

COMMUNITY ASSESSMENT

FAYETTEVILLE COMPREHENSIVE PLAN



Submitted to:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

By:

CITY OF FAYETTEVILLE, GEORGIA

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Table of Contents

INTRODUCTION.....	I
1. ANALYSIS OF DEVELOPMENT PATTERNS	1
1.1. CURRENT LAND USE.....	1
1.2. CHARACTER AREAS	3
1.3. AREAS REQUIRING SPECIAL ATTENTION (ARSA)	11
2. ISSUES AND OPPORTUNITIES.....	15
2.1. POPULATION CHANGE.....	15
2.2. ECONOMIC DEVELOPMENT	15
2.3. HOUSING.....	17
2.4. LAND USE.....	17
2.5. TRANSPORTATION.....	18
2.6. NATURAL & CULTURAL RESOURCES.....	19
2.7. FACILITIES AND SERVICES	20
2.8. INTERGOVERNMENTAL COORDINATION	20
3. QUALITY COMMUNITY OBJECTIVES ASSESSMENT.....	21
3.1. TRADITIONAL NEIGHBORHOODS	21
3.2. INFILL DEVELOPMENT	22
3.3. SENSE OF PLACE	22
3.4. TRANSPORTATION ALTERNATIVES.....	23
3.5. REGIONAL IDENTITY	24
3.6. HERITAGE PRESERVATION	24
3.7. OPEN SPACE PRESERVATION.....	25
3.8. ENVIRONMENTAL PROTECTION.....	25
3.9. GROWTH PREPAREDNESS	26
3.10. APPROPRIATE BUSINESSES.....	26
3.11. EMPLOYMENT OPTIONS	27
3.12. HOUSING CHOICES	27
3.13. EDUCATIONAL OPPORTUNITIES	28
3.14. LOCAL SELF DETERMINATION	28
3.15. REGIONAL COOPERATION	29
4. DATA ASSESSMENT SUMMARY	30
4.1. POPULATION	30
4.2. ECONOMIC DEVELOPMENT	32
4.3. HOUSING.....	34
4.4. NATURAL RESOURCES	34
4.5. TRANSPORTATION.....	36

TABLES & FIGURES

Figure 1: Map of Existing Land Use.....	2
Figure 2: Map of Community Character Areas	10
Figure 3: Map of Areas Requiring Special Attention (ARSA).....	14
Figure 4: Total Population	30
Table 1: Average Household Size.....	31
Figure 5: Percentage Employment by Industry Type	32
Table 2: Economic Growth.....	33
Figure 6: Map of Natural Resources.....	35

APPENDICES

Map of Existing Land Use.....	Appendix A
Map of Community Character Areas.....	Appendix B
Map of Areas Requiring Special Attention (ARSA).....	Appendix C

Acronyms/Definitions

AARC	Art and Architectural Committee
ARC	The Atlanta Regional Planning Commission
ARSA	Areas Requiring Special Attention
CTP	Comprehensive Transportation Plan
DCA	Department of Community Affairs
DDA	Downtown Development Authority
DHD	Downtown Historic District
FCDA	Fayette County Development Authority
LCI	Livable Community Initiative
QCOs	Quality Community Objectives
SIC	Standard Industrial Classification
TND	Traditional Neighborhood Development

Introduction

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision making for use by the local government officials and other community leaders.

The Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," were recently updated in May 2005. The updated guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives. The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participating in the development of the Comprehensive Plan. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, as well as a short and long term work program and list of policies for land use decision making.

The Community Assessment and Community Participation Plan must be submitted to DCA for approval prior to the start of the public involvement phase and completion of the Community Agenda. Therefore, the Assessment and Participation Plan must be received by DCA well in advance of the final deadline for Comprehensive Plan submittal. Fayetteville's deadline for submittal of the full plan is February 28, 2007.

This document represents the Community Assessment for the City of Fayetteville. It is being submitted to DCA along with the Community Participation Plan and a Technical Addendum containing a detailed census and inventory data assessment. Submittal in November 2005 will allow the City the time necessary to conduct a public involvement program and finalize a Community Agenda prior to the DCA mandated deadline.

The format of this document considers the outline proposed in the State Planning Recommendations as well as Chapter 110-12-1 of the Rules.

- Chapter 1 addresses development patterns including current land use, proposed character areas, and areas requiring special attention.

- Chapter 2 identifies issues and opportunities as they relate to all of the traditional elements including, but not limited to, population, economic development, housing, natural and cultural resources, and land use.
- Chapter 3 provides a summary of the analysis of the Quality Community Objectives and the City's implementation status.
- Chapter 4 provides a summary of the Data Assessment of the 2000 Census and community inventory, which is fully detailed in the Technical Addendum.

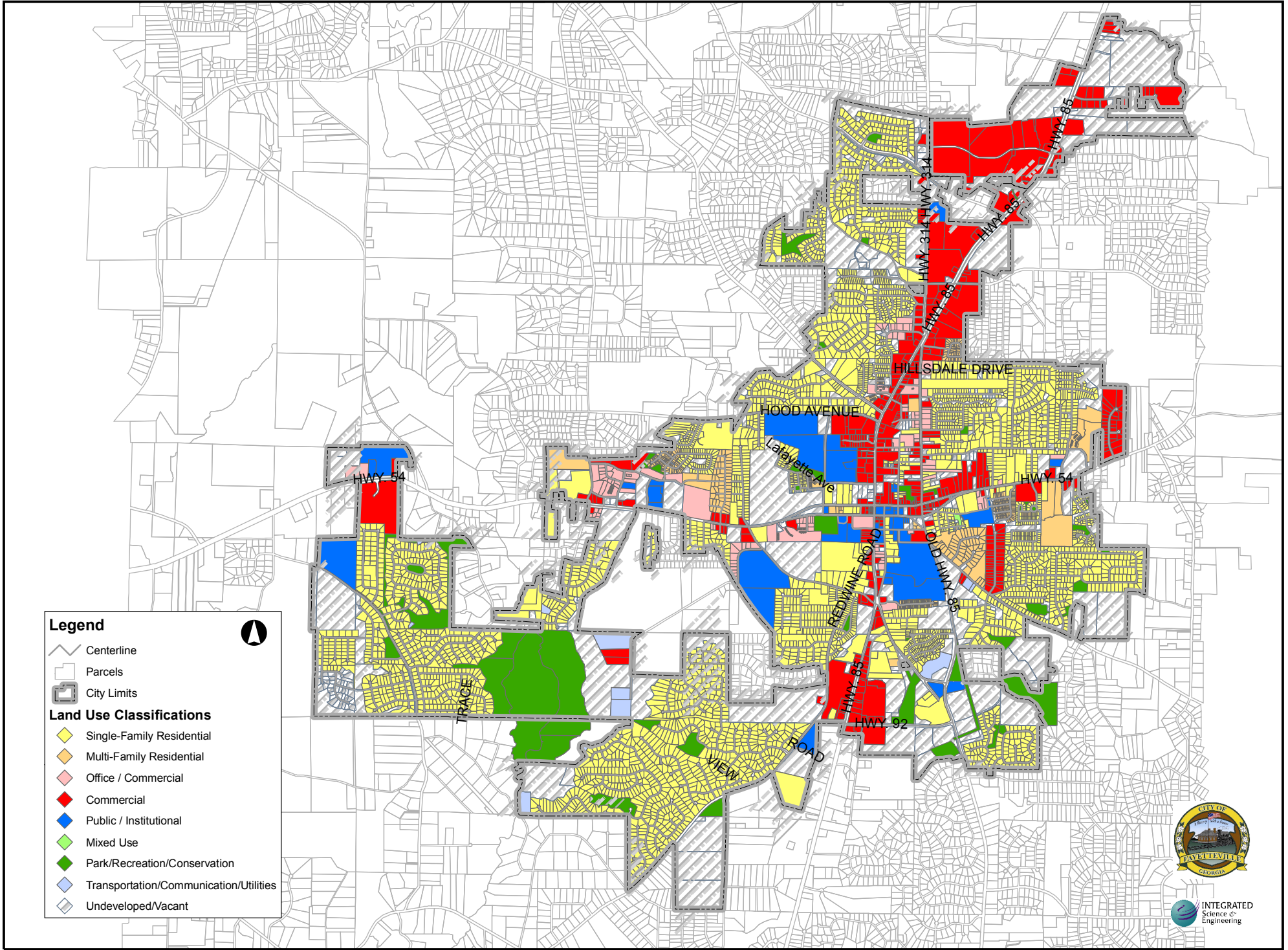
The City of Fayetteville is currently contending with several issues related to a changing population, and a need for economic development that focuses on the historic downtown area. The City is fully committed to the comprehensive planning process and is hopeful that this Plan Update will provide an outline for downtown revitalization; the development of mixed-use neighborhoods; and preservation of the City's resources and quality of life.

