

TECHNICAL ADDENDUM DATA ASSESSMENT *Fayetteville Comprehensive Plan*



Submitted to:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

By:

CITY OF FAYETTEVILLE, GEORGIA

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Acronyms/Definitions

ARC	The Atlanta Regional Planning Commission
E.M.S.	Emergency Transportation Services
FCDA	Fayette County Development Authority
GRTA	Georgia Regional Transportation Authority
ISO	Insurance Services Office
MGD	Million Gallons Per Day

1. Population

1.1 General 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 1990-2000. 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 2010-2020. 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 1: Total Population

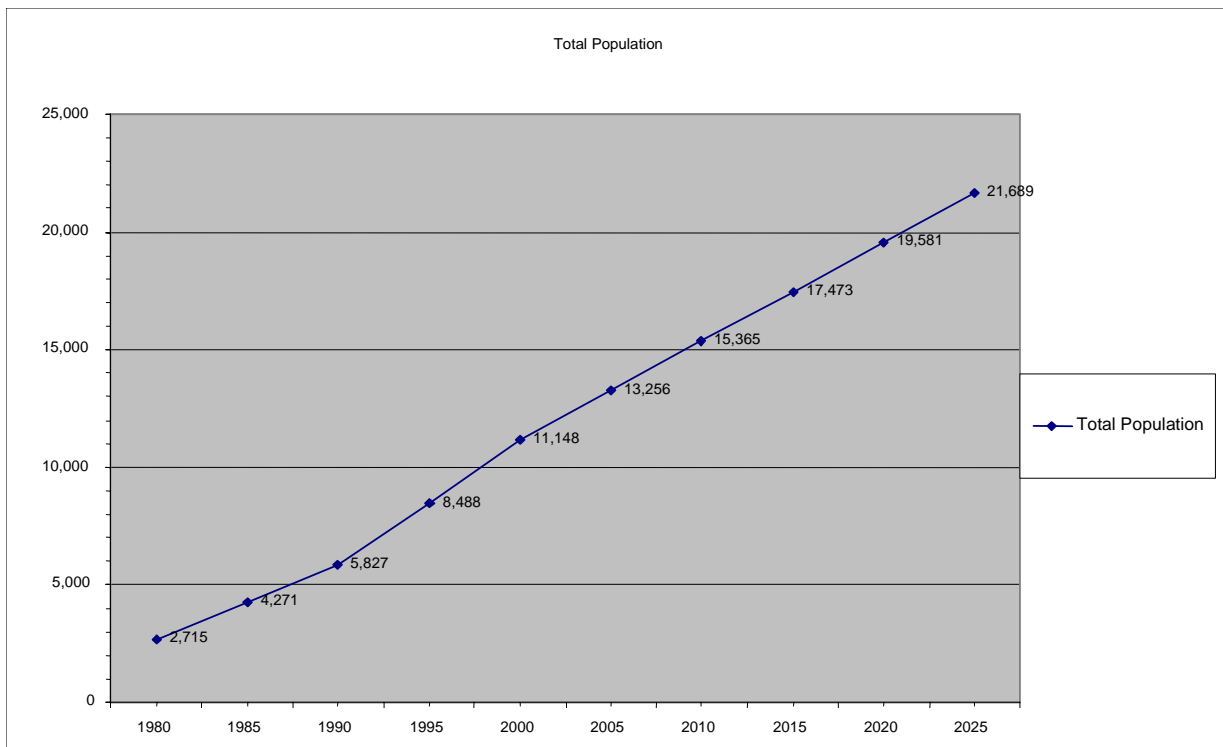


Table 1: City of Fayetteville Population

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020
Total Population	2,715	4,271	5,827	8,488	11,148	13,256	15,365	17,473	19,581

Table 2: Population Comparison

Total Population	1970	1980	1990	2000	2004	2005
Atlanta Region	1,500,823	1,896,182	2,557,800	3,429,379	3,716,100	3,813,700
Fayette County	11,364	29,043	62,800	91,263	98,900	101,500
City of Atlanta	495,039	424,922	415,200	416,474	434,900	442,100

Table 3: Population Average Annual Percentage Increase

Average Annual Percentage Increase	1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2004	2004 to 2005	2000 to 2005
Atlanta Region	2.4	3	3	2	2.6	2.1
Fayette County	9.8	8	3.8	2	2.6	2.1
City of Atlanta	-1.5	-0.2	0	1.1	1.7	1.2

Source: Atlanta Regional Commission

1.2 Population by Age

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 25 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.

Table 4: Population by Age Comparison

City of Fayetteville: Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	172	297	422	584	746	890	1,033	1,177	1,320	1,464
5 – 13	451	613	775	1,247	1,719	2,036	2,353	2,670	2,987	3,304
14 – 17	211	209	207	340	473	539	604	670	735	801
18 – 20	113	181	249	312	374	439	505	570	635	700
21 – 24	154	282	410	439	468	547	625	704	782	861
25 – 34	435	757	1,079	1,337	1,595	1,885	2,175	2,465	2,755	3,045
35 – 44	399	655	910	1,426	1,941	2,327	2,712	3,098	3,483	3,869
45 – 54	277	451	625	1,071	1,516	1,826	2,136	2,445	2,755	3,065
55 – 64	230	341	451	645	839	991	1,144	1,296	1,448	1,600
65 and over	273	486	699	1,088	1,477	1,778	2,079	2,380	2,681	2,982

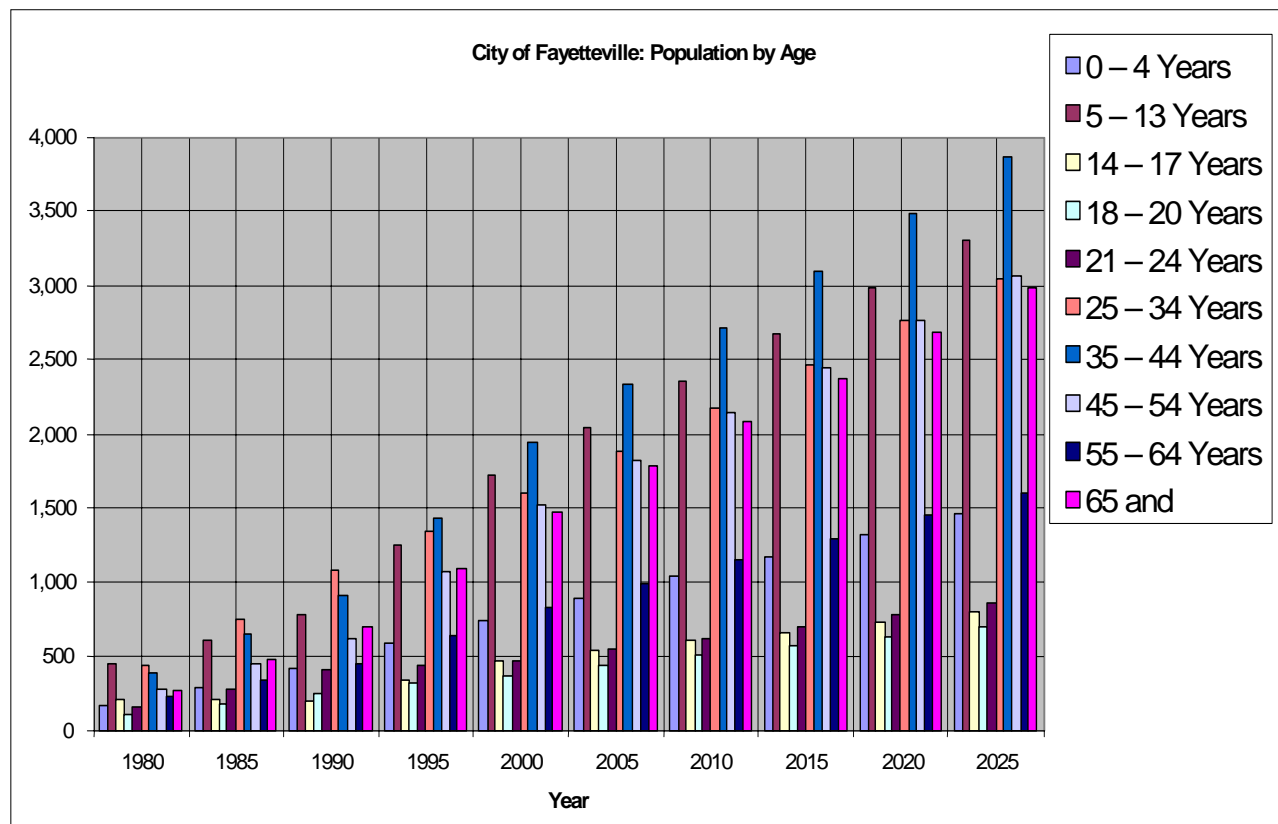
Source: U.S. Census Bureau/ DCA

Table 5: Atlanta Population & Projection

Atlanta City Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0-4 Years Old	29,977	29,940	29,903	28,285	26,666	25,838	25,011	24,183	23,355	22,527
5-13 Years Old	55,608	53,060	50,512	51,461	52,409	51,609	50,810	50,010	49,210	48,410
14-17 Years Old	28,298	21,402	14,505	14,217	13,929	10,337	6,745	3,152	0	0
18-20 Years Old	27,620	25,460	23,300	23,773	24,246	23,403	22,559	21,716	20,872	20,029
21-24 Years Old	37,046	32,949	28,852	29,941	31,030	29,526	28,022	26,518	25,014	23,510
25-34 Years Old	79,248	77,693	76,137	79,110	82,083	82,792	83,501	84,209	84,918	85,627
35-44 Years Old	45,549	53,204	60,859	62,746	64,632	69,403	74,174	78,944	83,715	88,486
45-54 Years Old	37,508	37,364	37,220	43,699	50,178	53,346	56,513	59,681	62,848	66,016
55-64 Years Old	35,102	31,700	28,297	29,532	30,766	29,682	28,598	27,514	26,430	25,346
65 & Over	49,066	46,749	44,432	42,484	40,535	38,402	36,270	34,137	32,004	29,871

