front 400 feet of this parcel is zoned Office-Institutional and the remainder is zoned M-1 (Light-Industrial).

Besides these parcels there are five smaller parcels that make up the remainder of this area. In Tyrone these parcels include two five acre Agricultural-Residential parcels that contain a church located beside the aforementioned 37 acre parcel, a four acre parcel zoned M-1 that contains a single-family residence and a two acre Office-Institutional parcel that contains a multi-tenant building. Also included in this area is a two acre R-40 parcel on Kirkley Road in the unincorporated County that must be assembled with the aforementioned 28 acre parcel for purposes of rezoning to Business Technology Park.

The greatest development potential is in the three large parcels. Because these parcels are contiguous to each other, they create the potential for a continuous development pattern, as they can all be linked. To promote this continuous development pattern and connection, a connecting road from SR 74 North through these properties to Kirkley Road will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR 74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR 74 North. The other large parcel in the unincorporated county will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR 74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR 74 or Kirkley Road. In addition, a multi-use path system will be required to allow for pedestrian, bicycle, and golf cart connectivity between these aforementioned properties.

**SR 74 North - East Side Special Development District:** The area along the east side of SR 74 North is designated as a Special Development District. The purpose of this Special Development District is to promote planned office development along the frontage of SR 74 to a depth of approximately 800 feet to fulfill the aforementioned goals for the future development of the corridor. As an incentive the Office-Institutional Zoning classification will allow a limited amount of commercial uses in conjunction with office uses when the minimum requirements for acreage (ten acres) and road frontage (600 feet) are met. This minimum requirement for acreage and frontage will achieve a reduction in individual curb cuts on SR 74, consistency and coordination in architectural design, and capacity to develop a required service drive where applicable. The assemblage of parcels in some areas will be necessary to meet the minimum requirements of the SR 74 North – East Side Special Development District in the Office-Institutional Zoning classification.

The property located beyond 800 feet from SR 74 will remain designated for Low Density Residential (1 unit/1 to 2 acres). This would include the area along Thompson Road where residential lots exist ranging in size from two to nine acres and undeveloped large parcels

where it is anticipated that residential subdivisions could be developed in the future. It is anticipated that the entrance to some of these residential areas, both exiting and future, will be through the planned office development along the frontage of SR 74. It is recommended that curb cuts on these roads be minimized, landscaping be enhanced, and a multi-use path connection between these residential areas and the planned office developments be established. This will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

**Area 1:** North of Thompson Road extending approximately 700 feet north to the Fulton County line. This area contains seven parcels totaling approximately 19 acres in the Special Development District. Five of the seven parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the five parcels fronting SR 74, three contain single-family residences and two are vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of most of these parcels are in the range of 800 feet from SR 74. However, one of these parcels is ten acres in size and is approximately 1,400 feet in depth, well beyond the 800-foot depth of the Special Development District.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for parcels in Area 1 that are zoned for non-residential uses. The number of curb cuts will be addressed through conditions put in place at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 1 with frontage on SR 74 can be given individual consideration for O-I zoning. This would include the aforementioned ten acre parcel. If the entire ten acres were rezoned to O-I it is recommended that the front 800 foot portion of the property be targeted for the O-I development and rear portion of the property be limited to parking and/or stormwater facilities. This could be accomplished through conditions placed on the property at the time of rezoning.

Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 1 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

**Area 2:** South of Thompson Road extending south approximately 800 feet. This area contains four parcels totaling approximately 10.4 acres in the Special Development District. Two of the four parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the two parcels fronting SR 74, one contains a single-family residence and the other is vacant. The

two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of these parcels are in the range of 800 feet from SR 74.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for parcels in Area 2 that are zoned for non-residential uses. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 2 with frontage on SR 74 can be given individual consideration for O-I zoning. Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 2 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

**Area 3:** This area starts approximately 800 feet south of Thompson Road and extends approximately 1,300 feet to the south from this point. This area contains approximately 24 acres in the Special Development District. These 24 acres are part of an 81 acre parcel which contains a single-family residence. The single-family residence is not within the 24 acres contained in the Special Development District.