1. Analysis of Development Patterns

1.1. Current Land Use

The first step in defining a community vision for future growth is to assess existing development patterns and current land use. The future vision must relate to development patterns if the goals developed are to be viable and achievable. In order to have an accurate accounting of land use on a parcel-by-parcel basis, the City of Fayetteville conducted a windshield survey in September 2005 to define current land use based on the following categories as defined in the DCA Rules for Comprehensive Planning, Section 110-12-1-.07 Data and Mapping Specifications. The definitions below are adapted from Standard Land Use categories described in the new DCA Rules for Comprehensive Planning. The survey was conducted with a field tablet equipped with a GPS and ArcGIS software. The electronic data meets the requirements set forth in the Rules. A map of current land uses is included in Figure 1. For a full-size map please see Appendix A.

- **Residential.** The residential category is for single-family and multi-family dwelling units organized into general categories of net densities. The City chose to further break this category into single family and multi-family residential categories.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. The City elected to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
- **Office.** This category was broken out to account for the significant office uses in Fayetteville. The City has worked to encourage a strong mix of residential and offices uses to promote a live/work environment.
- **Industrial.** This category is for land dedicated to facilities involved in activities that have an SIC code (Standard Industrial Classification).
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include City hall and government building complexes, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, hospitals, etc.
- **Transportation/Communication/Utilities.** This category includes such uses as public transit stations, railroad facilities, radio towers, telephone switching stations, wastewater treatment plant, and other similar uses.
- **Park/Recreation/Conservation.** This category is for permanently protected land dedicated to active or passive recreational uses. These areas are public and include playgrounds, public parks, golf courses, recreation centers and similar uses.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that have not been developed for a specific use but are likely to be developed in the future.



1.2. Character Areas

As part of the new Rules for Comprehensive Planning, the DCA has required the development of “Character Areas” as a method of identifying the visual and functional characteristics unique to various neighborhoods. By identifying desirable neighborhood characteristics, the City of Fayetteville will be able to guide future development and redevelopment through directed planning and implementation within each Character Area. The Character Areas identified in Figure 2 and defined below identify areas that presently have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. These Character Areas address the present and/or desired character of the City of Fayetteville. It is important to note while reviewing the Character Area map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area. The development strategies identified within each Character Area are not requirements, but recommendations for the desirable development standards and policies. The strategies will be utilized to help define future land use, zoning amendments, short-term activities and long-term policies to guide future growth within the City of Fayetteville.

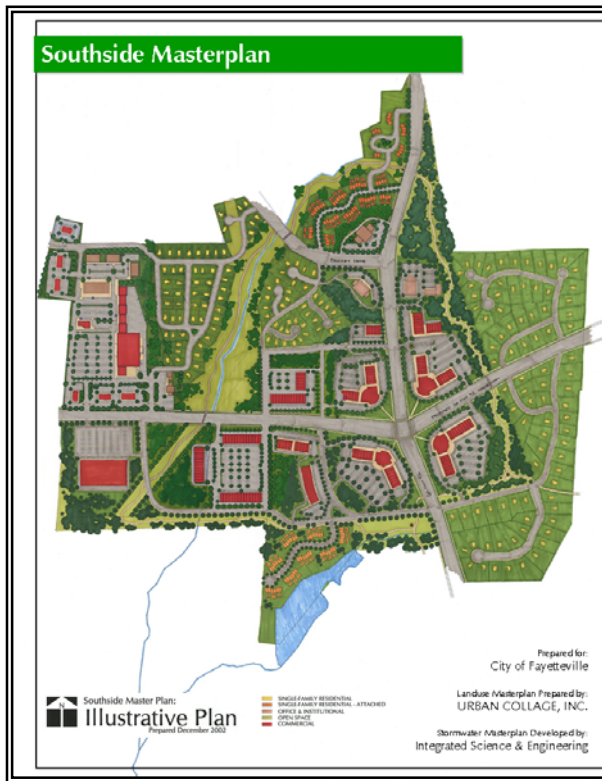
1.2.1. Medical Services Cluster

A Medical Services Cluster is an area of land masterplanned for the purpose of providing medical services for the Fayetteville community.

Recommended Development Patterns:

- Develop as part of planned medical park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.
- Develop design standards for buildings and landscaping to protect the aesthetics of the development.
- Incorporate signage and lighting guidelines to enhance quality image of development.
- Incorporate measures to mitigate impacts on the natural environment.
- Allow for varied residential uses to create a live/work environment.
- Encourage mix of uses (such as retail and services to serve medical employees) to reduce reliance on automobiles on site.
- Medical park design should be very pedestrian-oriented, with strong, walkable connections between different uses within the development.

1.2.2. Neighborhood Mixed-Use



This is an area that has a mix of residential, office, and neighborhood commercial uses. Commercial uses should be designed to meet local residents' daily needs and match the character of the surrounding neighborhoods.

Recommended Development Strategies:

- Residential development and commercial uses should be designed to compliment each other and create a live/work environment.
- Varied residential uses should be allowed.
- Commercial uses should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs, and should match the character of the neighborhood.
- Mixed-use area design should be very pedestrian-oriented, with strong, walkable connections between

different uses.

- Provide connectivity to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. and adjacent neighborhoods on infill sites.
- Intensive commercial uses should be reserved for the Regional Commercial area.
- Design and architectural standards should be compatible with the surrounding area.

1.2.3. Regional Commercial

This area has a concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by a high degree of transportation access. These areas typically have a low degree of internal open space and high floor-area-ratio.



Recommended Development Strategies:

- Include high-density mix of retail, office, services, and employment to serve a regional market area.
- Encourage redevelopment of declining shopping centers.
- Design should encourage walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide for bicyclist safety. Provide bicycle parking at retail and office destinations.
- Encourage compatible architecture styles that maintain the regional character.
- Encourage the establishment of major employers, such as educational institutions, industry, and recreational/sports complexes.
- “Big box” retail should be limited to these areas.
- All new development should be accessible through shared driveways and inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway.
- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.

1.2.4. Residential

Area where suburban residential subdivision development is occurring or has already occurred. The City should encourage these areas to develop with high pedestrian orientation, connectivity, and neighborhood-appropriate uses.

Recommended Development Strategies:***New Development:***

- Promote a mix of housing types including traditional neighborhood development (TND) style residential subdivisions.
- Internal street connectivity should be encouraged.
- There should be good vehicular and pedestrian/bike connections to:
 - Retail/commercial services
 - Adjacent properties/subdivisions
 - Regional network of greenspace and trails
- Encourage compatible architecture styles that maintain the regional character.
- Promote street design that fosters traffic calming and allows for bicycle and pedestrian facilities.



Existing Development:

- Foster retrofitting developed areas to better conform with TND principles.
- Encourage the creation of neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations



within walking distance of residences.

- Add traffic calming improvements, sidewalks, and increased street interconnections to improve the pedestrian environment and increase walk-ability within existing neighborhoods.
- Permit infill development with compatible architectural systems and uses.

1.2.5. Industrial

Area used in manufacturing, wholesale trade, distribution activities and other similar activities.

Recommended Development Patterns:

- Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all uses at build-out.
- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- Incorporate signage and lighting guidelines to enhance quality image of development.
- Incorporate measures to mitigate impacts on the adjacent built or natural environments.
- Encourage connectivity to major transportation corridors.



1.2.6. Downtown Historic District (DHD)



This District comprises the historic central business district and immediately surrounding commercial and mixed-uses, including the Mainstreet and Downtown Development Authority areas. Residential area includes older part of the community and more traditional development patterns. Characteristics include: high pedestrian orientation; sidewalks; street trees; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; presence of alleys; low degree of building separation; and neighborhood-scale businesses. Unique features of this area include the historic row of shops and residential lofts, the old Courthouse, the numerous restored/redeveloped historic homes, and the Amphitheater activity center.



Recommended Development Strategies:

- Encourage traditional neighborhoods to maintain their original character.
- Permit only compatible uses in infill development.
- Encourage stability within existing neighborhoods.
- Residential development and commercial uses should be designed to compliment each other and create a live/work environment.
- Allow for compatible neighborhood commercial uses such as restaurants, retail, service commercial, professional office.
- Encourage creating of commercial nodes instead of corridor commercial development.