Source: DCA, U.S. Census Bureau

Figure 2: Population by Age



1.3 Average Household Size

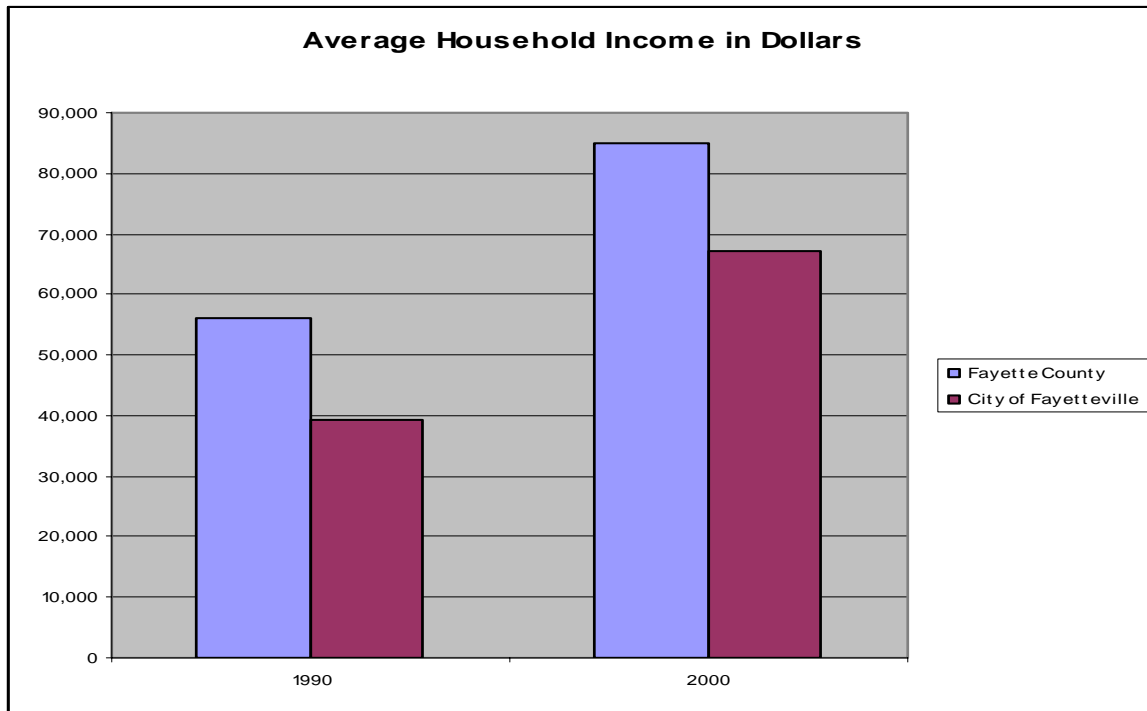
The average household size in the City of Fayetteville has decreased steadily between 1980 and 1995, as illustrated in Table 6 below. The City saw a brief increase in household size in 2000 of 2%; however, the Department of Community Affairs still predicts that the average household size will decrease. The decrease is likely due to an increase in single person homes and the decrease in the amount of children per household. Fayette County will also see a decrease in the average size of households, from 3.15 persons in 1980 to 2.81 in 2005.

Table 6: 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

Source U.S. Census Bureau/ DCA

Figure 3: Average Household Income



1.4 Number of Households

Table 7: Number of Households

Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
City of Fayetteville	925	1,637	2,349	3,344	4,338	5,191	6,045	6,898	7,751	8,604
Fayette County	9,208	15,131	21,054	26,289	31,524	37,103	42,682	48,261	53,840	59,419

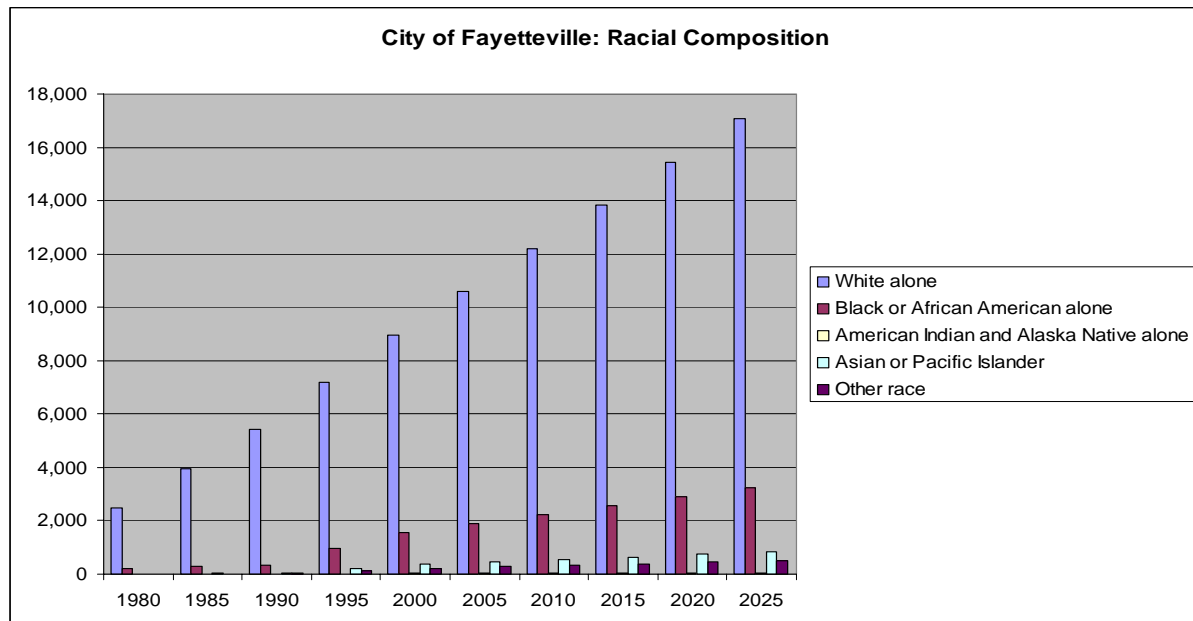
Source: U.S. Census Bureau/DCA

The number of households in the City of Fayetteville has continued to increase to accommodate growth in the metro Atlanta region. Fayette County's number of households has increased at nearly the same pace as the City of Fayetteville.

However, despite continued development, the rate of growth for both the City and the County has continued to slow, and that trend of slower growth is predicted to continue. The number of households in the City of Fayetteville increases by a smaller percentage every five years from 1990 to 2005 and the projections to 2025 predict that the trend will continue. From 1985 to 1990 the City grew by 43.5% but from 1995 to 2000, the growth was only 29.7%. The predicted growth from 2005 to 2010 is 16.5% and growth from 2020 to 2025 will be only 11%.

1.5 Racial Distribution

The racial composition of The City of Fayetteville is not expected to change significantly in the future. The racial composition is presently 80% White, 14% African-American, and 6% Other. Although the African-American population is expected to increase by 70.5% between 2005 and 2025 and the Other population is expected to increase by 79.5% during that same time period; the White population will increase by 61.2%. The racial composition in 2025 is expected to be 78.7% White, 14.9% African-American, and 6.4% Other.

Figure 4: Racial Composition**Table 8: Racial Composition**

City of Fayetteville	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Alone	2,483	3,949	5,414	7,191	8,967	10,588	12,209	13,830	15,451	17,072
Black or African American Alone	224	281	338	948	1,557	1,890	2,224	2,557	2,890	3,223
American Indian and Alaska Native alone	2	4	6	16	25	31	37	42	48	54
Asian or Pacific Islander	3	24	45	209	372	464	557	649	741	833
Other Race	3	14	24	126	227	283	339	395	451	507

Source: DCA, US Census

1.6 Hispanic Ethnic Distribution

Hispanic population is on the rise all across the nation. The City of Fayetteville has seen a steady yet small increase in Hispanic population in comparison to other ethnic groups. In 1980 there were five people of Hispanic origin living within the City limits. As of 2005 that number has increased to 386 persons and will nearly double in the year 2025 to 691 people of Hispanic origin.

Table 9: Hispanic Ethnic Composition

City of Fayetteville: Hispanic Ethnic Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons of Hispanic Origin	5	44	82	196	310	386	463	539	615	691

Source: DCA, U.S. Census Bureau

1.7 Educational Attainment

The City of Fayetteville has seen a steady decline in the amount of people without a high school diploma, while simultaneously experiencing an increase in the percentage of people with higher education degrees (Associates, Bachelors and Post-Graduate). In 1980 the dropout rate was 31%; however, by 2000, the dropout rate had decreased to 9%. Alternately, in 1980 the percentage of adults with college degrees was 14%, which increased to 38% by 2000. These positive trends are expected to continue throughout the 20-year planning horizon.