This is an area where the assemblage of parcels is not necessary to achieve the goals of the SR 74 North Overlay District. The continuation of the service drive in Fairburn will be required if this property is zoned for non-residential uses. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

**Area 4:** North of Sandy Creek Road extending north approximately 1,400 feet. This area contains four parcels totaling approximately 24 acres in the Special Development District. All four parcels have frontage on SR 74 and one parcel also has frontage on Sandy Creek Road. Of the four parcels, three parcels each contain a single-family residence and one is vacant. The existing boundaries of these parcels are in the range of 700 feet from SR 74.

This is an area where the assemblage of parcels is necessary to achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn would not be required. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

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In the interim pending assemblage of this area, the four parcels can be given individual consideration for O-I zoning.

**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 North, SR 85 North, and a General State Route Overlay Zone on all other state routes.

### **Historic District**

**Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection:** Starr's Mill is a significant historic resource in Fayette County. This Overlay District identifies the county's goals and recommendations for the Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279 can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

**Historic Resources:** Starr's Mill is located to the northeast of this intersection on Whitewater Creek. Starr's Mill is one of the most significant historical structures in Fayette County. The mill and surrounding property containing the mill pond is owned by the Fayette County Water System and serves as a water intake location and passive park. The present mill was built in 1888 and was central to the Starr's Mill Community that also contained a post office, stores, a church, a cotton gin, and a saw mill. These facts are discussed in the Natural and Historic Resources Element of the comprehensive plan.

Also located at the intersection in close proximity to Starr's Mill is the Starr's Mill Baptist Church. It is estimated that the church was constructed in 1887 according to the Natural and Historic Resources Element. The church is owned and utilized by New Hope Baptist Church which is located across SR 74.

**Existing Development:** Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are

less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

Several single-family residential subdivisions are located in close proximity to the intersection. These subdivisions include Mill Pond Manor (R-45), Southmill (C-S), Starr's Mill Ridge (R-20), and Starr's Mill Estates (R-20). While Starr's Mill Estates is zoned for one acre lots, the lots range in size from four to eight acres.

**Future Development:** Due to the improvements to this intersection through the SR 74 widening project and the future widening of SR 85, it is anticipated that property owners at this intersection will pursue nonresidential development. The preferred development pattern is for properties closest to the intersection to contain the more intense uses and land use intensity will generally decrease in intensity as it moves away from the intersection. The maintenance of an efficient flow of traffic at this intersection is essential. The historic character of the area should be taken into consideration in the development of this area.

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and aesthetic quality of nonresidential development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

**Recommendations:** The land use of this area associated with this intersection will be depicted on the Future Land Use Plan and corresponding Overlay Zone requirements for nonresidential development will be added to the Zoning Ordinance. The nonresidential land use designations at this intersection will consist of Limited Commercial One and Office. Some fringe areas will have a residential land use designation of Low Density Residential (1 Unit/1 to 2 Acres). The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited-Commercial (2) District) are not designated for this area.

## **GOALS AND OBJECTIVES**

The goals and objectives 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 goals and objectives will result in a balanced and harmonious community where a high quality of life can be maintained.

The following goal and objective 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

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listing of objectives which address specific issues. Recommendations which suggest courses of action for addressing these issues are also provided.

**Overall 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.

Recommendations for land use are depicted on the map entitled "Fayette County Future 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, effect on surrounding development, access and circulation, buffering and screening of adjacent uses, parcel consolidation, and protection of the environment.

## **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 incompatible nonresidential 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.

<b>Goal:</b>	<b>The County's land use plan should project a clear vision of an attractive, prosperous, harmonious, and efficient community.</b>
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- Objective a. Direct development to occur in locations and in a manner which enhances community character and can be supported by the availability of public facilities.
- Objective b. Maintain the character of established communities, suburban neighborhoods, and rural areas.
- Objective c. Identify the location of nodes to accommodate nonresidential development and prevent the sprawl of strip development.
- Objective d. The county and municipals should work together to coordinate planning.