- Implement streetscaping enhancements and traffic calming improvements to encourage continued high pedestrian orientation.
- Provide pedestrian/bike connectivity from traditional neighborhoods to other community amenities including greenspace and downtown center.
- Roadway connectivity should be encouraged by restoring the original street grid pattern.

- Gradually convert HWY 85 historic downtown corridor to an attractive boulevard with signage guiding visitors to downtown and scenic areas around the community,

and utilize design guidelines that ensure that the corridor becomes more attractive as properties develop or redevelop.

- Redevelopment of declining and underutilized shopping centers should be encouraged.
- Provide access for pedestrians and bicycles along the HWY 85 historic corridor and consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
- Continue to support the Main Street Committee and the Downtown Development Authority in their efforts to oversee restoration of the DHD and to promote tourism.



- Support the restoration and/or preservation of historic structures and resources.
- Architectural standards should continue to be reviewed, updated and implemented to ensure that all redevelopment and infill projects meet with the historic style and character of this area.
- Signage and lighting guidelines should continue to be reviewed, updated, and implemented.

1.2.7. Greenspace

Area of protected open space established for recreation, alternative transportation, or conservation purposes. Includes ecological, cultural and recreational amenities.

Recommended Development Strategies:

- Maintain property in as natural a state as possible.
- Work with regional partners to link greenspaces into a pleasant network of greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, City centers, residential neighborhoods and commercial areas.
- Allow only for minimal development and impervious surfaces as is appropriate for recreational uses.
- Promote these areas as passive-use tourism and recreation destinations.



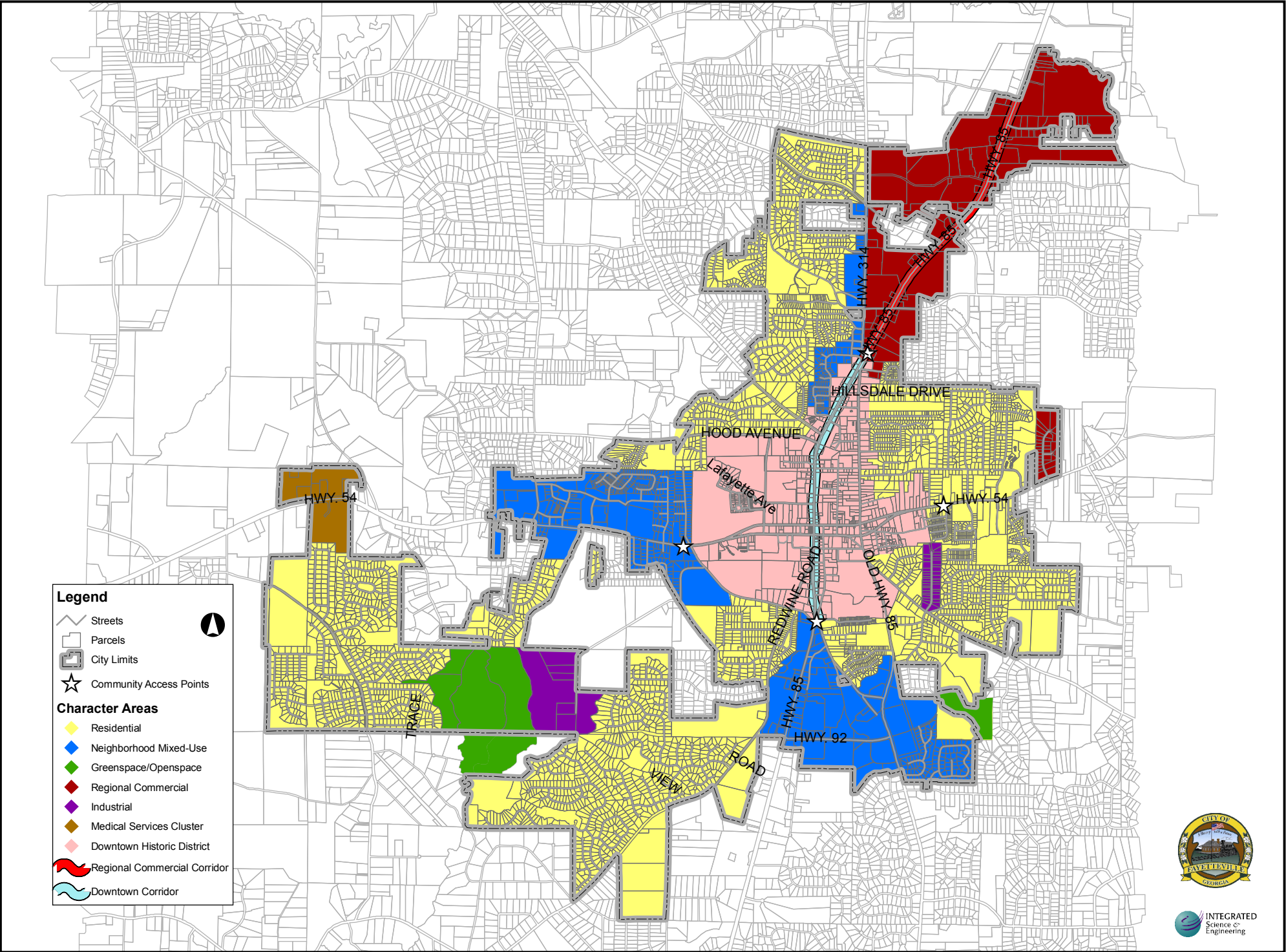
1.2.8. Community Access Points

Developed or undeveloped land at an important entrance or means of access to the community.



Recommended Development Strategies:

- Focus upon appearance with appropriate signage, landscaping and other beautification measures.
- Install and/or maintain appropriate directory signage to community amenities and developments.



1.3. Areas Requiring Special Attention (ARSA)

The rate of population growth in the City of Fayetteville has diminished over the last 10 years and is likely to stabilize in the future. It is projected that Fayetteville will see a decrease in the average household size and an increase in residents over the age of 45. As a result, it is important for the City to address and plan for these changing demographics in order to efficiently manage community resources.

This section discusses how these changes will affect natural and cultural resources and the potential for infill development opportunities throughout the City. Also, included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment will be needed in order for the City of Fayetteville to achieve the goals outlined in this Plan. The Map of ARSA identifies the areas in Fayetteville that require special attention.

1.3.1. Areas Where Development or Change of Land Use is Likely to Occur

The City of Fayetteville is likely to see a shift in population over the next 20 years. As the rate of population growth decreases, special attention should be paid to development patterns in order to accommodate for smaller household sizes and an aging population. The City is planning to encourage the development of higher density housing and more mixed-use neighborhoods to create a critical mass to vitalize the downtown historic district (DHD).

As a result, the City will need to address zoning, transportation, and public facilities issues in order to accommodate for these changing land uses.



Areas identified as Mixed-Use on the Map of ARSA are targeted for redevelopment and infill development. The City has also identified an area for development of a regional activity center. Other development areas include the Southside Study Area and the area located in the western section of the DHD as identified in the Livable Community Initiative (LCI) plan. These new development areas are shown in orange on the ARSA figure.

1.3.2. Significant Natural Resources

The City of Fayetteville contains natural resources such as streams, lakes, groundwater recharge zones, water supply watersheds, greenspace, and floodplains. The proper management of these resources is important to sustain the changing development patterns planned for the future. The Map of ARSA illustrates these natural resources.

The entire City of Fayetteville falls within the Fayette County and City of Griffin water supply watersheds. It is important that the City addresses water quality in these basins in order to protect drinking water supplies for future residents.

1.3.3. Significant Cultural Resources



The historic resources in Fayetteville present a great opportunity for restoration and redevelopment of the downtown area. The old courthouse, the row of historic storefronts, and historic homes are among the many cultural resources in the downtown center. The historic resources in the DHD are identified in green on the ARSA sub-area map. The restoration of these structures can enhance the historic character and provide housing and commercial space in the downtown area. The City will continue to utilize

economic incentives to encourage the restoration of these structures.

1.3.4. Areas with Significant Infill Development Opportunities

There is a significant opportunity for infill development in the downtown area of Fayetteville. The traditional residential neighborhood on the east side of the DHD (shown in yellow on the Map of ARSA) contains a number of vacant properties and deteriorating residential units. Infill development in this area can be designed to match the character of the traditional neighborhood and DHD. Placing an emphasis on infill development in this area will create a more vibrant downtown.



1.3.5. Grayfield Redevelopment Sites

The City of Fayetteville has identified the northern corridor along HWY 85 as an area for grayfield development. This area contains a cluster of older shopping centers and commercial structures that would benefit from redevelopment and/or rehabilitation. The hope is that the surrounding office and commercial uses will make this area an attractive location for business redevelopment. The grayfield redevelopment area is shown in gray in the ASRA map.