Table 10: Educational Attainment

City of Fayetteville: Educational Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	259	259	259	237	214	203	192	180	169	158
9th to 12th Grade (No Diploma)	257	409	560	528	496	556	616	675	735	795
High School Graduate (Includes Equivalency)	601	907	1,212	1,578	1,943	2,279	2,614	2,950	3,285	3,621
Some College (No Degree)	277	525	773	1,375	1,977	2,402	2,827	3,252	3,677	4,102
Associate Degree	NA	NA	271	409	546	NA	NA	NA	NA	NA
Bachelor's Degree	139	309	478	964	1,450	1,778	2,106	2,433	2,761	3,089
Graduate or Professional Degree	81	148	214	553	891	1,094	1,296	1,499	1,701	1,904

Source: DCA, US Census

1.8 Average 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. Therefore, average households income may not describe the financial condition of the majority of households as accurately as the distribution of household income.

Table 11: Average Household Income

Fayetteville City: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	39,450	67,308

Fayette County: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	56,148	85,029

Georgia: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	36,810	80,077

Source: DCA, US Census

1.9 Household Income Distribution

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. The percentage of households in the City of Fayetteville with incomes more than \$50,000 and incomes above \$75,000 was higher than the State of Georgia. In the City of Fayetteville, nearly 30% of the households earned \$75,000 or more and 55% of households earned over \$50,000.

In Fayette County, almost fifty percent (46.8%) of the households earned \$75,000 or more and nearly seventy percent (68.7%) of households earned over \$50,000.

Table 12: Household Income Distribution

Fayetteville City: Household Income Distribution		
Category	1990	2000
Total	2,287	4,429
Income less than \$9999	148	184
Income \$10000 - \$14999	193	70
Income \$15000 - \$19999	130	193
Income \$20000 - \$29999	390	455
Income \$30000 - \$34999	211	328
Income \$35000 - \$39999	226	249
Income \$40000 - \$49999	331	505
Income \$50000 - \$59999	295	487
Income \$60000 - \$74999	168	637
Income \$75000 - \$99999	138	619
Income \$100000 - \$124999	14	292
Income \$125000 - \$149999	7	140
Income \$150000 and above	36	270

Fayette County: Household Income Distribution		
Category	1990	2000
Total	20,969	31,491
Income less than \$9999	908	897
Income \$10000 - \$14999	805	611
Income \$15000 - \$19999	833	850
Income \$20000 - \$29999	2,421	2,076
Income \$30000 - \$34999	1,232	1,239
Income \$35000 - \$39999	1,226	1,245
Income \$40000 - \$49999	3,003	2,929
Income \$50000 - \$59999	2,965	2,604
Income \$60000 - \$74999	3,265	4,288
Income \$75000 - \$99999	2,568	5,675
Income \$100000 - \$124999	879	3,663
Income \$125000 - \$149999	270	2,032
Income \$150000 and above	594	3,382

Georgia: Household Income Distribution		
Category	1990	2000
Total	2,366,575	3,007,678
Income less than \$9999	398,078	304,816
Income \$10000 - \$14999	204,142	176,059
Income \$15000 - \$19999	210,123	177,676
Income \$20000 - \$29999	405,424	383,222
Income \$30000 - \$34999	186,754	187,070
Income \$35000 - \$39999	160,205	176,616
Income \$40000 - \$49999	260,712	326,345
Income \$50000 - \$59999	179,962	278,017
Income \$60000 - \$74999	161,705	315,186
Income \$75000 - \$99999	109,354	311,651
Income \$100000 - \$124999	40,880	157,818
Income \$125000 - \$149999	16,094	76,275
Income \$150000 and above	33,142	136,927

Source: DCA, US Census

1.10 Per Capita Income

The per capita income is calculated by dividing the total income by the total population. The City of Fayetteville has traditionally had a per capita income slightly lower than in Fayette County, yet higher than in Georgia. It is expected that this trend will continue in the future. It is important to note that while average household income in Fayetteville was less than the State of Georgia in 2000, the per capita income was more due to the smaller average household size.

Table 13: Per Capita Income

Fayetteville City: Per Capita Income (in dollars)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	7,401	11,785	16,169	21,360	26,551	31,339	36,126	40,914	45,701	50,489
Fayette County: Per Capita Income (in dollars)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	8,776	13,901	19,025	24,245	29,464	34,636	39,808	44,980	50,152	55,324
Georgia: Per Capita Income (in dollars)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	NA	NA	13,631	NA	21,154	NA	NA	NA	NA	NA

Source: DCA, US Census

2. Economic Development

2.1 Economic Base

Most of the large regional employers fall in the secondary-base business category providing goods and services to the local economy. A large sector of south metro businesses are supported by the Atlanta airport and the 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.

Table 14: Employment by Industry

Fayetteville City: Employment by Industry										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	1,187	2,106	3,024	4,212	5,399	6,452	7,505	8,558	9,611	10,664
Agriculture, Forestry, Fishing, Hunting & Mining	13	30	46	23	0	0	0	0	0	0
Construction	44	132	219	227	234	282	329	377	424	472
Manufacturing	154	184	213	322	431	500	570	639	708	777
Wholesale Trade	94	143	191	217	243	280	318	355	392	429
Retail Trade	190	330	470	489	507	586	666	745	824	903
Transportation, Warehousing, and Utilities	177	455	733	790	846	1,013	1,181	1,348	1,515	1,682
Information	NA	NA	NA	NA	174	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	96	147	198	316	434	519	603	688	772	857
Professional, Scientific, Management, Administrative, and Waste Management Services	46	92	138	294	449	550	651	751	852	953
Educational, Health and Social Services	165	266	367	716	1,065	1,290	1,515	1,740	1,965	2,190
Arts, Entertainment, Recreation, Accommodation and Food Services	56	47	37	223	409	497	586	674	762	850
Other Services	82	156	230	240	249	291	333	374	416	458
Public Administration	70	126	182	270	358	430	502	574	646	718

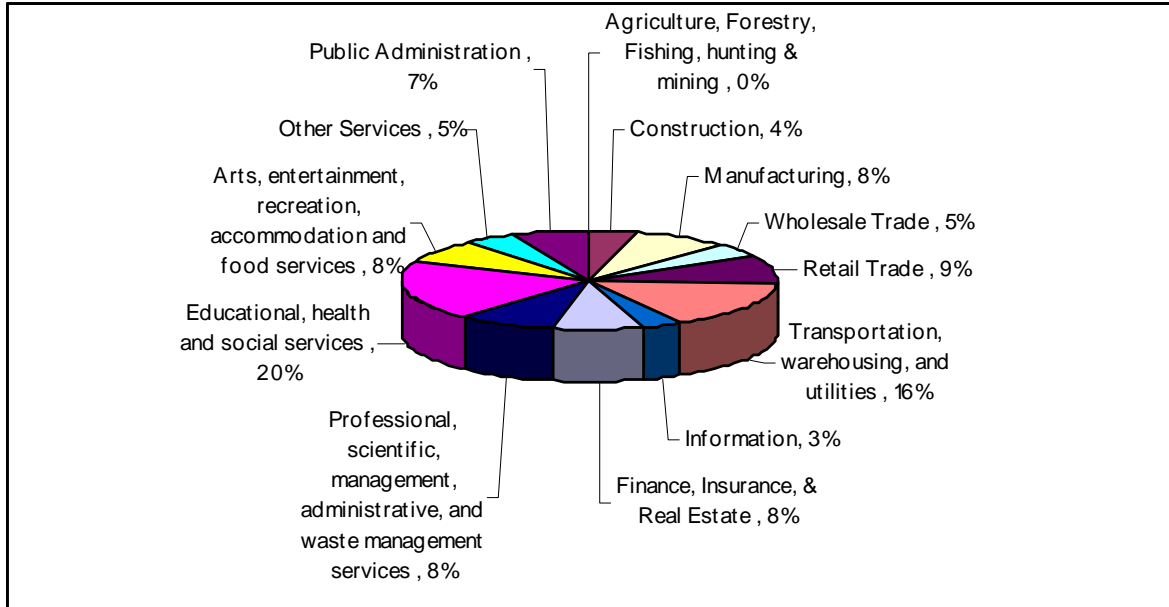
Source: DCA, US Census

The following chart demonstrates the economic base of both Fayette County. For Fayette County, the percentage of people employed by each industry type is calculated by dividing the number of people employed by a particular industry by the total civilian employed population. As the following charts demonstrate the economy in Fayette County (as

determined through the 2000 Census) is very diverse and generally not dependent on any particular industry type, and would also be less subject to downturns in a single industry.