**Goal: The County's land use pattern should protect, enhance, and/or maintain stability in established residential neighborhoods.**

- Objective a. Protect and enhance existing neighborhoods by ensuring that development is of compatible use, density/intensity, and/or mitigated to reduce adverse impacts.
- Objective 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.

**Goal: Development intensity should be based on the level of available public services.**

- Objective 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.
- Objective 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.
- Objective c. Limit development intensity to that which can be accommodated at acceptable levels of service for public facilities and transportation systems.
- Objective d. Locate and limit development intensity in a manner which will not adversely impact environmentally sensitive areas or historic areas of the county.

- Objective 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.

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.

<b>Goal:</b>	<b>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.</b>
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- Objective a. Influence the timing of development to coincide with the provision of public facilities.
- Objective b. Commit, through the Capital Improvement Program, funding for facilities in general accord with the Comprehensive Plan.

<b>Goal:</b>	<b>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.</b>
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- Objective a. Promote the adaptive reuse of existing structures that are compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area.
- Objective b. Achieve compatible transitions between adjoining land uses through a step down of land use density and intensity and/or the use of appropriate landscaping, buffering, berms, setbacks, a smooth transition in building height, and consistent architectural design.
- Objective 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.
- Objective d. Require additional site design standards as a condition of rezoning when necessary to minimize the effect of nonresidential uses both visually and environmentally.



- Objective e. Require enhanced landscaping, berms and/or natural buffers as a condition of rezoning along rights-of-way to minimize the visual impacts and maintain the rural character of the County.
- Objective f. As a condition of rezoning, minimize the potential adverse impacts of development on roadways through the control of curb cuts and inter-parcel circulation.
- Objective g. Use cluster development as a means to preserve open space.
- Objective 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.
- Objective i. Anticipate the effects of road widening by increasing setbacks accordingly.

**FAYETTE COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM FY2017- FY2021**

This section presents an updated five-year work program for FY 2017 through FY 2021 to implement the vision and goals of the Fayette County Comprehensive Plan. In addition to the scheduling of projects for the county, the Community Work Program indicates potential sources of funding.

<b>FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 - PUBLIC SAFETY</b>						
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>Fire and Emergency Medical Services</b>						
Radio Replacements	FY 2017	FY 2018	\$814,800	Fire Fund, EMS Fund & General Fund	Fayette County Emergency Services	
SCBA – Breathing Equipment	FY 2017	FY 2019	\$968,500	Fire Fund	Fayette County Emergency Services	
<b>Sheriff's Office</b>						
Radio Replacements	FY 2017	FY 2018	1,335,686	General Fund	Sheriff's Office	
<b>FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 – GOVERNMENTAL SERVICES</b>						
Goal: Provide Support for Effective and Efficient Delivery of Governmental Services				Plan Element: <b>Community Facilities</b>		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility	
Aerial Photography	FY2017	FY2019	\$90,000	General Fund	Information Systems	
<b>FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 RECREATION</b>						
Goal: Upgrade Recreation Services				Plan Element: <b>Community Facilities</b>		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility	
Kiwanis Park Enhancements	FY 2019	FY 2021	\$320,000	General Fund	Recreation Dept.	
McCurry Park Enhancements	FY 2017	FY 2021	\$1,145,000	General Fund	Recreation Dept.	

FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 - WATER SYSTEM					
Goal: Upgrade County Water System	Plan Element: Community Facilities				
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
North Waterline Enhancement Project	FY 2017	FY 2021	\$800,000	Enterprise Funds	Fayette County Water System
SCADA Update	FY 2017	FY 2019	\$660,000	Enterprise Funds	Fayette County Water System
FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 - PATH SYSTEM					
Goal: Maintain and Improve County Multi-Use Path System	Plan Element: Community Facilities				
Redwine Road & Starr's Mill Multi-Use Path	FY2017	FY2018	\$783,960	General Fund & Federal Grant	Fayette County Public Works
FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2017-FY2021 - COMPREHENSIVE TRANSPORTATION PLAN					
Goal: Address Traffic Congestion	Plan Element: Needs and Opportunities				
Initiate Comprehensive Transportation Plan	FY2017	FY2018	\$120,000	General Fund	Fayette County Public Works