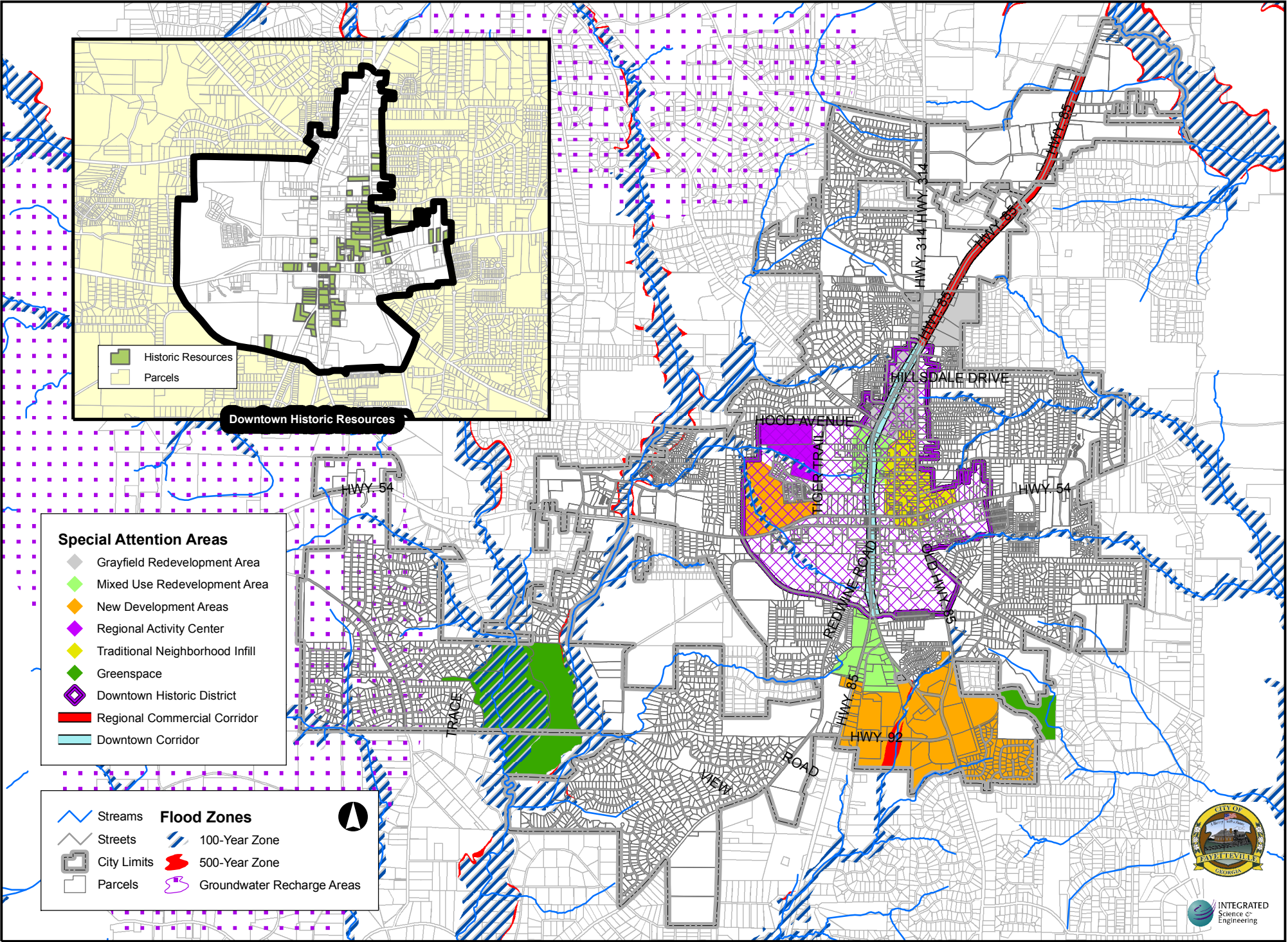
1.3.6. Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness



The City of Fayetteville does not have any significant areas of disinvestment. However, the City has placed downtown redevelopment at the forefront of its planning agenda and is focusing redevelopment efforts in this area. Vacant and underutilized properties will be the focus for redevelopment and restoration. There are also plans for a downtown beautification effort that emphasizes openspace, tree lined streets, more sidewalks, and less traffic congestion. The LCI Study targeted the DHD and provided a plan for redevelopment of appropriate areas. In fact, the City's first LCI project has been designed and is ready for bid. The DHD is outlined in purple on the ARSA map. Specific areas within the DHD, targeted for redevelopment, are identified as well.

1.3.7. Large Abandoned Structures or Sites

The City of Fayetteville does not have any significant abandoned structures or sites; however, there is an inventory of historic structures that may have potential as restoration/redevelopment projects. The inventory is included in on the ARSA map.



2. Issues and Opportunities

A truly effective Comprehensive Plan will not only identify issues faced by the community as it continues to develop, but will also provide solutions in the form of recommended land use policies, development standards, and community-based projects and programs. Part 110-12-1-.03 of the DCA rules for development of the Community Assessment require the City of Fayetteville to identify potential issues and opportunities facing the City. The City reviewed the list of typical issues and opportunities provided in the State Planning Recommendations and selected those that are most applicable for the community. Additionally the City has given ample consideration to objectives and strategies identified in other plans including the LCI Study, the Southside Masterplan, the Fayette County Comprehensive Transportation Plan, and the Main Street program goals. This initial step has yielded a list of potential issues and opportunities for consideration during the public involvement phase of the planning process.

The City has organized the issues and opportunities by the major functional elements as defined in the Comprehensive Plan Rules. For each element, the major trends are outlined, followed by specific issues that result from the trends identified. Lastly, a list of potential opportunities is included. It is the hope of the City of Fayetteville that this list will increase as more Stakeholders are brought to the table to offer ideas and potential solutions.

2.1. Population Change

Major Trend

The previously rapid population growth has diminished over the last 10 years, and is likely to be slower still over the next decade.

Issue: The proportion of the population that is over 45 years of age will increase.

Issue: The average household size will continue to decrease due to an increase in the number of “empty nesters,” single adults, and childless couples.

Opportunities:

- The City should encourage the development of special services and housing tailored to an older population.
- The City should encourage alternative housing types that appeal to “empty nesters,” single adults, and childless couples.

2.2. Economic Development

Major Trend

Fayetteville is a regional commercial center.

Issue: Development of a commercial intensive corridor along HWY 85 has drawn business away from the historic downtown area.

Issue: Old declining shopping centers/strip malls on HWY 85 are aesthetically displeasing and detract from neighboring development.

Major Trend

The DHD has not reached its full potential as a focal point and activity center for the community.

Issue: Small, neighborhood-based businesses and mixed-use developments are needed to vitalize the DHD.

Issue: Pedestrian traffic should be facilitated and encouraged in the DHD.

Issue: A cooperative public/private marketing strategy is needed to encourage developers and potential residents to locate in the DHD.

Issue: Fayetteville should continue to be proactive on redevelopment projects in DHD.

Issue: There is a perceived lack of parking in the DHD.

Issue: Additional activities/points of interest are needed to continue to attract residents to the DHD.

Opportunities:

- Survey and track the existing small businesses in Fayetteville to assess the need for changing levels of support and assistance.
- Develop an active small business recruitment and retention program.
- Continue to provide incentives to encourage appropriate development/redevelopment in the DHD and along HWY 85. Review and update incentives as necessary.
- Encourage the appropriate redevelopment of grayfields in identified corridors on HWY 85.
- Encourage the development of commercial nodes rather than corridor regional commercial development as identified in the LCI Study Area.
- Assess zoning to ensure that development of neighborhood commercial uses are encouraged where appropriate.
- Continue to provide additional parking in the DHD that does not interfere with the character of the area.
- Clearly identify and promote existing parking areas in the DHD so that the public is more aware of parking availability.
- Implement streetscape and traffic calming improvements to make the downtown pedestrian environment safer and more attractive.

2.3. Housing

Major Trend

The current trend is focused on single-family detached housing.

Issue: Fayetteville needs to encourage varied housing options.

Major Trend

There is a need for sufficient housing and density in proximity to the DHD to create a critical mass of residents to support the downtown revitalization.

Issue: There should be continued focus on infill and re-development for creation of future housing in the DHD.