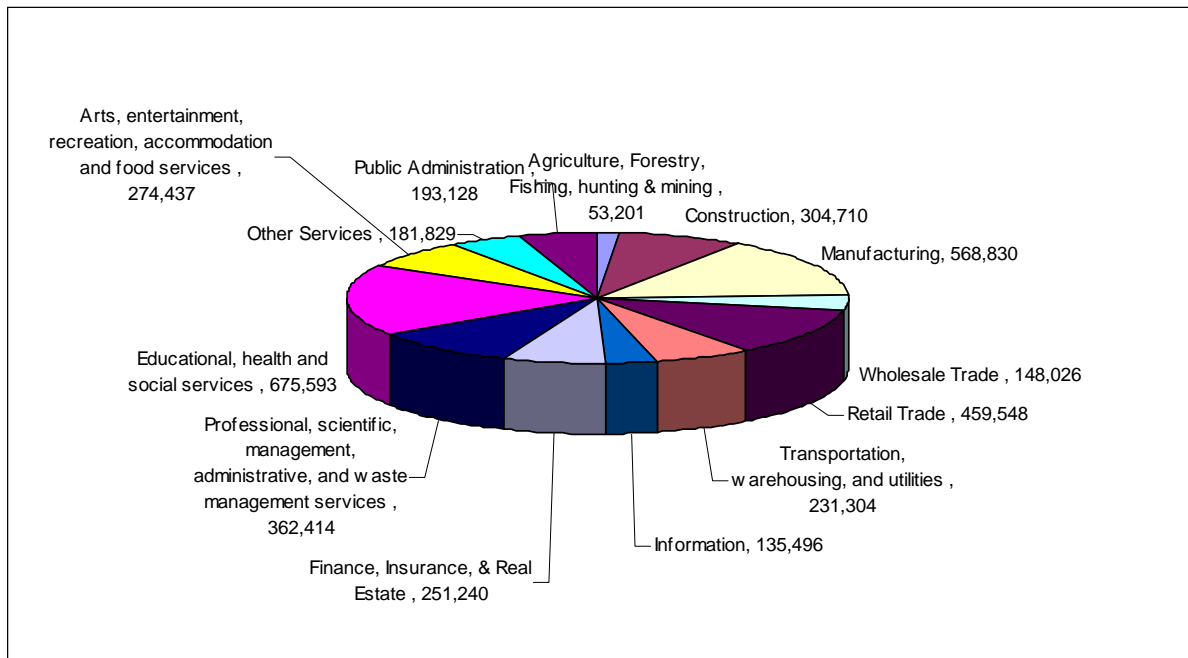
Figure 5: Fayette County Industry Mix

Fayette County



Source: DCA, US Census

The percentage of jobs found in each segment of the economy of Fayette County is very similar to that of the state of Georgia, as demonstrated in Figure 6. However, compared to the state of Georgia, there are a larger segment of jobs in the transportation, warehousing, and utilities in Fayette County, which is likely because of the County's proximity to the Atlanta Airport. Alternatively, there are a smaller percentage of jobs in the manufacturing segment of Fayette's economy than in the State.

Figure 6: State of Georgia Industry Mix

Source: DCA, US Census

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.

2.2 Labor Force

Fayetteville and Fayette County's unemployment rate is far below state and national averages. This will continue; however, most residents will continue to commute outside the City for employment.

Table 15: City of Fayetteville's Labor Force Information

Category	1990	2000
Total Population	4,556	8,753
In Labor Force:	3,161	5,727
Unemployed	108	201
Percentage Unemployed	2.37%	2.30%

Table 16: City of Fayetteville's Labor Force Place of Work

Category	1990	2000
Worked in State of residence	51%	49%
Worked in place of residence	15%	10%
Worked outside of place of residence	37%	39%

Table 17: Fayette County's Labor Force Information

Fayette County Labor	
Labor Force - September 2005	53,011 people
Employment - September 2005	50,548 people
Unemployment Rate - September 2005	4.6%
Draw Area Manufacturing Employment	72,124 people
Draw Area Labor Availability	705,496 people
Average Manufacturing Weekly Wage	\$802.00
Average Non-Manufacturing Weekly Wage	\$946.00
Union Workers	0%
Union Companies	0%

Table 18: Labor Force Draw

Current Draw Area Labor				
County	Labor Force	Employed	Unemployed	Unemployment Rate
Clayton	138,309	129,067	9,242	6.7%
Coweta	54,077	51,458	2,619	4.8%
Fayette	53,011	50,548	2,463	4.6%
Fulton	431,128	404,271	26,857	6.2%
Spalding	28,971	27,042	1,929	6.7%
Total	705,496	662,386	43,110	5.8%

Draw area defined as: Clayton, Coweta, Fayette, Fulton, and Spalding Counties

Source: GA Department of Labor-September 2005

Table 19: Labor Force Work Age

2005 Projected Work Age Population					
County	Total	18-24	25-34	35-44	45-65
Clayton	175,228	29,717	47,461	40,172	57,878
Coweta	71,602	8,904	17,078	16,908	28,712
Fayette	69,197	7,295	9,355	17,633	34,914
Fulton	617,779	102,370	161,217	136,530	217,662
Spalding	37,652	5,744	8,052	8,039	15,817
Total	971,458	154,030	243,163	219,282	354,983

Source: GA Department of Labor-4th Quarter 2002

2.3 Economic Resources

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 and 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. Also, 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.

2.4 Economic Trends

The major employers in Fayette County include: manufacturing, retail trade, health and educational services, and transportation/warehousing/utilities as illustrated in Table 20. 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 especially be strong in the services industry as the population continues to grow and get older. However, even though there are some major employers 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 20: Major Employers

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

3. Housing

3.1 Housing Type

The total number of housing units in Fayetteville by type is displayed in the table below. The projections are calculated based on growth rates evidenced over the last 20 years. The current trend is towards single-family detached and attached units. The housing stock for residents in the City will remain primarily single-family detached.

Any new high-density development will be the result of mixed-used housing developments in the urban core of the City. The trend has been and will continue to be less dense single-family development located away from the Downtown Historic District and towards the edges of the City.

Also, as the population of Fayetteville ages, it is likely that the desirable types of housing options will also change accordingly. The older population has shown a trend towards smaller homes with less yard space. They also tend to seek housing that is within close proximity to retail and medical services

Table 21: Housing Units

City of Fayetteville	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Housing Units	971	1,790	2,609	3,626	4,642	5,560	6,478	7,395	8,313	9,231
Single Units (detached)	829	1,162	1,494	2,357	3,220	3,818	4,416	5,013	5,611	6,209
Single Units (attached)	9	119	229	331	433	539	645	751	857	963
Double Units	49	97	145	119	92	103	114	124	135	146
3 to 9 Units	39	254	469	523	576	710	845	979	1,113	1,247
10 to 19 Units	11	87	162	154	145	179	212	246	279	313
20 to 49 Units	29	15	0	15	29	29	29	29	29	29
50 or More Units	0	0	0	59	118	148	177	207	236	266
Mobile Home or Trailer	5	51	96	58	19	23	26	30	33	37
All Other	0	7	14	12	10	13	15	18	20	23

Table 22: Housing Types

Fayetteville City: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.00%	100.00%	100.00%
Single Units (detached)	85.40%	57.30%	69.40%
Single Units (attached)	0.90%	8.80%	9.30%
Double Units	5.00%	5.60%	2.00%
3 to 9 Units	4.00%	18.00%	12.40%
10 to 19 Units	1.10%	6.20%	3.10%
20 to 49 Units	3.00%	0.00%	0.60%
50 or More Units	0.00%	0.00%	2.50%
Mobile Home or Trailer	0.50%	3.70%	0.40%
All Other	0.00%	0.50%	0.20%

3.2 Condition of Housing

The condition of housing as reported in the 2000 Census is summarized below. The percentage of households with insufficient plumbing and kitchen facilities in Fayetteville is very low. Although the percentage of households lacking complete kitchen facilities rose slightly in 2000, it was still less than 2% of the total households.

Table 23: Condition of Housing Units

Fayetteville City: Condition of Housing		
Category	1990	2000
Total Housing Units	2,609	4,642
Complete Plumbing Facilities	2,587	4,636
Lacking Plumbing Facilities	22	6
Complete Kitchen Facilities	2,596	4,558
Lacking Complete Kitchen Facilities	13	84

All Information Source: U.S. Bureau of the Census (SF3)

Table 24: Age of Housing Units

Fayetteville City: Age of Housing		
Category	1990	2000
Built 1970 - 1979	474	577
Built 1960 - 1969	325	182
Built 1950 - 1959	90	162
Built 1940 - 1949	51	19
Built 1939 or Earlier	25	55

Although the census data records the number of houses built for each decade from 1940 to 1980 and includes the number of homes built before 1939; this information does not accurately describe the Fayetteville market. The City has taken the lead in saving many historic structures, but it is unlikely that the number of homes built in 1939 or earlier increased 100% between 1990 and 2000.

3.3 Occupancy

Although some renter properties are available, 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 housing units rose from just over fifty percent (55.8%) in 1990 to nearly seventy percent (67.1%) in 2000.

Table 25: Occupancy Characteristics

Fayetteville City: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	2,609	4,642
Housing Units Vacant	260	237
Housing Units Owner Occupied	1,455	3,114
Housing Units Renter Occupied	894	1,291

Source: U.S. Bureau of the Census (SF3)

3.4 Housing Cost

The City of Fayetteville enjoys a good reputation for schools and quality built homes. As a result, the median cost of homes in Fayetteville has continued to rise as a reflection of the area's attractiveness to those in the market for homeownership. Although the median

property value continues to be higher than the median for the state of Georgia, it also continues to be lower than the median for Fayette County.