<b>FAYETTE COUNTY COMPREHENSIVE PLAN</b> <b>COMMUNITY WORK PROGRAM FY2017-FY2021 – PLANNING AND ZONING</b>						
Goal: Growth and development should be consistent with the county comprehensive plan.				Plan Element: Needs and Opportunities		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility	
Initiate study to determine methods to maintain rural character and promote agra-tourism	FY 2018	FY 2019	Staff Time	General Fund	Fayette County Planning and Zoning Department and Agricultural Community	
Evaluate current septic regulations	FY 2018	FY 2019	Staff Time	General Fund	Fayette County Planning and Zoning Department, Environmental Health, and Local Soil Scientists	

# CAPITAL IMPROVEMENT ELEMENT (CIE)

## 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 CIE-1.

<b>TABLE CIE-1 COUNTY POPULATION PROJECTIONS: 2000-2020</b>					
	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	1,37	1,47	1,57	1,68	1,78
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 CIE-1, above).
2. Employment projections for the county as a whole, and for individual census tracts, were obtained (see Table CIE-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 CIE-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.

<b>TABLE CIE-2</b>										
<b>COUNTY EMPLOYMENT PROJECTIONS BY CENSUS TRACT: 2000-2020</b>										
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 CIE-3). This existing level of service is considered adequate to meet current needs.

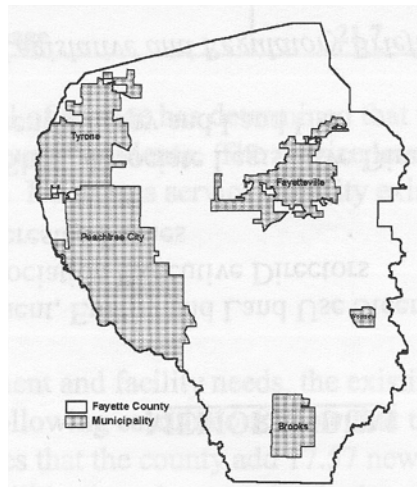
While projection of needs is normally 20 years, the projection of needs for fire services is extended for 23 years. It is estimated that the day/night population will increase from 53,622 to 132,179 by 2023. It is at this 2023 population that the anticipated improvements to the fire service facilities 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 CIE-3TOTAL 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 CIE-1: County Fire Service Area**

Note: Fires Service Area includes unincorporated Fayette County, Brooks, Tyrone and Woolsey

### 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	\$165,000	.9
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:

<b>TABLE CIE-4 EXISTING LOS FOR EQUIPMENT UNIT EQUIVALENTS: 2000</b>		
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>

<b>TABLE CIE-5 EXISTING LOS FOR BUILDINGS:</b>		
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>

<b>TABLE CIE-6 EXISTING LOS FOR ACREAGE: 2000</b>		
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 CIE-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 CIE-8 and Table CIE-9 indicate the future need for building facilities and acreage, respectively.

TABLE CIE-7 FUTURE EQUIPMENT DEMAND AND PROJECTS 2000-2023 (Equipment LOS - .2424)					
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

<b>TABLE CIE-8</b> <b>FUTURE BUILDING DEMAND AND PROJECTS (SQUARE FEET): 2000-2023</b> <b>(Building LOS = 711.65)</b>					
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

<b>TABLE CIE-9</b> <b>FUTURE ACREAGE DEMAND AND PROJECTS: 2000-2023</b> <b>Acreage LOS = .4047)</b>					
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.