Opportunities:

- The City should encourage alternative housing types that appeal to “empty nesters,” single adults, and childless couples.
- Identify areas appropriate for infill development and existing structures suitable for conversion or restoration.
- Review, update, and continue to implement design standards for infill and redevelopment housing in identified areas.
- Provide incentives for infill development.
- Provide protection for existing historic homes.
- Regulate to better protect stable residential areas by encouraging appropriate infill development and prohibiting intensive commercial and industrial land uses.
- Allow for a mix of residential density in appropriate locations near to downtown historic center or employment centers.
- Encourage homeownership to help maintain stable neighborhoods.

2.4. Land Use

Major Trend

Fayetteville desires the creation of traditional, mixed-use, pedestrian/bicyclist friendly neighborhoods.

Issue: Residential development/redevelopment should be more compact to provide easy access to neighbors and other uses.

Issue: Residential development should allow a healthy mix of uses within easy walking distance of residences.

Issue: Pedestrian/bicyclist-friendly environments are needed to encourage alternative forms of transportation.

Issue: Planned mixed-use developments must be monitored to ensure that commercial

development is appropriate and suitable to surrounding residential uses.

Opportunities:

- Require sidewalks within new residential developments and require that these sidewalks connect with the existing trail/sidewalk/multi-use path network.
- Provide connectivity through bikeways, sidewalks, or multi-use trails from the DHD to nearby neighborhoods and land uses.
- Implement streetscape improvements to make the downtown pedestrian environment safer and more attractive and to encourage people to visit the area.
- Provide incentives for conservation and new urbanist designs.
- Develop mixed-use neighborhood zoning or overlay districts that allow for neighborhood commercial uses in appropriate areas.

2.5. Transportation

Major Trend

The City needs a transportation network that provides alternative routes and means of transportation including sidewalks and bike trails.

Issue: Fayetteville's main street also doubles as a major throughway.

Issue: Fayetteville needs additional sidewalks and bike trails that are well-linked and connect existing destinations.

Issue: Housing, jobs, daily needs and other activities are not within easy walking distance of one another in the community.

Issue: The grid in the DHD should be restored to provide parallel routes and alleviate congestion on major throughways.

Issue: Connectivity is needed between roadways within new residential development and between sidewalks/greenways.

Opportunities:

- Require, where appropriate, interconnectivity of roadways within and between new and existing commercial and mixed-use developments.
- Enhance the street grid in the DHD in a manner consistent with the LCI Study.
- Evaluate and make improvements to intersections that bottleneck traffic.
- Support the development of alternative throughways around the DHD.
- Provide connectivity between regional commercial developments, to provide alternate routes to HWY 85.
- Promote the development of streetscapes and vegetated medians as traffic calming and aesthetic improvement measures.
- Support the County CTP, including any bypass proposals that will alleviate congestion on HWY 85.

2.6. Natural & Cultural Resources

Major Trend

The City will continue to ensure that continued development does not impact ecological integrity, historic integrity, and cultural significance of community resources.

Issue: Preservation of greenspaces should be continued.

Issue: More linkages are needed between greenspace, parks, cultural or historic interest points, local trail systems; state designated bike routes, and existing trails/sidewalks in neighboring communities.

Issue: The City must continue to ensure that land development activities do not increase the effects of stormwater runoff, which can impair water quality, increase demand on the existing stormwater infrastructure, and create flooding problems.

Issue: Continued support for the downtown historic preservation effort is needed.

Opportunities:

- Continue on-going and active education about resource conservation and protection that includes the public, local elected officials, developers, economic developers, etc.
- Continue to obtain and preserve greenspace where available and feasible. Make greenspace preservation a priority.
- Create linkages between greenspace, parks, cultural or historic interest points, local trail systems; state designated bike routes, and existing trails/sidewalks in neighboring communities. Coordinate with other parties, both public and private, to create regional trail systems.
- Implement SWMP in compliance with the City's Phase II MS4 NPDES permit.
- Masterplan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement program.
- Utilize revenue from the City's stormwater utility to fund the SWMP, masterplanning, and capital programs.
- Encourage restoration of existing historic buildings in the downtown historic and traditional neighborhood character areas.
- Encourage appropriate standards for redevelopment and infill development in the downtown historic area.
- Enforce compliance with standards for historic downtown area.
- The City should work with historic preservation groups to obtain additional funding and assistance with revitalizations projects.
- Enforce existing natural resources protection ordinances.
- Continue to enforce the requirements and design standards set by the historic overlay in the DHD.
- Support the recommendations of the Main Street Architectural Advisory Committee.

2.7. Facilities and Services

Major Trend

Fayetteville will continue to proactively assess and provide infrastructure and services to accommodate new growth.

Issue: There are public/institutional buildings in the downtown area that could be redeveloped.

Issue: Future growth has necessitated expansion of the existing wastewater treatment facility.

Issue: The Stormwater Management Program will be implemented to address hydrological challenges associated with continued growth.

Opportunities:

- Work with public institutions to redevelop vacant or underutilized public buildings in the DHD as specified in the LCI Study.
- Protect existing infrastructure by encouraging infill, redevelopment, and compact development.
- Continue to evaluate future development and provide adequate infrastructure to service that growth.
- Masterplan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement program to alleviate potential stormwater issues arising from existing and future development.

2.8. Intergovernmental Coordination

Major Trend

Effective coordination between the City of Fayetteville and other local, County, and State governments/agencies is needed for regional planning and services delivery.

Issue: Fayetteville enjoys benefits from coordination with other local governments in order to manage economic opportunities, public facilities, and environmentally sensitive areas.

Opportunities:

- Fayetteville should continue to work with other local governments, when mutually beneficial, in order to ensure maintenance of roads; delivery of utility services; efficient investment in schools and other public buildings.
- Work towards compatibility with land use and development patterns in adjacent areas.

3. Quality Community Objectives Assessment

The following assessment was conducted to address the Quality Community Objectives (QCOs), adopted by the Board of the DCA. The assessment highlights the development patterns and policies that will help local governments protect their unique cultural, natural and historic resources as their communities continue to grow. The assessment was modeled on the QCO Assessment tool created by the Office of Planning and Quality Growth. A status report is included below to illustrate the City's strengths and needs as they relate to local zoning, ordinances, and policies. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

3.1. Traditional Neighborhoods

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



The City of Fayetteville has made the preservation of existing and development of new traditional neighborhoods a priority. A planned development zoning district was developed to facilitate the masterplanning of neo-traditional and conservation oriented developments. Additionally, the City has taken steps to ensure that the pedestrian environment is protected and improved through preservation and planting of trees, development of a system of connected trails and sidewalks, and the additional of other streetscape and traffic calming improvements.

Strengths:

- The City has a zoning code that doesn't separate commercial, residential and retail uses in every district.
- The City has a zoning code that allows neo-traditional development and does not require a long variance process.
- The City has a street tree ordinance and also operates a tree bank to fund the planting of trees on public property and along public right-of-ways.
- The City operates a maintenance program to keep public areas safe and clean, and to make the pedestrian environment more inviting.
- There is mixed-use development that allows for some errands to be made on foot.
- In many neighborhoods children can walk or bike to schools located in close proximity to their homes.

3.2. Infill Development

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

Fayetteville has already identified areas in the DHD that are in need of appropriately designed infill development. Infill development would help to create the additional density needed to vitalize the downtown area. The Main Street committee has developed an inventory of vacant sites and buildings available for redevelopment in the DHD, and the LCI study identified areas appropriate for nodal commercial development. There are no known brownfields, and the grayfields along the HWY 85 commercial corridor have been targeted for redevelopment.

Strengths

- There is an inventory of vacant sites and buildings that are available for redevelopment/infill development.
- Fayetteville is actively working to promote grayfield redevelopment.
- Areas of the community have been identified for nodal development.
- Fayetteville allows small lot development (5000 SF or less) in appropriate areas of the DHD.
- A number of infill and mixed-use developments have won DCA, ARC, and other awards for innovative land use projects.

3.3. Sense of Place



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

The City of Fayetteville’s DHD is a unique and highly recognizable feature of the surrounding community. To expand upon the draw and potential of the historic downtown, the City has been actively pursuing preservation and revitalization efforts through the establishment of the Main Street movement, and participation in the LCI study. These programs and this

Comprehensive Planning effort will continue to focus on the DHD and its role in creating a sense of place for residents of Fayetteville.

Strengths

- The City has very distinctive characteristics, specifically the DHD which is centered around the Old Courthouse pictured above.
- The City has identified the historic areas and resources in the community and has taken steps to protect them.
- The City has developed standards to regulate the aesthetics of development in highly visible areas.
- The City has adopted an ordinance to regulate size and types of signage.

There are no significant agricultural areas in Fayetteville, so the City has no need to develop protective regulations.