Table 26: Housing Cost

Fayetteville City: Housing Cost (in dollars)		
Category	1990	2000
Median Property Value	\$89,900	\$140,500
Median Rent	558	796

Source: DCA, US Census

Table 27: Housing Costs in Fayette County and State of Georgia

Fayette County: Housing Cost (in dollars)			Georgia: Housing Cost (in dollars)		
Category	1990	2000	Category	1990	2000
Median Property Value	116,600	171,500	Median Property Value	70,700	111,200
Median Rent	598	890	Median Rent	433	613

Source: DCA, US Census

The average household income in Fayetteville is approximately \$67,000/per year according to the 2000 Census. This average income compares favorable with the median property value of \$140,500. The median property value is less than 2.5 times the average household income, which means that the average household income is enough to support a mortgage on a home in Fayetteville of median property value. The median property in Fayetteville is affordable for the average household income.

Affordable housing is defined by comparing annual homeowner costs with the annual gross household income. If the annual owner costs associated with a residential unit are less than or equal to 30% of annual gross income of the residents, the unit is considered “affordable”. Annual costs can be estimated by assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and insurance, the value of a home a person can afford to purchase equals approximately 2.9 times their income. For example, the average household with an annual gross income of \$67,000 is estimated to be able to afford a home worth \$194,300 without having total costs exceed 30% of their annual household income.

In addition, the average household income increased by 70.6% 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. Rent also appears to be more affordable for residents than it has been in the past since median rent values also increased less than the average household income.

3.5 Cost Burdened Housing

Cost-burdened households are those households paying 30% or more of their net income on housing costs. The number of households identified by the census shows an increase in cost burdened households from 19% of owner occupied homes in 1990 to 24% of owner occupied homes in 2000. While the percentage of cost burdened households is increasing, the affordability of the average home is also increasing (see previous section). In order to reverse the growing trend of cost burdened households, the City should encourage the development of homes with price ranges closer to the median household cost.

Table 28: Cost Burden

Fayetteville City: Cost Burdened		
Category	1990	2000
30% - 49%	278	732
50% and Greater	NA	343
Not Computed	22	67

Source: U.S. Bureau of the Census

3.6 Special Needs Housing

The City of Fayetteville does not currently have many services with regard to special needs housing, as much of these services are provided by Fayette County. However, the growing elderly population will increase the demand for these types of services.

The City does not have any homeless shelters, hospice care, or special housing for those infected with HIV.

3.7 Jobs Housing Balance

Table 29: Jobs Housing Balance

Category	1990	2000
Population	5,827	11,148
Average Household Size	2.44	2.48
Number of Households	2,349	4,338
Housing Units	2,609	4,642
Employment	3,161	5,727
Employment/Population Ratio	0.54	0.51
Employment/Housing Unit Ratio	1.21	1.23

The table above illustrates the balance between housing and jobs within the City of Fayetteville. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. The City of Fayetteville had a ratio of 1.23 in 2000, which is an increase in the ration from 1990. This is a positive trend, and reflects Fayetteville's efforts to encourage the development of live/work neighborhoods.

4. Natural and Cultural Resources

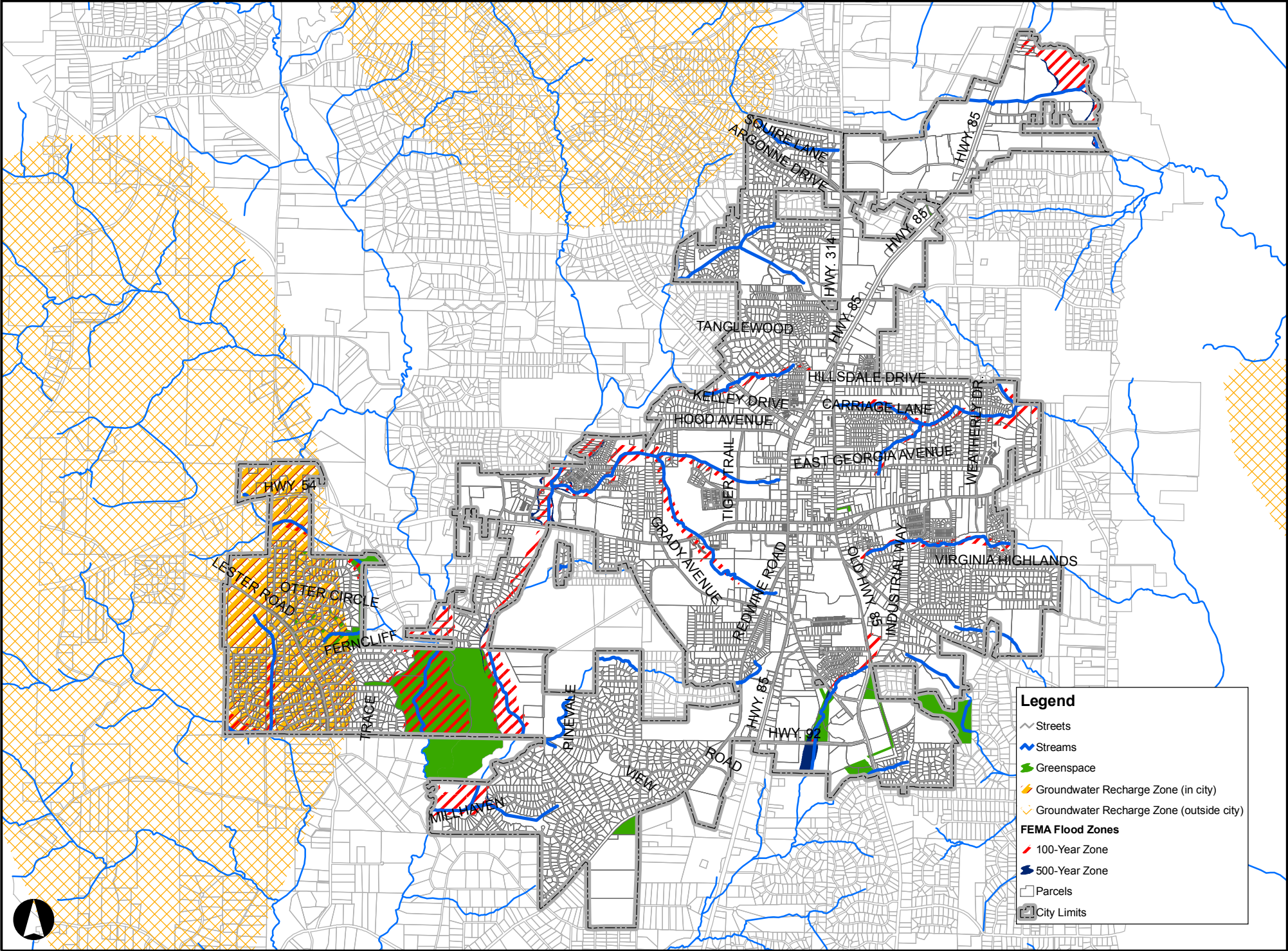
4.1 Significant Natural Resources

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. Flood zone data indicates that 590 acres are within the 100-year flood zone.

The City has actively pursued the preservation of greenspace, designating a total of 408 acres of land to be set aside for protection. Approximately 290 acres of this land falls within the City limits. The remaining 118 acres are City-owned properties that fall just outside the current City boundaries.

Figure 7 illustrates the significant natural resources within the City of Fayetteville.