<b>TABLE CIE-10 SCHEDULE OF FIRE AND EMERGENCY SERVICES IMPROVEMENTS: 2000-2005</b>		
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 CIE-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	\$775,000	\$800,000	\$432,456	\$367,544
	Acreage	\$25,000			
Station 10: Seay Road	Building	\$827,000	\$852,000	\$702,526	\$149,474
	Acreage	\$25,000			
Station 5: SR 85 South	Building	\$801,000	\$801,000	\$245,105	\$555,895
Station 7: Woolsey	Building	\$760,000	\$777,000	\$435,600	\$341,400
	Acreage	\$17,000			
Station 11: McElroy Road	Acreage & Site Preparation	\$75,000	\$75,000	\$75,000	\$0
Training Facility	Building	\$943,213	\$1,120,000	\$253,691	\$866,309
	Acreage	\$176,787			
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	\$1,225,500	\$1,253,500	\$1,253,500	\$0
	Acreage	\$28,000			
Emergency Op. Center	Building	\$1,290,000	\$1,306,289	\$1,091,289	\$215,000
	Acreage	\$16,289			\$0
Subtotal		\$4,970,674	\$4,970,674	\$4,755,674	\$215,000'
2011-2015					
Aerial	Equipment	\$1,819,062	\$1,819,062	\$1,819,062	\$0
Engine	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



<b>TABLE CIE-11 (continued)</b>					
<b>FUTURE IMPROVEMENT COST AND FUNDING SOURCES</b>					
2016-2023					
Proposed Project		Total Project Cost*		Amount Eligible from Impact Fees	Fire Tax
Facility Type		Cost*			
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:

<b>CHART CIE-1</b>	
<b>IMPACT FEE CALCULATION CHART –</b>	
<b>DAY/NIGHT POPULATION FOR FIRE SERVICES</b>	
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 CIE-12.

<b>TABLE CIE-12 FIRE SERVICES IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)</b>			
	Impact Fee	Administration (3%)	TOTAL
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.

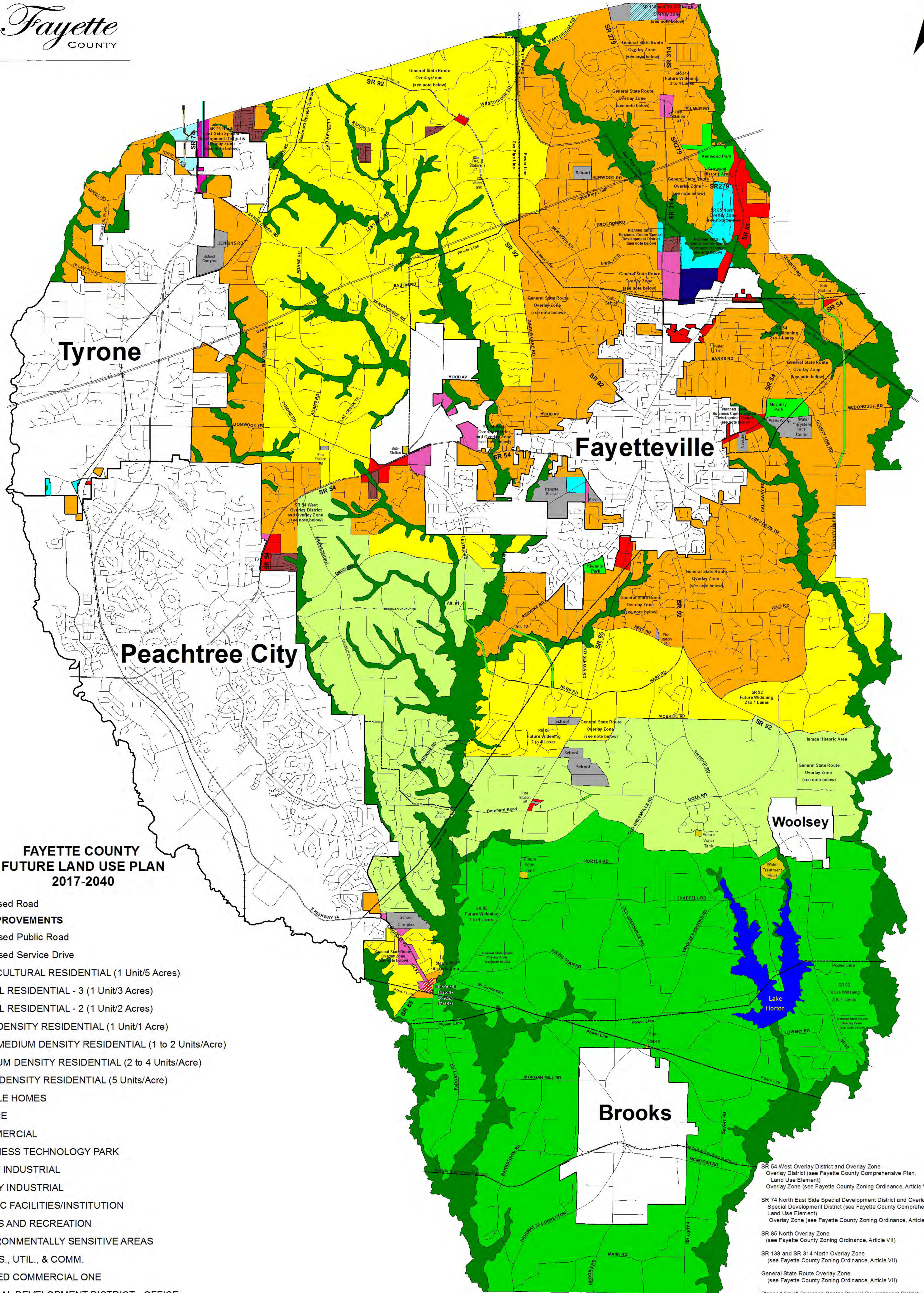
<b>TABLE CIE-13 FIRE SERVICES IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS</b>						
Establishment Type	Number of Employees	Number of Establishments	Average Number of Employees	Impact Fee	Administration (3%)	TOTAL
<b>Agricultural Services, Forestry &amp; Fishing:</b> agricultural services, 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>