3.4. Transportation Alternatives

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

Traffic congestion is an issue in Fayetteville, especially along HWY 85 and HWY 54. Both of these roads are regional throughways that run through the DHD. The City of Fayetteville recognizes the importance of providing alternative transportation options through a system of regionally connected trails and sidewalks that provide linkages between different uses. Additionally, the City has been working to make the pedestrian environment more attractive to encourage better usage. Providing alternative transportation options in the form of GRTA vans for commuters has also helped to alleviate some of the rush-hour traffic.

**Strengths**

- There are public transportation options available to citizens in Fayetteville, such as GRTA vans.
- The City requires that new development connects with existing development through a street network where appropriate.
- There is a good network of sidewalks and a plan to continue the development of the sidewalk network that will allow people to walk to a variety of destinations.
- The City requires that newly built sidewalks connect to existing sidewalks where possible.
- The City has developed a bicycle plan.
- The City allows commercial and retail development to share parking lots wherever possible.

3.5. Regional Identity

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

The City of Fayetteville is part of the metropolitan Atlanta area, and is intricately bound to other communities in the metropolitan area by their common history, economic base, and cultural activities.

Strengths

- Fayetteville’s community is characteristic of the region in terms of architectural styles and heritage.
- The City participates in the Georgia Department of Economic Development’s regional tourism partnership.
- The City promotes tourism based on the unique characteristic of the community and region.
- The City contributes to and draws from the region as a source of local culture, commerce, entertainments, and education.

3.6. Heritage Preservation



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

The City of Fayetteville recognizes the importance of its historic features in defining the local character and drawing people to the DHD. Accordingly, the City has established the Art and Architectural Advisory Committee (AARC), as part of the Main Street Committee, to oversee the implementation of the architectural standards set for historic restoration and new development in the DHD.

Strengths

- The City has a designated historic district.
- The City has an active historic preservation committee, i.e. the AARC.
- The City has developed standards to ensure that new development complements the existing historic character.
- The City has acquired and restored several historic buildings for use as public event centers and museums.
- Additional historic buildings have been preserved/resorted utilizing low-cost DCA funding.

3.7. Open Space Preservation



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

The City of Fayetteville is not only actively preserving large tracts of greenspace, but is also encouraging new development to set aside openspace for public parks and recreation. The eventual goal is to provide a system of linked greenspace and openspace that will be an amenity not only for those people living in new developments, but for the community as a whole.

Strengths

- The City has developed and is actively implementing a Greenspace Plan.
- The City is actively preserving greenspace both through direct purchase and as set-asides in new development.
- The City works with regional partners to preserve environmentally important areas in the community.
- The City has adopted a conservation subdivision ordinance for residential development that protects open space in perpetuity.

3.8. Environmental Protection

“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

Because environmental conservation is vital to the quality of life in Fayetteville, the City has made identification and protection of natural resources a priority within the community. The highly evolved stormwater management program funded through a stormwater utility fee teamed with greenspace protection efforts and several natural resources protection ordinances will ensure the ecological integrity of natural resources within the community for years to come.

Strengths

- The City has developed a natural resources inventory and will work to steer development away from sensitive areas.
- The City has identified defining natural resources and taken steps to protect them.
- The City has adopted and enforces all necessary Part V Environmental Planning Criteria.

- The City has a tree preservation ordinance that protects existing trees and required new development to replant trees.
- The City is requiring stormwater best management practices, as defined in the Georgia Stormwater Management Manual, for all new development.
- The City has adopted land-use measures that will protect natural resources in the community.
- The City actively involves the public, including local environmental groups, in appropriate natural resources protection projects.

3.9. Growth Preparedness

“Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.”

The City of Fayetteville has made a great effort to accurately assess the need for new infrastructure and economic development programs to support the growing community. A Capital Improvement Program has been developed and funded to provide protection and services for existing and new development.

Strengths

- Population projections have been developed for the City for the next 20 years, and those projections are considered when making infrastructure decisions.
- Other local decision making entities use the same projections.
- The City has developed and follows its extensive Capital Improvement Program.
- The City has designated areas within the community for new development, and is supporting the development of masterplans to ensure that new development is compatible with the City’s vision and priorities.

3.10. Appropriate Businesses

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



The City of Fayetteville has established a Downtown Development Authority (DDA) and the Main Street Committee, both of which

focus attention on the recruitment of businesses appropriate for the City's demographics, infrastructure, and long-term vision. These groups are currently in the process of developing a formal strategy outlining recommended business recruitment policies and programs.

Strengths

- The City's economic development organizations have considered the community's strengths, assets, and weaknesses and have created a business development strategy.
- The City is considering the types of businesses already in the community, and is developing a plan to recruit business/industry that will be compatible.
- The City currently has a diverse jobs base, so that one employer leaving would not cripple the economy.

The City does not have a large manufacturing center so recruiting manufacturing businesses, including sustainable products manufacturing, is not an issue.

3.11. Employment Options

"A range of job types should be provided in each community to meet the diverse needs of the local workforce."

The City has a diverse range of jobs including professional, managerial, service, retail, government, and skilled and unskilled labor. There is also a great deal of support available from the economic development organizations for small, neighborhood businesses.

Strengths

- The City's and other local economic development programs have an entrepreneur support program.
- Jobs are available for skilled and unskilled labor, professionals and managers.

3.12. Housing Choices



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

The City of Fayetteville has a variety of housing options, as well as a range of housing prices. The City is also working to increase residential density in proximity to the downtown area as part of the overall DHD revitalization effort. Additionally, the City has designated mixed-use neighborhoods within the downtown and throughout the City to provide a live/work environment where practical. Such mixed-use

neighborhoods will also allow residents the opportunity to address daily needs without a lot of automotive travel. The City of Fayetteville has also supported the construction of homes for lower-income families by Habitat for Humanity and the Square Foot Ministry.

Strengths

- Accessory units like garage apartments and mother-in-law suites are allowed in appropriate areas.
- People who work in Fayetteville can afford to live there too.
- The City has housing for each income level.
- New residential development is encouraged to follow the pattern of the original town, continuing street design and recommending smaller setbacks.
- Options are available for loft living, downtown living, or neo-traditional developments.
- The City is receptive to the need for smaller homes on smaller lots in appropriate areas.

3.13. Educational Opportunities

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

Due to their location within the Atlanta metropolitan area, residents in Fayetteville have access to all sorts of training programs ranging from universities to technical training colleges.



Strengths

- Work force training is available to residents of Fayetteville.
- There are higher educational opportunities in the Fayetteville area.
- There are many job opportunities open to college graduates in and near to Fayetteville.

3.14. Local Self Determination

“Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.”

The City of Fayetteville has taken a proactive role in involving its citizenry in the decision making process. The City has developed a guidebook to illustrate desired types of development, and even conducted a photo survey on desired development types as part of the LCI Study. The City maintains and updates a comprehensive website that allows interested citizens the opportunity to keep up to date on government business.

Strengths

- The City has a process in place to make it simple for the public to stay informed on land use and zoning decisions and new development.
- The City has a public awareness element in the comprehensive planning process.
- The City has clearly understandable guidelines for new development.
- The City has developed a guidebook that illustrates the type of new development desired in the community.
- The City has reviewed the development regulations and/or zoning code recently and has established that the ordinances will help to achieve the QCO goals.
- The City has established and utilizes a budget for annual training of staff.

3.15. Regional Cooperation

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

The City of Fayetteville prides itself on the good working relationship it enjoys with its neighboring local governments. Such relationships are necessary for regional planning and delivery of certain services.

Strengths

- The City plans jointly with neighboring cities and Fayette County for the Comprehensive Planning purposes, specifically the Transportation Plan.
- The City is satisfied with the current Service Delivery Strategy and will continue to participate in any future updates.
- The City cooperates with other local governments to provide or share services including parks and recreation, schools, etc.
- City leadership and staff are active members of numerous local, regional, and state boards and professional organizations.