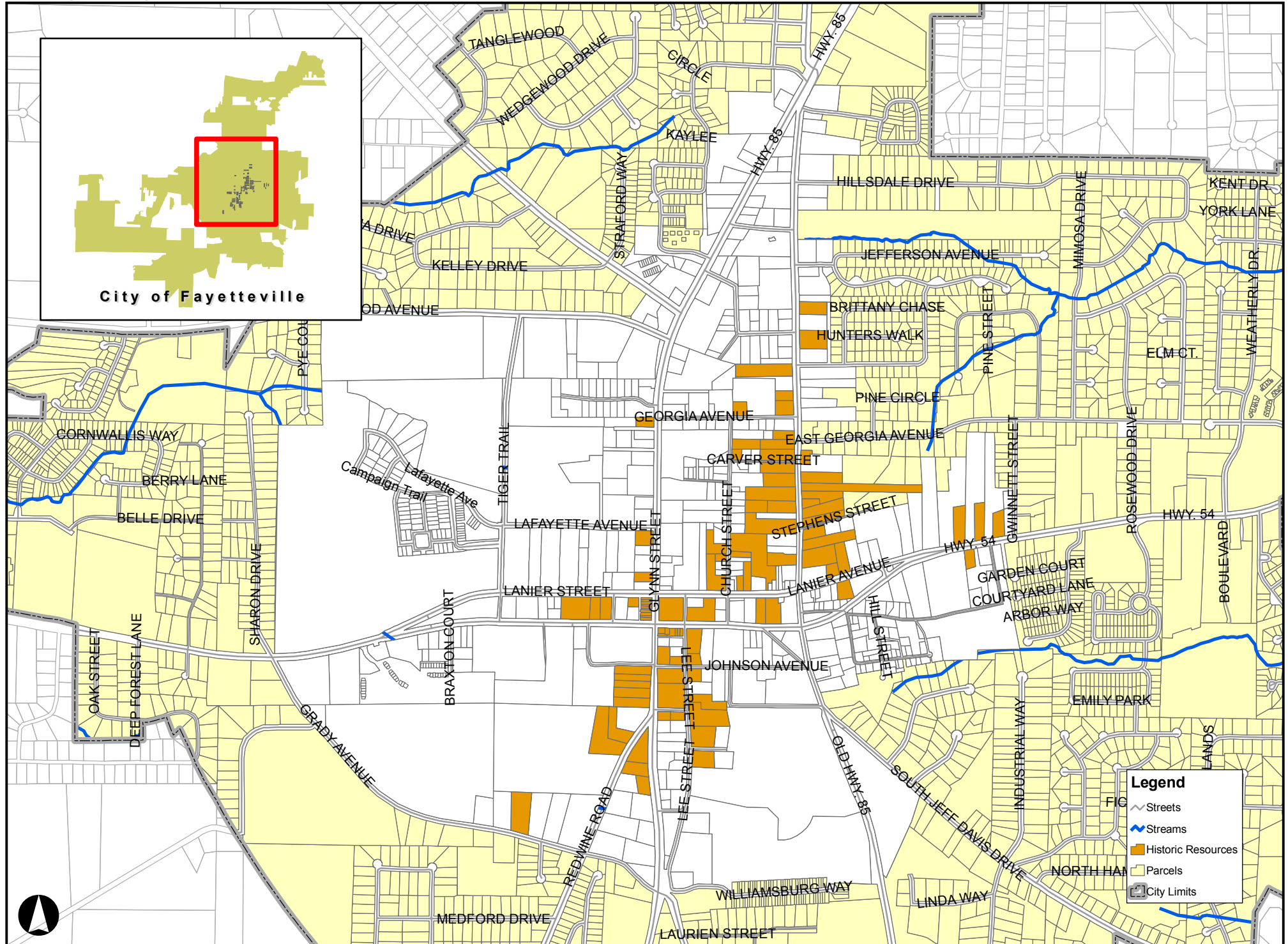
4.2 Environmental Planning Criteria

The City has adopted a Groundwater Recharge ordinance, and is working to adopt the Part V planning criteria for Wetlands and Water Supply Watersheds. There are no protected river corridors or protected mountains within the City.

4.3 Other Environmentally Sensitive Areas, Significant Natural Resources and Significant Cultural Resources

The City of Fayetteville has a very active and successful Greenspace Preservation program. To date, the City has acquired, protected, or worked with private developers to protect 408 acres of greenspace within and adjacent to the City limits. The City's greenspace is mainly utilized for passive recreation and resource protection. Please see the map in Figure 7 for an illustration of preserved greenspace.

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 Figure 8 for an inventory of historic structures in the Downtown Historic District.



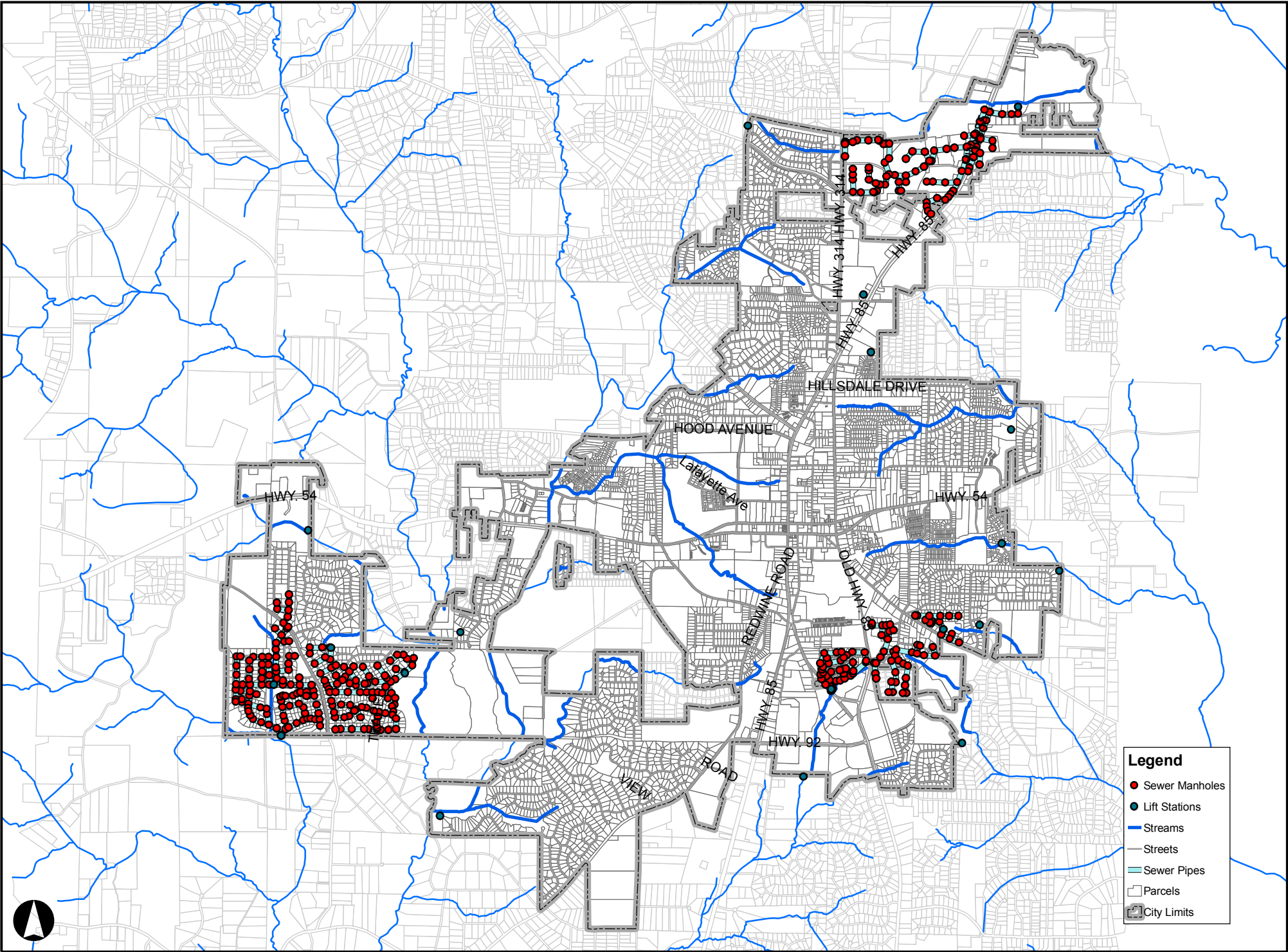
5. Community Facilities and Services

5.1 Water Supply and Treatment

The City's existing water system consists of a water treatment plant and approximately 61 miles of water piping that serves an estimated 6,770 customers. The System water lines are primarily constructed of 8 through 12 inch PVC and ductile iron piping. Current average daily water usage is approximately 1.52 million gallons per day (mgd) with a peak monthly production of approximately 1.9 mgd. Under the City's current water system permit, Fayetteville is allowed to produce 3.0 mgd at the water treatment facility. Additional water needs are supplemented by municipal wells and purchased water from Fayette County. Water storage is provided by a one million gallon elevated storage tank that is located near the center of downtown and a 1.5 million gallon clear well at the water treatment facility.