**TABLE CIE-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>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  
2017-2040**

-  Proposed Road
- ACCESS IMPROVEMENTS**
-  Proposed Public Road
-  Proposed Service Drive
-  AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres)
-  RURAL RESIDENTIAL - 3 (1 Unit/3 Acres)
-  RURAL RESIDENTIAL - 2 (1 Unit/2 Acres)
-  LOW DENSITY RESIDENTIAL (1 Unit/1 Acre)
-  LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/Acre)
-  MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/Acre)
-  HIGH DENSITY RESIDENTIAL (5 Units/Acre)
-  MOBILE HOMES
-  OFFICE
-  COMMERCIAL
-  BUSINESS TECHNOLOGY PARK
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC FACILITIES/INSTITUTION
-  PARKS AND RECREATION
-  ENVIRONMENTALLY SENSITIVE AREAS
-  TRANS., UTIL., & COMM.
-  LIMITED COMMERCIAL ONE
-  SPECIAL DEVELOPMENT DISTRICT - OFFICE
-  GENERAL BUSINESS

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, Article VII)

SR 74 North East Side Special Development District and Overlay Zone  
Special Development District (see Fayette County Comprehensive Plan,  
Land Use Element)  
Overlay Zone (see Fayette County Zoning Ordinance, Article VII)

SR 85 North Overlay Zone  
(see Fayette County Zoning Ordinance, Article VII)

SR 138 and SR 314 North Overlay Zone  
(see Fayette County Zoning Ordinance, Article VII)

General State Route Overlay Zone  
(see Fayette County Zoning Ordinance, Article VII)

Planned Small Business Center Special Development District  
Special Development District (see Fayette County Comprehensive Plan,  
Land Use Element)  
Zoning District (see Fayette County Zoning Ordinance, Article VI)

Starr's Mill Historic Overlay District and Overlay Zone  
Overlay District (see Fayette County Comprehensive Plan,  
Land Use Element)  
Overlay Zone (see Fayette County Zoning Ordinance,  
Sec. 110-174 Historic District Overlay Zone)