4. Data Assessment Summary

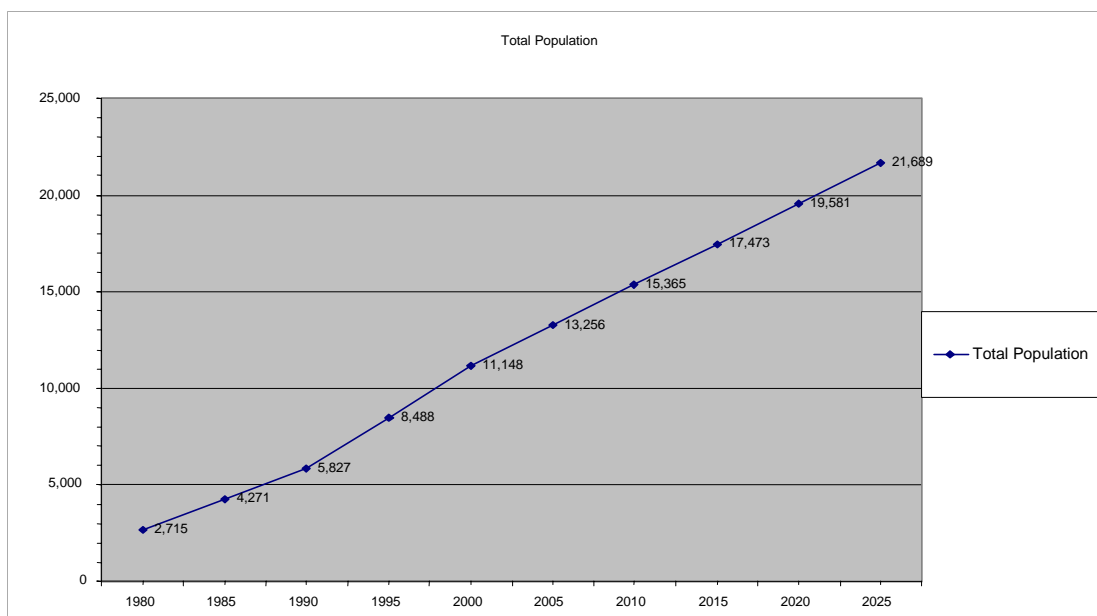
The following section contains a summary of the Data Assessment included in the Technical Addendum to this Community Assessment. The Data Assessment was conducted in accordance with the standards set forth by the Department of Community Affairs, Rules for Comprehensive Planning. The information highlighted below was selected due to its relevance related to pertinent issues and opportunities identified by the City of Fayetteville. For a complete discussion of all required elements, please see the Technical Addendum.

4.1. Population

The City of Fayetteville's population more than doubled in the last 15 years, growing by 7,429 persons to a total population of 13,256 people in 2005. Like most places in the Atlanta region, the primary reason for the City of Fayetteville's growth since 1990 has been in-migration – the number of new families moving here from other places. Therefore, growth is expected to continue for the foreseeable future, as illustrated in Figure 1.

Despite the previously rapid population growth in the later part of the 20th century, the pace of growth is slowing. The City of Fayetteville grew by 114.6% between 1980 and 1990, however the rate of increase slowed to 91.3 % during the period between 1990 and 2000. The Atlanta Regional Planning Commission (ARC) predicts continued growth for the City of Fayetteville, however the rate of increase is estimated to be only 37.8% during the current decade (2000 – 2010) and only 27.4% from 2010 to 2020. A major contributing factor to the decreased rate of growth is that land available for development is almost fully utilized. The only other available alternative for growth is annexation and the City does not aggressively pursue annexation.

Figure 4: Total Population



4.1.1. Population Composition

Between 2005 and 2025, the percentage of residents over 65 will continue to grow in the City of Fayetteville. The population of residents over 65 is expected to grow nearly seventy percent (67.7%) between 2005 and 2025. The smallest growth will be for the age groups under 35 years old. The percentage of growth for the age group between 18-34 years old will be less than 60% and the age group 14-17 years old will grow less than 50% between 2005 and 2025. As the number of elderly residents increases, the City will need to provide services and housing that meet the needs of this segment of the population.

As the proportion of older residents grows, the average household size is decreasing. This is likely attributable to the increase in the number of single and “empty nester” householders composed of older couples whose children have left home, as well as couples who do not have children. The table below illustrates the decreasing average household size. In fact, household size is projected to be less than two people per household by 2025.

Table 1: Average Household Size

Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
City of Fayetteville	2.94	2.69	2.44	2.46	2.48	2.37	2.25	2.14	2.02	1.91
Fayette County	3.15	3.05	2.96	2.92	2.88	2.81	2.75	2.68	2.61	2.54

This trend will need to be addressed by providing a variety of housing types that will appeal to smaller households.

4.1.2. Household Income

According to the 2000 census, the average household income in Fayetteville is high (\$67,308), but still below the average household income for both the State of Georgia (\$80,077) and Fayette County (85,029). The average income for the State of Georgia more than doubled (117.5%) over the past decade from \$36,810 to \$80,077 in 2000 and the City of Fayetteville’s average household income increased 70.6% during that same period. Fayette County’s average household income continues to be higher than both the State of Georgia and the City of Fayetteville, but increased the least from 1990 to 2000 (51.4%).

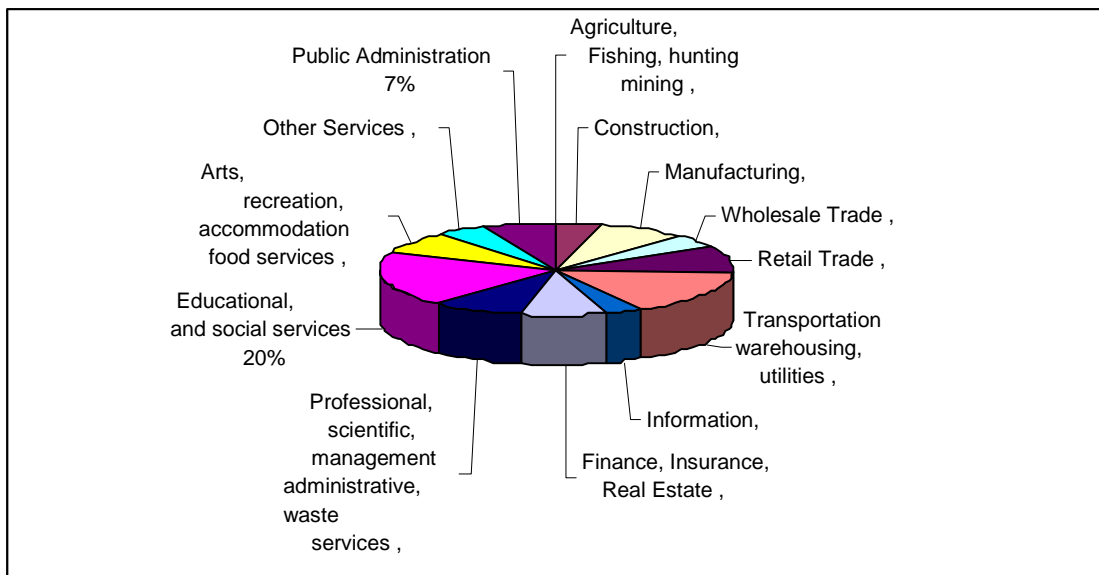
Averages can be skewed by high and low extremes included in the calculation. The household income distribution provides a more accurate picture of the financial status of households in Fayetteville than the average household income. Although the average household income in Georgia was approximately \$80,000 in 2000, less than fifty percent (42%) of households earned over \$50,000 and only 22.7% of households earned \$75,000 or more. By contrast, in the City of Fayetteville, nearly 30% of the households earned \$75,000 or more and 55% of households earned over \$50,000.

4.2. Economic Development

Most of the large regional employers fall in the secondary-base business category providing goods and services to a segment of the local economy. A large sector of south metro businesses supports the Atlanta airport and transportation industry. A decline in this industry could have a significant effect on the local and regional economy, but there is enough diversity of employers to withstand the downturn of one segment.

The following chart demonstrates the economic base of Fayette County. As the following chart demonstrates, the economy in Fayette County, as determined through the 2000 Census, is very diverse and generally not dependant on any particular industry type, and would also be less subject to downturns in a single industry.

Figure 5: Percentage Employment by Industry Type



Traditionally, Fayetteville has been the retail and government center of the County and, although there has been significant commercial growth in Peachtree City, this trend is expected to continue. Presently, Fayetteville supports a number of planned commercial centers, retail businesses, and two industrial parks. Most of the companies in the industrial parks are commercial businesses in the construction or automotive trade. There is also a growing market for recreational type businesses locating within the industrial parks.

The major employers in Fayette County include: manufacturing, retail trade, health and educational services, and transportation/warehousing/utilities as illustrated in the table below. The Atlanta region is one of the fastest growing economies in the country and Fayetteville will continue to attract a share of the growing market. Growth should be strong in the services industry as the population continues to grow and get older. However, even though there are major employers located in the County, a large percentage of the Fayetteville workforce will continue to commute outside of the area to jobs in the other segments.