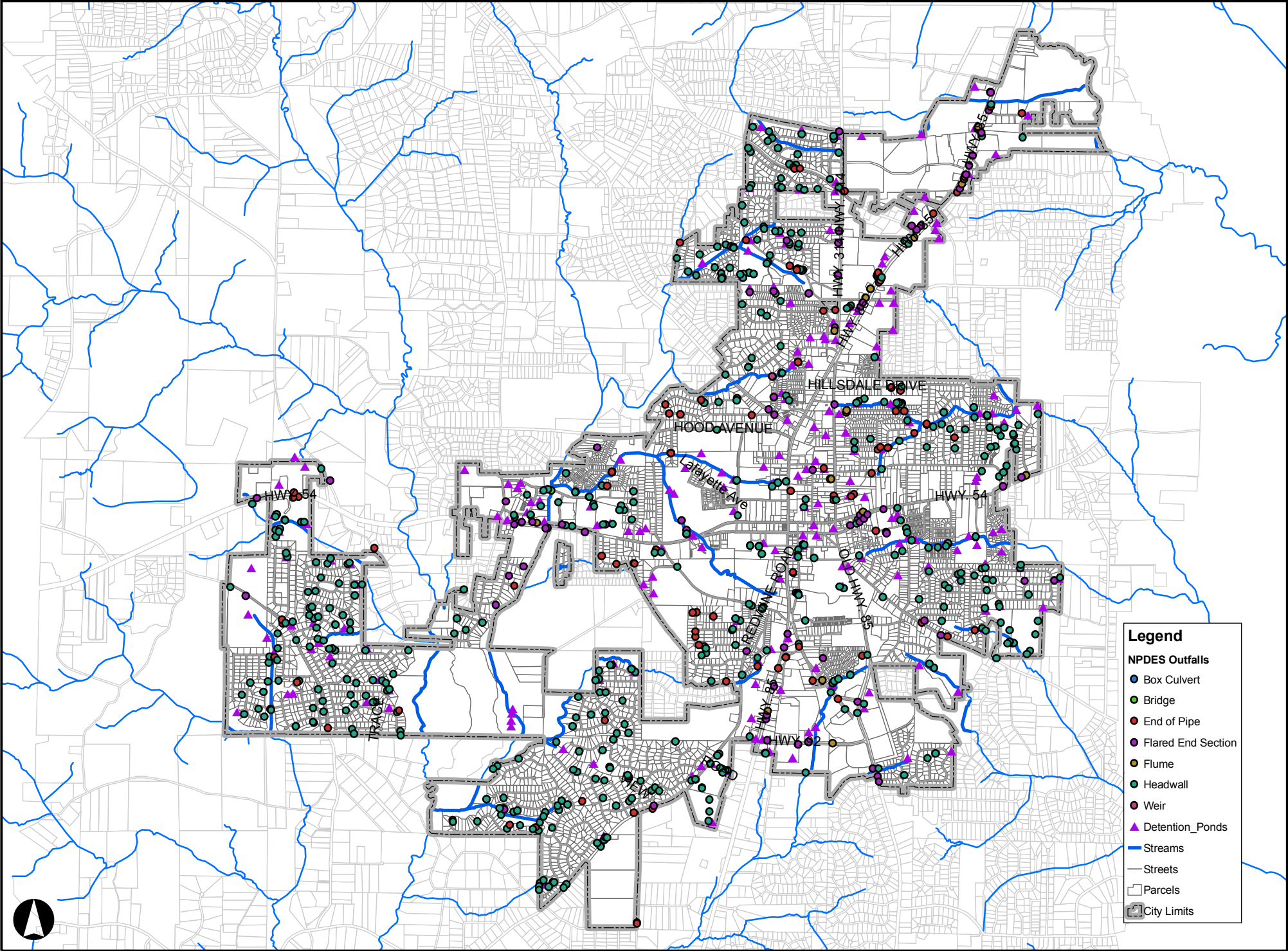
5.2 Sewerage System and Wastewater Treatment

The City's sewerage system consists of a secondary wastewater treatment facility, twenty 22 pumping stations, approximately 93 miles of collection and interceptor mains, and 374 manholes. The wastewater treatment facility has a permitted capacity of 3.75 mgd. The facility includes two wastewater treatment processes: sequencing batch reactor with a capacity of 2.50 mgd and a packaged contact stabilization treatment facility with a capacity of 1.25 mgd. After the facility was expanded in 1992 the contact stabilization facility was decommissioned to save operations cost. Presently, the wastewater treatment facility has the capacity to treat a wastewater flow of 2.5 mgd. The wastewater treatment facility is presently being expanded to treat flows up to 5 mgd. Please see Figure 9 for a map of the sanitary sewer system.



5.3 Storm Sewer System

The City's storm sewer system consists of approximately 603 outfalls (495 headwalls, 86 flared end sections, 22 flumes) and 219 detention ponds. Please see Figure 10 for a map of the existing storm sewer system inventory.



5.4 Other Facilities and Services

Public Safety

Both fire protection and police services are provided within the City of Fayetteville. Primary responsibility for Emergency Medical Services (E.M.S.) and rescue within the City of Fayetteville is placed upon the Fayette County Emergency Services Department. Secondary support is provided by the City Fire Department in a first responder mode. In addition to the City, Fayette County Emergency Services provides emergency medical service to the rest of the County, excluding Peachtree City, which provides its own E.M.S. The E.M.S. provided by the County is accomplished by a fleet of four front line ambulances and one reserve.

Fire Protection

Operations

The City of Fayetteville Fire Department responds to various types of emergency incidents including, but not limited to: all types of fires, emergency medical calls, motor vehicle and other accidents, rescue calls, bomb threats or detonations, hazardous materials emergencies, events resulting from severe weather, and flooding emergencies.

Prevention, Education, and Public Relations

Fire department personnel perform numerous prevention and public relations functions such as annual pre-fire plan updates on all businesses in the City, annual code compliance inspections, annual hydrant maintenance, fire investigations, delivery of fire safety programs in all elementary and pre-schools within the City, severe weather safety programs, plan reviews, station tours, blood pressure screenings, parades, CPR classes, other specialty programs such as fire extinguisher training, and participation in Fayette County Safe Kids program.

Training Programs

Line personnel are required to meet Insurance Services Office (ISO) training requirements on an annual basis. Meeting these standards exceeds State annual training requirements. This results in over 300 hours of training per year per career employee.

Hazardous Materials Response

The City of Fayetteville maintains team members on the Fayette County Multi-Jurisdiction Hazardous Materials Team. This team responds to all hazardous materials incidents in the County as requested.

Volunteer Program

The City of Fayetteville provides for a volunteer service to supplement career resources. Minimum requirements must be maintained on a quarterly basis for continued membership. The volunteer section maintains a rank structure to assign a chain of command for supervision on training exercises, emergency scenes, work details, and general maintenance of the program. Volunteer Services supplements career staffing by responding apparatus to

scenes or by standing by at stations when the first assigned units (career personnel) are not available due to other incidents. Volunteer training is conducted along the lines of career personnel. Subject matter and minimum proficiency levels are identical.

Police

The Fayetteville Police Department received its initial State Certification in 1998, and then received re-certification in 2003. The Department was awarded International Accreditation in 2002. Re-accreditation was awarded in 2004. The overall purpose and standards of these programs is to improve delivery of law enforcement services and to reflect the best professional requirements and practices for a law enforcement agency.

In October 2003, the Fayetteville City Council finalized plans on the construction of a new \$4.5 million Police Department and Municipal Court. Completed in early 2005, the new police station is more than three times the size of the police department's home for the past 23 years. Situated on six acres, the new facility includes spacious meeting, file and evidence rooms, ample parking for employees, along with an 80 seat courtroom for the Municipal Court.

Uniformed Patrol

The Uniformed Patrol Unit of the Fayetteville Police Department is staffed 24 hours a day and includes four 12-hour teams and a Special Operations Team. These five teams are responsible for proactive patrol, responding to calls for service, investigating motor vehicle accidents, and enforcing traffic laws within the jurisdictional boundaries of the City of Fayetteville. In addition, the Uniformed Patrol Officers are responsible for completing the initial investigative report that is sent to the Criminal Investigative Unit for follow-up investigations.

Criminal Investigations

The Criminal Investigative Unit is responsible for follow-up investigations of reported crimes and working undercover operations in a pro-active role to reduce the criminal activity within the City. Officers assigned to this unit are general detectives trained in the following areas: Financial Investigations, Domestic Violence, Sex Crimes, Burglary, Robbery, Motor Vehicle Theft, Computer Crime, and Juvenile.

Records

The Records Unit of the Department is responsible for maintaining ALL records for the Police Department including: Incident, Accident, Miscellaneous, Family Violence, Arrest, Impound, and Officer Activity. In addition to maintaining the records, the Records Unit is also responsible for providing this information to the public upon request.

The Records Unit also issues Alcohol Work Permits for those who sell or serve alcohol within the City.

Training

The Training Unit is responsible for training both sworn and civilian staff who work for the police department and to ensure that the training meets or exceeds the requirements set forth by the Georgia P.O.S.T. Council.

Parks and Recreation

Fayetteville has one park located within the City limits, but residents have access to all Fayette County parks and recreation programs. Fayette County has seven recreational areas totaling approximately 276 acres. 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 30: Fayette County Recreational Parks

EXISTING RECREATIONAL PARKS: FAYETTE COUNTY			
Park	Location	Acreage	Facilities
Brooks Park	SR 85 Connector	15	baseball fields, softball fields, pavilion, picnic areas, and playground
Heritage Park	SR 85	1	fountain, historical markers, and public gathering place for celebrations, concerts, etc.
Kiwanis Park	Redwine Road	45	baseball fields, indoor recreation facility, Kiwanis Activity House, picnic areas, playground, tennis courts, and walking
Lake Horton	Antioch Road	48	boat ramps, fishing area, picnic areas, and walking trails
Lake Kedron	Peachtree Pkwy.	9	boat ramps, fishing area, picnic area, and playground
McCurry Park	SR 54 East	130	football fields, multipurpose field, soccer fields, softball fields, pavilion, picnic areas, playground, ropes course, and
Starr's Mill Park	SR 85 South	19	fishing area and picnic area
Total		276	

Source: Fayette County Recreation Department 2003. Compiled: Fayette County Planning Department, 2003

6. Intergovernmental Coordination

6.1 Adjacent Local Governments

The City of Fayetteville is located in Fayette County, Georgia and is adjacent to unincorporated Fayette County and within close proximity to The City of Riverdale and Peachtree City. The Cities of Tyrone and Brooks are also located within 15 miles of the Fayetteville City limits.

6.2 Independent Special Authorities and Districts

The Atlanta Regional Commission (ARC)

The City of Fayetteville is also within the service area of the ARC. ARC is a regional planning and intergovernmental coordination agency for local governments in the Atlanta metro area. ARC provides aging services, community services, environmental planning, government services, job training, land use and public facilities planning, and data gathering and analysis.