Table 2: Economic Growth

Company Name	Products/Services Produced	Employees	Year located to Fayette County
Panasonic	Digital Telephones, Auto Radios, Commercial Ice Machines	1,687	1985
Cooper Lighting	Presale Technical Support, Customer, Service, After Sale Support, And Distribution. National Headquarters	650	1997
NCR	Worldwide Service Arts Center	550	1973
Hoshizaki America, Inc.	Commercial Ice Machines	425	1985
TDK Components	Electronic Components	210	1986
APAC - Georgia World Airways	Asphalt Fixtures	200	1971
World Airways		195	2000
FAA Tracon		190	2000
Alenco, Inc.	Sliding Glass Doors, Windows	181	1971
Avery Dennison	Pressure Sensitive Adhesives	180	1976
Lawson Mardon	Tobacco Packaging	165	1996

Source: Fayette County Chamber of Commerce

Economic development in Fayetteville is supported by the City of Fayetteville through a number of quasi-governmental organizations:

Fayetteville Downtown Development Authority

The Fayetteville Downtown Development Authority is a seven member appointed board that strives to preserve and revitalize the downtown district through restoring properties and recruitment of new business and industry.

Fayette County Chamber of Commerce

The Fayette County Chamber of Commerce actively works to keep members aware of local, regional, state and national issues of importance to the business community. The Chamber of Commerce also provides a wide range of opportunities to help members grow their businesses, build solid relationships with potential customers and suppliers, and build positive relationships with local government and elected officials.

The Chamber sponsors the Leadership Fayette Program and Youth Leadership Fayette. The Partners in Education program, a joint venture of the Fayette County Chamber of Commerce and the Fayette County Board of Education, is designed to encourage partnerships between businesses and Fayette County public schools.

The Fayette County Development Authority

The Fayette County Development Authority (FCDA) provides business recruitment and retention to the major employers in the Fayette County area

4.3. Housing

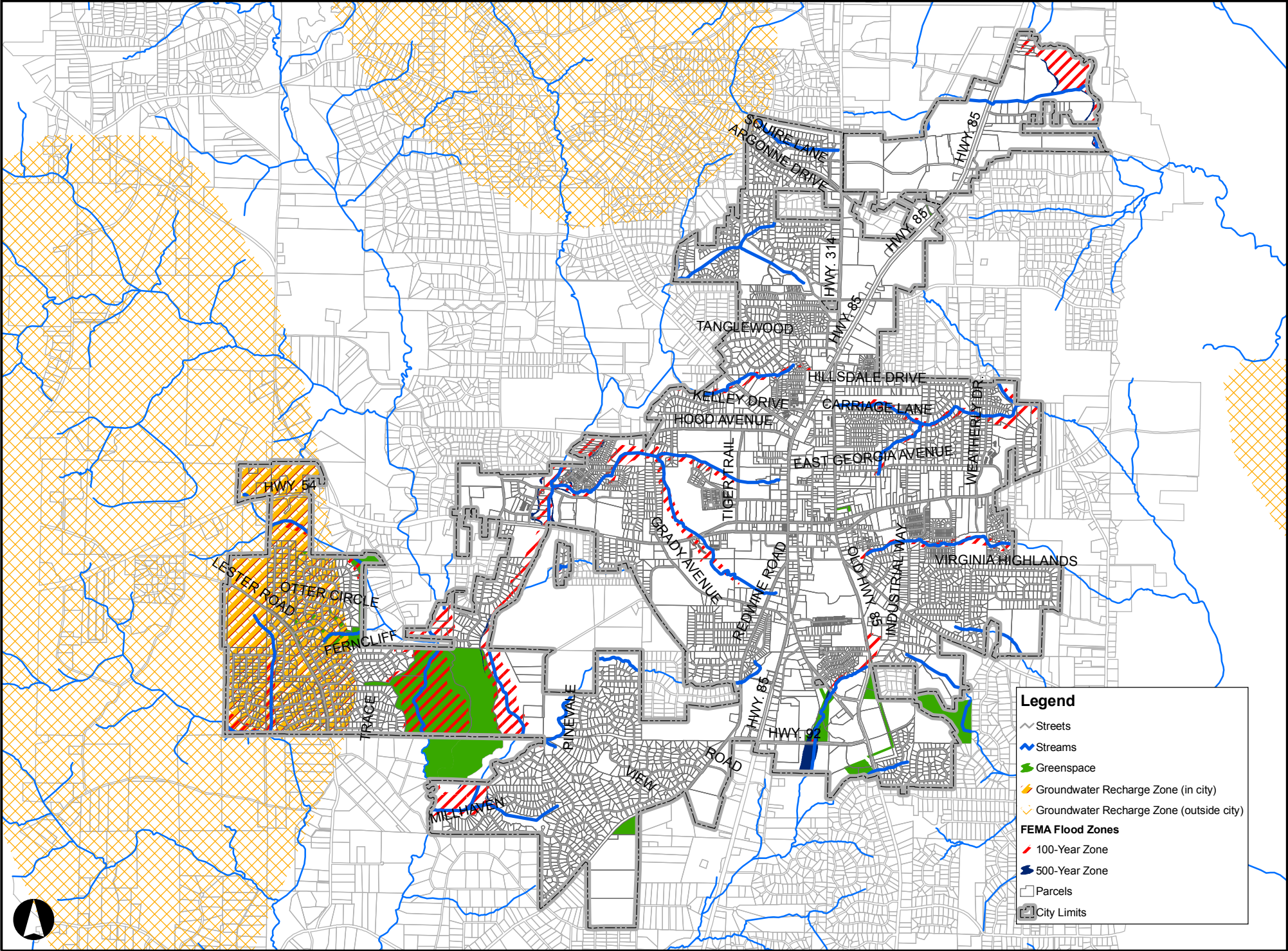
The current housing trend in Fayetteville is single-family detached and attached units. Any new high-density development will be the result of mixed-use housing developments in the urban core of the City. The trend will continue towards less dense single-family development in the outskirts of the City. As the population of Fayetteville ages, it is likely that the desirable types of housing options will also change accordingly. The older population will likely look for smaller homes with less yard space in close proximity to retail and medical services.

The majority of the properties in Fayetteville are owner-occupied. The total number of housing units built increased 43.8%, from 2,609 in 1990 to 4,642 in 2000. During that same period, the number of owner-occupied housing units increased over fifty percent (53.3%). The percentage of total housing units that are owner-occupied rose from fifty-five percent (55.8%) in 1990 to nearly seventy percent (67.1%) in 2000. The increase in owner-occupied homes will help to ensure stability within existing and new neighborhoods within the City. Homeowners are often more vested in the appearance and condition of their property and neighborhoods, which encourages stability.

The average household income in Fayetteville is approximately \$67,000/per year according to the 2000 Census. This average income compares favorably with the median property value of \$140,500. Based on the accepted definition of affordable housing (annual owner costs less than or equal to 30% of annual gross income), the average household with an annual gross income of \$67,000 is estimated to be able to afford a home worth \$194,300. The average household income increased by 70.6% from 1990 to 2000, while the median property value only increased by 56.3%, which indicates that homes were more affordable for Fayetteville residents in 2000 than they were in 1990. To encourage continued affordability of homes, the City should support the development of housing with a price point near the median property value.

4.4. Natural Resources

The City of Fayetteville is approximately 7,015 acres and contains roughly 20 miles of streams and waterways. The entire City falls within a water supply watershed. Approximately 645 acres of land are within a groundwater recharge zone, which accounts for almost 10% of the total land in the City. The City protects this resource through enforcement of the Groundwater Recharge Ordinance. Flood zone data indicates that 590 acres are within the 100-year flood zone, which is regulated through the City's Floodplain Management Ordinance. The City has designated a total of 408 acres of land to be set aside as greenspace. Approximately 280 acres of this land falls within the City limits. The remaining 57 acres are City owned land properties that fall just outside the current City boundaries. The following map illustrates the City's natural resources inventory.



Additionally, the City has a wealth of historic resources, and has dedicated significant resources to the preservation and restoration of historic buildings. Several of these historic buildings are utilized as commercial space, community space, or museums. The Main Street Committee's Art & Architectural Advisory Committee oversees implementation of the standards established for the restoration and preservation of historic buildings in the downtown area. Please see the map in Appendix A for an inventory of historic structures in the DHD.

4.5. *Transportation*

The City of Fayetteville supports the regional Comprehensive Transportation Plan (CTP) for Fayette County. The Fayette County CTP serves as the official document for transportation planning in the City and County and is adopted by reference.

Appendix A
Map of
Existing Land Use

Appendix B
Map of
Community Character Areas

Appendix C
Map of
Areas Requiring Special Attention (ARSA)