The ARC works with the Georgia Department of Community Affairs to oversee the development of Comprehensive Plans in accordance with the Georgia Planning Act and to enforce the Part V planning criteria. The ARC also acts as the Metropolitan Planning Organization for area-wide transportation planning. The ARC's service area includes ten counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale, and the 63 incorporated municipalities.

The Metropolitan North Georgia Water Planning District (the District)

Fayetteville is a municipality within the District. The District was established in 2001 by Senate Bill 130 and was tasked with developing regional plans for stormwater management, wastewater management, and water supply and conservation in the 16-county area which includes Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Fulton, Forsyth, Gwinnett, Hall, Henry, Paulding, Rockdale and Walton Counties. As such, the City is required to abide by the guidelines established by these plans

6.3 School Boards

The City of Fayetteville lies within the Fayette County School Board District. The Fayette County School System web site reports the following information:

Fayette County Schools are under the supervision, according to State Law, of a five-member Board of Education. Elected for four-year terms, the members meet as a Board twice monthly to address agendas consisting of personnel changes, financial items, special requests

and various reports. Meetings are held at the Central Office in Fayetteville, and are open to the public. Announcements for meeting dates and times are printed in the local newspapers. The Superintendent and his staff administer the policies set by the Board, and conduct the actual day-to-day process of education.

Fayette County Schools

Elementary Schools (grades K-5): 17

Middle Schools (grades 6-8): 5

High Schools (grades 9-12): 5

LaFayette School: 1

Alternative High School (grades 9-12): 1

Evening High School (ages 16-adult): 1

School Enrollment: 7,053

Elementary Schools

Braelinn Elementary School

Brooks Elementary School

Cleveland Elementary School

Crabapple Lane Elementary School

East Fayette Elementary School

Fayetteville Intermediate School

Hood Avenue Primary School

Huddleston Elementary School

Kedron Elementary School

North Fayette Elementary School

Oak Grove Elementary School

Peachtree City Elementary School

Peeples Elementary School

Robert J. Burch Elementary School

Sara Harp Minter Elementary School

Spring Hill Elementary School

Tyrone Elementary School

Middle Schools

Fayette Middle School

Flat Rock Middle School

J.C. Booth Middle School

Rising Starr Middle School

Whitewater Middle School

High Schools

Fayette County High School

McIntosh High School

Sandy Creek High School

Starr's Mill High School

Whitewater High School

The following information was provided by the Fayette County School System:

Special Services: School nurses, speech therapists, psychologists, counselors, attendance workers, social workers and others provide health, psychological, social, emotional and other support for students. Special services also include a program to supplement the education of our gifted students. Where there's a need, Fayette County Schools provides services and personnel to meet those needs.

Federal Programs: Other services provided to students through Federal Programs are reading and mathematics labs. Students who need more than regular classroom time in certain subject areas work with teachers to receive remediation or extra help.

Vocational Education: Students may enroll in vocational/technical curriculums at their high school or the local Vo-Tech. Programs traditionally focus on hands-on learning with many on-the-job training experiences.

Adult Programs: Adult Based Education offered at five (5) locations and via TV provides help for adults who want to earn a GED diploma. Board Policy allows for an Alternative Adult Diploma for high school dropouts or high school students needing three or less units to earn a diploma. Through programs at the Fayette Plateau Vo-Tech's ABE Center, adults may also learn to read. Community education classes are available in the evenings at both the Fayette Plateau and Valley High School.

Food Service: Fifty-six (56) cooks serve over 725,000 lunches and over 342,000 breakfasts to Fayette County students each year. The County charges \$1.00 for lunch and 70¢ for breakfast. Students whose parents' income meets specified guidelines may qualify for free or reduced meals.

Transportation: Traveling over 1,149,897 miles in a ten-month year, the 75 County school buses transport 6,974 Fayette students to school and back home each year. Transportation costs about \$547 per student per year, according to state estimates.

Staff: Staff totals 962 people.

6.4 Independent Development Authorities and Districts

The FCDA is the official economic development organization for the City of Fayetteville. It is one of only two local agencies in Georgia to receive the *Accredited Economic Development Organization* designation by the International Economic Development Council.

Five of the FCDA Board of Directors are appointed to at-large positions by the County Commission. The Fayetteville City Council and Tyrone Town Council each appoint one person, and the chairpersons of the Peachtree City Airport Authority and the Development Authority of Peachtree City round out the Board.

FCDA receives its operating expenses from an annually reviewed line-item budget request from the Fayette County Government. The Board of Directors set policy, determine annual goals and serve as liaisons between the business community and local government. The volunteer board leverages their individual talents by networking and building consensus to facilitate an improved business climate, diversified economic base, and stable economy that benefits each resident, government and business in Fayette County.

6.5 Federal, State, or Regional Programs

No additional Federal, State, or Regional Programs are applicable to the City of Fayetteville.

7. Transportation

The City of Fayetteville is supportive of regional transportation planning for Fayette County. The Fayette County Transportation Plan serves as the official document for transportation planning in the region and is adopted by reference. Funding, implementation and coordination of the plan includes leveraging local funds to secure state and federal funds and coordination of projects with GDOT and ARC.

7.1 Roads and Highway Network

All of the streets, roads and highways in the City of Fayetteville are classified as major streets, collector streets, or minor streets. Minor streets are defined as a street designed and used primarily for low traffic volumes and access to individual lots. All thoroughfares not classified as either major streets or collector streets are also classified as minor streets.

Major streets are defined as thoroughfares designed and used for high traffic volumes and cross-town traffic movement. Major streets include the following:

- a. Highway 85
- b. Highway 54
- c. Highway 92
- d. Highway 314
- e. North Jeff Davis Drive
- f. Jimmie Mayfield Boulevard

Collector streets are defined as thoroughfares designed for moderate traffic volumes, generally having the right-of-way over intersecting minor streets. Collector streets include the following:

- a. New Hope Road
- b. White Road
- c. Banks Road
- d. Beauregard Boulevard/Redwine Road
- e. Grady Avenue
- f. Hood Avenue
- g. Old Norton Road
- h. Lafayette Avenue
- i. Brandywine Boulevard
- j. Ginger Cake Road
- k. South Jeff Davis Drive
- l. Ramah Road
- m. Price Road
- n. Lester Road
- o. Sandy Creek Road

Vehicular traffic is accommodated by the City's six major streets and 15 collector streets. Georgia State Highway 85 serves as the main north-south corridor/arterial through the City and Georgia State Highway 54 serves as the main east-west corridor/arterial through the City.

Fayetteville is predominately a bedroom community and traffic conditions are a reflection of that. Therefore, added pressure is placed on the major thoroughfares by commuter traffic in the morning and evening rush hours as thousands of vehicles drive through the City from Fayette County to Atlanta and return home. According to the 2000 census, of the residents living in Fayette County who work full time, 16,977 worked in Fayette County and 28,254 traveled to another county for work.

Congestion becomes a particular challenge in the downtown area because the two major state highways, Georgia State Highway 54 and Georgia State Highway 85, intersect in the heart of downtown and the historic district. Fiber optic interconnectivity of the signalized intersections along the entire corridor has helped with traffic flow and mitigation of congestion. The City is also working to encourage connectivity through preservation of the existing street grid in the downtown area, which provides alternate routes for local traffic.

7.2 Alternative Modes

The City of Fayetteville is not currently served by a major transit and does not yet have the density to support such a transit system. The Georgia Regional Transportation Authority (GRTA) does operate a vanpool that serves Fayetteville citizens. The City has continued to encourage alternative modes such as bicycle and walking and has received grants such as LCI and TEA in support of enhanced bicycle and pedestrian paths.

Additional sidewalks are also planned to assist with pedestrian mobility. The City currently requires that all new subdivisions and commercial properties include sidewalks and connect those sidewalks to existing sidewalks where feasible.

7.3 Parking

Currently, parking is not a major issue in the City of Fayetteville and there are no surface parking facilities in need of retrofitting or redevelopment. Despite an adequate number of parking facilities, there is an issue with the public's perception of the amount of available parking in the downtown historic district. To address this concern, the City is working to improve signage to direct the public to parking facilities in the downtown area. Shared parking is encouraged in some instances to reduce the amount of impervious surface normally associated with commercial projects, to improve aesthetics, and to lessen pedestrian/vehicular conflicts.

7.4 Railroads, Trucking, Port Facilities, and Airports

There are no railroad, trucking, port facilities, and airports in the City of Fayetteville. However the City is within close proximity and easy access to several major interstates and airports.

Table 31: Distance Chart

Transportation	Fayetteville
Interstate 85	12 miles
Interstate 75	10 miles
Interstate 20	25 miles
Peachtree City Falcon Field Airport	10 miles
Atlanta Hartsfield- Jackson Airport	15 miles

7.5 Transportation and Land Use Connection

As stated in the Road Network section, the primary area of significant traffic congestion is downtown at the intersection of Hwy 54 and Hwy 85. Traffic flow improvements along the corridor have helped to improve traffic flow. The City is working to provide bypass alternatives that will parallel the HWY 85 corridor. Providing parallel and alternate routes for local traffic will further improve congestion.

As important as relieving congestion is calming traffic flow and reducing traffic accidents. The City has identified several streetscaping improvement projects that will help to calm traffic flow and improve the safety and aesthetic of the pedestrian environment.

